

7 May 2026

**Our Ref:** 26-1299

**Chief Executive Officer**

Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

Attention: Mr Brian Millard – Senior Planner

Dear Brian,

**RE: APPLICATION FOR DEVELOPMENT PERMIT A MATERIAL CHANGE OF USE OVER LAND AT 10 LLOYD STREET, MAREEBA, MORE FORMALLY DESCRIBED AS LOT 1 ON RP713080.**

We refer to the above-described matter and confirm that Urban Sync Pty Ltd has been engaged by Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc to submit a development application to Mareeba Shire Council over the above-described land.

In support of the application, we attach the following documents to assist with Council's assessment:

- DA Form 1 as **Attachment 1**;
- Plans of Development, prepared by Life Design Consulting as **Attachment 2**;
- Site Searches as **Attachment 3**; and
- Assessment of the applicable development codes under the *Mareeba Shire Council Planning Scheme 2016* as **Attachment 4**.

In accordance with s51(2) of *Planning Act 2016*, landowners' consent has NOT been provided as the Applicant is the owner of the land. The Applicant is a Not-for-Profit organisation, and a full waiver of the application fees has been provided by Council's Manager Planning & Regulatory Services (see **Attachment 1**).

We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me using the below details.

Yours faithfully,



Nash Davison  
Town Planner  
E nash@urbansync.com.au | T (07) 4051 6946

# TOWN PLANNING REPORT

DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (OFFICE)

AT

10 LLYOD STREET, MAREEBA

FOR

RAVENSHOE RURAL & REMOTE AGED & DISABLED CARE (RADCARE) INC

*7 May 2026*

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Limitation: This report has been prepared on behalf of Urban Sync Pty Ltd for our client, Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc and considers the instructions and requirements of Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc with regards to the development being proposed. This report should not be relied upon by any third party and Urban Sync Pty Ltd accepts no liability or responsibility for the reliance on this report, or data contained within the report, by any third party.

Reference	Revision	Date	Prepared by	Checked by	Authorised by
26-1299	1.0	29/04/2026	NCD	SDR	
26-1299	2.0	06/05/2026	NCD	SDR	SDR

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# I EXECUTIVE SUMMARY

Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc (the 'applicant') seeks the requisite statutory development approval from Mareeba Shire Council (Council) to support the repurposing an existing dwelling for the establishment of office land-use (the proposed development) over Lot 1 on RP713080 at 10 Lloyd Street, Mareeba (the 'site').

In a planning context, the site is located within the Medium Density Residential Zone of the *Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1 of 2023 version* (Planning Scheme), where the proposed development triggers the need for an **Impact Assessable** development application to be lodged and approved by Council.

Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc (referred to from now on as RADCARE) is a well-established, federally funded not-for-profit organisation based in Ravenshoe. RADCARE has operated within Mareeba primarily through leased properties, though, now require permeant facilities to continue operating effectively. It was determined to purchase the property at 10 Lloyd Street, Mareeba given the existing structure will require minimal refurbishment and only minor improvements to service the administrative and operational needs of RADCARE. The site's proximity to Mareeba Hospital and residential areas were also contributing factors, allowing for a reduced 'burden of travel' for participants who may easily incorporate a visit to the office during hospital appointments or visits to hospital patients as well as closer ties to the residential centres as part of RADCARE's in-home services.

Accordingly, this development application seeks the following approval:

- **Development Permit for Material Change of Use for Office.**

This report has been undertaken to:

- Provide background on the physical characteristics of the site, the surrounds and the sites development history;
- Accurately describe the proposed development, as reflected in the Plans of Development prepared by Life Design Consulting;
- Address all applicable statutory requirements triggered through the *Planning Act 2016 (PA)*, *Planning Regulation 2017 (PR)*, *State Planning Policy 2017 (SPP)* and the Planning Scheme; and
- Address any 'key' planning issues and non-compliances with the applicable aspects of the Planning Scheme and other Assessment Benchmarks.

The development is seeking to establish a non-residential activity on residentially zoned land, displaying a departure from the planning intent of the land as prescribed by the Planning Scheme. however, the Planning Scheme also allows for any application that seek to make the best and most efficient use of land, in particular when there are also sound reasons showing the suitability of activities. In this instance, the re-purposing of this dwelling seeks to facilitate an activity, providing aged and disability care services, which is well suited due to its proximity to the nearby Mareeba Hospital and residential areas. The development has also considered and ensured that site features, constraints and associated development impacts can be suitably managed and will provide economic and community wide benefits. Accordingly, the establishment of the proposed development is supported under the existing planning frameworks which are applicable to the site.

In instances where a non-residential development is proposed on residential land, key assessment matters that might mitigate against the granting of an approval may relate to need, character, amenity and noise. For the reasons outlined in this report, the development adequately addressed these key assessment matters support locating non-residential development on residential zoned land. More specifically, the report has demonstrated:

- The development will not have any adverse impacts on the character of the area;
- The development will not have any adverse impacts on the amenity of the area;
- The development can be managed to ensure it does not have any adverse noise impacts on the locality;
- That the development will not conflict with any aspects of the strategic framework of the Planning Scheme;



- That the development will not hinder the site from being used for residential purposes at some time in the future;
- The development will have economic and community benefits; and
- The development will likely have some minor development impacts that cannot be completely avoided/mitigated, although in this instance, there are several 'other relevant matters' which have wide ranging economic and community wide benefits of which, significantly offset any potential, minor, localised development impacts.

The report concludes that the development has been considered and assessed on its merits, in the context of the site, adjoining neighbours, the pattern of existing and approved urban development. This is demonstrated to mitigate potential impact to the amenity of the locality and operate conjunction with the area's health care identify due to its proximity to the Mareeba Hospital.

Accordingly, we submit this development application to Council for assessment. We are confident that a comprehensive, performance-based assessment, having regard to the higher-order provisions of the Planning Scheme and the matters required to be considered under Section 45 of the Planning Act, will enable Council to properly assess the proposal in its context and, in doing so, approve the development subject to reasonable, relevant, and lawful conditions.



## 2 APPLICATION DETAILS

### 2.1 APPLICATION SUMMARY

<b>Approval Sought:</b>	<b>Development Permit for Material Change of Use for Office.</b>
<b>Registered Landowner:</b>	Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc
<b>Applicant:</b>	Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc C/- Urban Sync Pty Ltd PO Box 2970 CAIRNS QLD 4870
<b>Project Description Details:</b>	The proposed development will involve the repurposing of an existing building, inclusive of erecting on-site carparking and accessible ramping, for the establishment of a new non-residential activity (Office) for the purposes of facilitating the administrative operation for an existing at-home care service.
<b>ASSESSMENT DETAILS</b>	
<b>Assessment Manager:</b>	Mareeba Shire Council
<b>Development Category:</b>	Assessable Development
<b>Assessment Category:</b>	Impact Assessable
<b>Public Notification:</b>	N/A
<b>PRE-LODGEMENT CONSULTATION</b>	
<b>Council:</b>	Nil
<b>State:</b>	N/A
<b>RELEVANT STATE PLANNING INSTRUMENTS</b>	
<b>Legislation:</b>	<i>Planning Act 2016 (Qld)</i>
<b>Planning Policy:</b>	<i>Queensland State Planning Policy (July 2017)</i>
<b>Planning Policy State Interests:</b>	<ul style="list-style-type: none"> <li>▪ Natural Hazards Risk and Resilience; and</li> <li>▪ Strategic Airports and Aviation Facilities</li> </ul>
<b>Regional Plan:</b>	<i>Far North Queensland Regional Plan 2009-2031</i>
<b>Regional Plan Land Use:</b>	Urban Footprint
<b>Development Assessment Mapping:</b>	<ul style="list-style-type: none"> <li>▪ Water Resources</li> </ul>
<b>Referrals:</b>	Nil
<b>RELEVANT LOCAL PLANNING INSTRUMENTS</b>	



<b>Planning Scheme:</b>	<i>Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1 of 2023 version</i>
<b>Local Plan:</b>	N/A
<b>Zone:</b>	Low Density Residential
<b>Zone Precinct:</b>	Nil
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>▪ Airport Environs;</li> <li>▪ Bushfire Hazard;</li> <li>▪ Natural Areas; and</li> <li>▪ Transport Network.</li> </ul>

## 2.2 PLANS OF DEVELOPMENT

Drawing Title	DWG No.	Sheet No.	Rev	Prepared By	Date
Site and Contour Plan	A001	1	1	Life Design Consulting	24/04/2026
Floor Plans	A101	2	1	Life Design Consulting	24/04/2026



## 3 SITE DETAILS

### 3.1 SITE DESCRIPTION

<b>Registered Landowners:</b>	Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc
<b>Site Location:</b>	10 Lloyd Street, Mareeba
<b>Lot and Description:</b>	Lot 1 on RP713080
<b>Site Area:</b>	1,115m <sup>2</sup>
<b>Tenure:</b>	Freehold
<b>Easements:</b>	Nil
<b>Encumbrances:</b>	Nil
<b>Local Government Authority:</b>	Mareeba Shire Council
<b>Current Use/s:</b>	The site is currently used for residential activities (Dwelling House).
<b>Existing Improvements:</b>	The site is currently improved with a dwelling house.
<b>Topography:</b>	The site is in general, flat, with a slight fall from the western portion of the site to the eastern side.
<b>Waterways:</b>	There are no waterways on the site.
<b>Vegetation:</b>	The site includes some mature vegetation along the rear boundary.
<b>Environmental Management &amp; Contaminated Land:</b>	To the best of Urban Sync's knowledge, the site is not located on the Environmental Management or Contaminated Land Registers.
<b>Heritage Places:</b>	Neither site nor adjoining properties are mapped as local or state heritage significance.

### 3.2 INFRASTRUCTURE AND SERVICES

<b>Road Frontage:</b>	The site has an approximate 20 metre frontage to Lloyd Street which has been identified as a Local Road in Council's Road hierarchy. Lloyd Street is an undivided two-way, approx. 7m wide, sealed carriageway within a 32.5m wide road reserve. The road reserve includes formal parallel parking, associated with the Mareeba Hospital, as well as kerb and channel on both sides of the carriageway. A formal pedestrian footpath is located on the north-western side of the carriageway.
<b>Water Supply:</b>	The site is serviced with a reticulated water supply via the water main along the site's frontage to Lloyd Street (see <b>Figure 2</b> ).
<b>Sewerage Supply:</b>	The site is serviced with a reticulated sewerage supply via the sewer main along the site's frontage to Lloyd Street (see <b>Figure 2</b> ).



<b>Stormwater:</b>	Stormwater appears to be discharged to the kerb and channel of Lloyd Street towards Council Stormwater Infrastructure (see <b>Figure 2</b> ).
<b>Electricity &amp; Telecommunications:</b>	The site is connected to both electricity (overhead) and telecommunications services (underground) in Lloyd Street.



Figure 1: Site location – 10 Lloyd Street, Mareeba (Source: Queensland Globe, State of Queensland 2026).



Figure 2: Location of Existing Services at the site (Source: Mareeba Shire Council Utility Infrastructure Mapping, 2026)



### 3.3 SURROUNDING LAND USES

Geographically, the site is located at the north-eastern end of the Mareeba, just outside of the 'Main Street' (Byrnes Street) which includes a large variety of zoning designations, particularly residential activities. More specifically, the site is bound by the following Planning Scheme zones (see **Figure 3**):

- **East, South & West:** Medium Density Residential zoned land; and
- **North:** Community Facilities zoned land.



Figure 3: Surrounding Zoning Designations (Site Highlighted in White) (Source: Mareeba Shire Council, 2026).



## 4 DEVELOPMENT BACKGROUND

### 4.1 RELEVANT APPROVALS

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A search of Council's online DA Enquiry System has determined that there are no existing approvals that reside over the site.

### 4.2 PRELODGEEMENT MEETINGS

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Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc would undertake a pre-lodgement meeting with representatives of the Mareeba Shire Council seeking advice on how to proceed with the operation of an office land-use within an existing dwelling house within residentially zoned land.

While the assessment of the project is ultimately undertaken on the final development submission and the plans, evidence and technical support that is provided for Council officers consideration, there is a reasonable understanding that where appropriate the project has sought to either accommodate feedback received, modify design elements or provide technical investigations by qualified specialists to assist in this overall assessment approach.

### 4.3 BREAKDOWN OF APPLICATION FEES

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The Mareeba Shire Council has agreed to the waiver of Application Fees due to the Not-For-Profit Organisation Status of the Applicant (see **Attachment 1**). As such, in accordance with Council's Fees & Charges 2025/26, under the authority of the Council's Manager Planning & Regulatory Services, there is no application fee applicable.



# 5 DEVELOPMENT PROPOSAL

## 5.1 GENERAL DESCRIPTION

This development application seeks the requisite statutory development approval from Council to support the re-purposing an existing dwelling for the establishment of office land-use at 10 Lloyd Street, Mareeba, more formally described as Lot 1 on RP713080. Accordingly, this development application seeks the following approval:

- **Development Permit for Material Change of Use for Office.**

As outlined in the **Section 1** of the Planning Report, RADCARE is a well-established, federally funded not-for-profit organisation based in Ravenshoe. Since 1996, RADCARE has been a cornerstone of the Atherton Tablelands, providing essential in-home aged care services to the region for three decades. RADCARE has been operating within Mareeba over several years, providing their services to the Mareeba community, operating from various leased properties in the area.

RADCARE have identified a critical need for a permanent, purpose-built office space that offers long-term operational stability for activities within Mareeba. As such, 10 Lloyd Street has been select as being a strategically positioned property, being located in proximity to both the Mareeba Hospital, as well as residential areas which are already serviced by RADCARE.

The development being located within an existing building, only requiring internal refitting and some external upgrades, allows for a quick and low-impact transition to the office land-use, while maintain the residential character of the locality.

## 5.2 PROPOSAL DETAILS

The development will include the following key elements:

- **Gross Floor Area:** The development will have a total Gross Floor Area of approximately 133m<sup>2</sup> broken down as follows:
  - Office: 6m<sup>2</sup> (Patio) + 19m<sup>2</sup> (Reception) + 11m<sup>2</sup> (Office 1) + 9m<sup>2</sup> (Office 2) + 13m<sup>2</sup> (Office 3) + 6m<sup>2</sup> (Corridor) + 33m<sup>2</sup> (Staff Area) + 7m<sup>2</sup> (Toilet) = 104m<sup>2</sup>

Note: The calculations for the GFA of the development do not include the rear patio as, in accordance with the Planning Scheme definition of Gross Floor Area, this area is not enclosed by external walls and therefore, excluded from the GFA calculations.
- **Site Coverage:** The development will have a Site Coverage of approximately 15.78% (176.05m<sup>2</sup>).
- **Max Height:** The development make no changes to the existing roof height of 5.6 metres.
- **Setbacks:** The development will have the following setbacks (to the OMP of the building):
  - Primary Street Frontage: approx. 4.3 metres (OMP) and 6 metres (Building);
  - Side (North): approx. 2.5 metres (OMP);
  - Side (South): approx. 3.3 metres (OMP); and
  - Rear: approx. 3.2 metres (OMP).
- **Landscaping:** Approximately 634.40m<sup>2</sup> of landscaping (56.89% of the site), inclusive of grassed areas, broken down as follows:
  - Primary Street Frontage (Lloyd Street): Minimum 2m wide landscape strip plus circa 3.5m wide grass area;
  - North Boundary: Approx. 1.5m wide landscape strip plus circa 1.85-7.7m wide grass area;



- South Boundary: Approx. 1.5m wide landscape strip (landscape and grassed areas); and
- Rear Boundary: Approx. 1.5m wide landscape strip plus circa 14m wide grass area.
- **Refuse Area**: The existing refuse area will be retained, being located at the rear of the building on a sealed surface, roofed and screened from view. Refuse collection will continue to be services by kerbside collection by the Council;
- **Staff Numbers**: Approximately four (4) permanent staff members will operate on-site. Field staff may occasionally operate from the office for short periods of any given day; and
- **Hours of Operations**: Standard business operating hours, likely 8am to 5pm Monday to Friday.

Please refer to the Plans of Development prepared by Life Design Consultant, in **Attachment 2** and **Figure 4** below for further information.

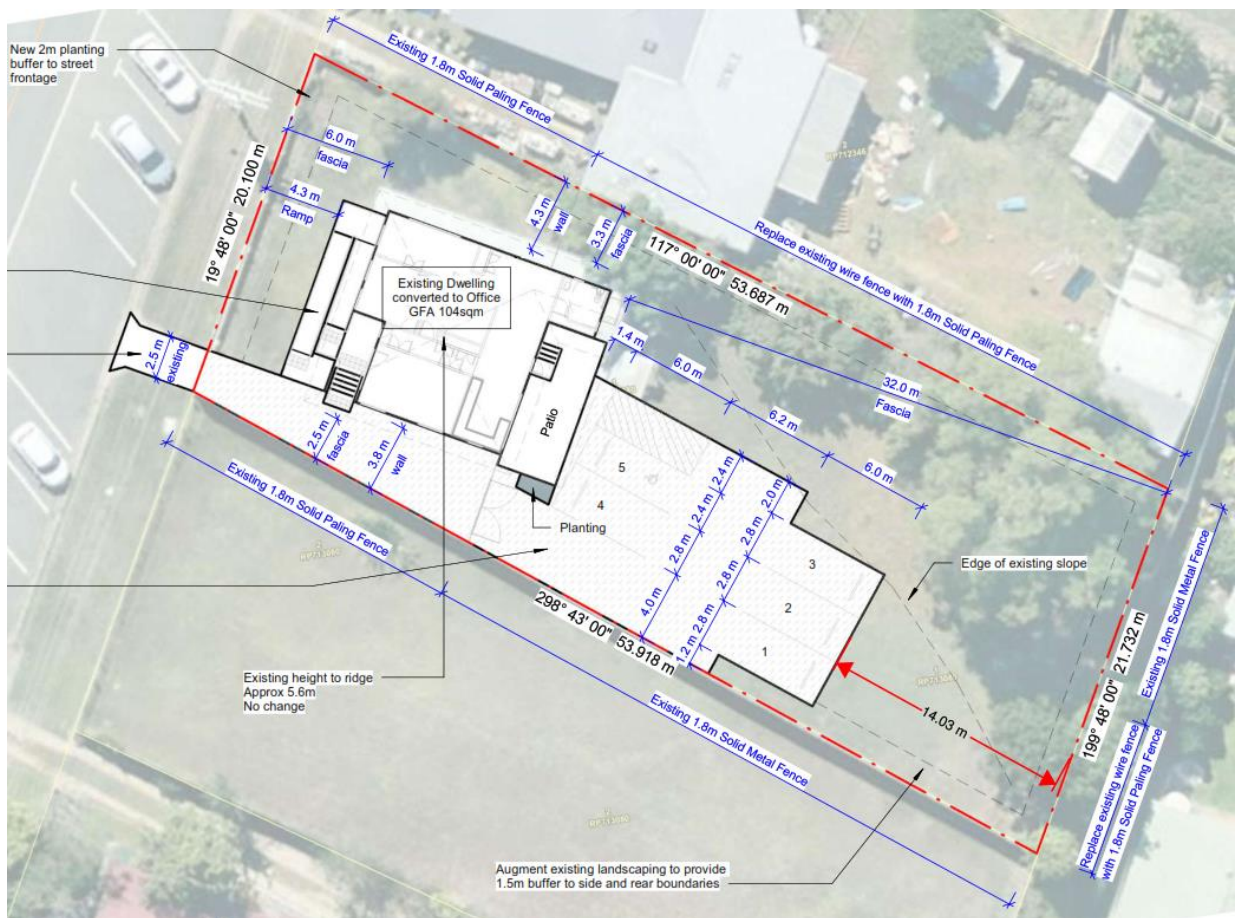


Figure 4: Site Plan (Source: Life Design Consultant, 2026)

## 5.3 STAGING

The proposed development will not be staged.

## 5.4 ENGINEERING AND INFRASTRUCTURE PROVISION

### 5.4.1 Water Supply

The development will retain the existing connection to the water main within Lloyd Street, with connection sizing upgrades to be provided as/if required (no changes to the approved connections). Any new works will be undertaken in accordance with the FNQROC Development Manual. Any existing water connections that are no longer needed will be removed.

#### 5.4.2 Sewer Supply

The development will retain the existing connections to the sewer main located within Lloyd Street, with upgrades to this connection being provided as required (no changes to the approved connections). Any new works will be undertaken in accordance with the FNQROC Development Manual.

#### 5.4.3 Electricity and Telecommunications

The proposed development will retain the existing underground electricity connections from Lloyd Street in accordance with Ergon's requirements (no changes to the approved connections).

The proposed development will connect to the existing underground telecommunications services adjacent to the site in accordance with NBN Co's requirements.

#### 5.4.4 Stormwater Drainage (Quantity)

The proposed development will discharge all stormwater to the kerb and channel of Llyod Street. All new works will be undertaken in accordance with the relevant requirements of the FNQROC Development Manual.

#### 5.4.5 Stormwater Drainage (Quality)

As the site is not greater than 2,500m<sup>2</sup>, in accordance with the *State Planning Policy 2017*, stormwater quality measures are not required for the operational phase of the proposed development. Compliance for the construction phase can be conditioned (i.e., erosion and sediment control).

#### 5.4.6 Earthworks

No bulk earthworks are proposed (some general smoothing and shaping of the site will be required to ensure the suitable draining of infrastructure).

### 5.5 TRANSPORT AND ACCESSIBILITY

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#### 5.5.1 External Works

The proposed development will utilise the existing 2.5m wide crossover and driveways to service the site via Lloyd Street. Minor improvements will be provided in the form of a full concrete crossover and new permeable driveway, in order to suite the proposed rear car parking area.

#### 5.5.2 Car Parking

A total of five (5) on-site car parking spaces comprising four (4) car parking space and one (1) accessible car parking space will be provided. All parking spaces will be constructed in accordance with the relevant Australian Standards.

### 5.6 INFRASTRUCTURE CHARGES ESTIMATE

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Chapter 4 – Infrastructure of the PA outlines provisions for local governments to prescribe infrastructure charges for demands placed on trunk infrastructure where a Local Government Infrastructure Plans (LGIP) is included as part of the Planning Scheme and is adopted by resolution. These provisions have been reflected in Mareeba Shire Council Infrastructure Charges Resolution (No. 2) of 2021, which came into effect from 11 November 2021. The site is in the Medium Density Residential Zone of the Mareeba Shire Council Local Government Area. In accordance with Council's AICR, Infrastructure Charges are applicable to the development calculated as follows and shown in **Table 1** below:

- Charges based on the proposed development (see Councils AICR); less:
- Discounts for the existing allotments/existing lawful uses.



Table 1: Infrastructure Charge Estimates

Category	Use Charge	Unit of Measure	Charge Rate	Index Rate	No of Units	Amount
<b>Proposal</b>						
Commercial (Office)	Office	Per m <sup>2</sup> of GFA	\$108.80	-	133	<b>\$14,470.40</b>
<b>Credit</b>						
Residential Uses	Dwelling House	dwelling with 3 or more bedrooms	\$21,808.00	-	1	<b>\$21,808.00</b>
<b>TOTAL</b>						<b>\$0.00</b>



## 6 LEGISLATIVE REQUIREMENTS

### 6.1 PLANNING ACT 2016

#### 6.1.1 Confirmation that the Proposed Development is not Prohibited

The development is not prohibited. This has been established by considering all the relevant State and local instruments which can provide prohibitions under the PA, including Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20 of the *Planning Regulation 2017* ('PR').

#### 6.1.2 Assessment Manager

The Assessment Manager for this development application is Mareeba Shire Council, as determined by Schedule 8 of the PR.

#### 6.1.3 Confirmation that the Application is Properly Made

Section 51 of the PA outlines the requirements for a properly made application wherein:

1. "A development application must be:
  - (a) made in the approved form to the assessment manager; and
  - (b) accompanied by –
    - i. the documents required under the form to be attached to, or given with, the application; and
    - ii. the required fee".
2. The application must be accompanied by the written consent of the owner of the premises to the application, to the extent:
  - (a) "The applicant is not the owner; and
  - (b) The application is for -
    - i. A material change of use of premises or reconfiguring a lot; or
    - ii. Works on premises that are below high-water mark and are outside a canal; and
  - (c) The premises are not excluded premises".

It is confirmed here that this application is made in the approved form, will pay the applicable Council application fee and has not been required to provide landowners consent and as such, is 'properly made'.

#### 6.1.4 Category of Development

The development represents a Material Change of Use in respect to 'the start of a new use of the premises'. The development requires a development approval under the Planning Scheme and in accordance with s43(1) of the PA, the development is therefore, '**Assessable Development**'.

#### 6.1.5 Statutory Considerations for Assessable Development

The development is **Impact Assessable** and as such, the assessment must be carried out against the entire Planning Scheme for those components that trigger or require consideration against the Strategic Framework and all other relevant assessment benchmarks. Section 45(5) of the PA states that Impact Assessment:

- a) "must be carried out –
  - i. Against the assessment benchmarks in a categorising instrument for the development; and



- ii. *Having regard to any matters prescribed by regulation for this subparagraph; and*
- b) *May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise"*

When assessing the application, the relevant considerations of the Assessment Manager in making the decision are in accordance with Sections 59, 60(3), and 62 of the PA and Sections 29-31 of the PR. Specifically, section 60(3) of the PA states for an Impact Assessable application, the Assessment Manager must decide:

- a) *"To approve all or part of the application;*
- b) *To approve all or part of the application, but impose development conditions on the approval;*
- c) *To refuse the application."*

## 6.2 FAR NORTH QUEENSLAND REGIONAL PLAN

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The site is located within the 'Urban Footprint' Regional Land Use Category of the Far North Queensland Regional Plan 2009-2031 (see **Attachment 3**). The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the Far North Queensland Regional Plan 2009-2031. Hence, compliance with the Far North Queensland Regional Plan 2009-2031 is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

## 6.3 STATE PLANNING POLICY

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The State Planning Policy (SPP) came into effect on July 2017 under the PA. Part E of the SPP includes an array of State interests and associated assessment benchmarks which need to be considered during the development assessment process, where these State interests have not already been appropriately reflected within the relevant planning scheme. A review of the SPP mapping indicates that the project is subject to the following (see **Attachment 3**):

- Natural Hazards Risk and Resilience (Flood hazard area - local government flood mapping area; Flood hazard area - Level 1 - Queensland floodplain assessment overlay); and
- Strategic Airports and Aviation Facilities (Wildlife hazard buffer zone).

In accordance with Section 2.1 of the Planning Scheme, the Minister has identified that the Planning Scheme appropriately advances the SPP.

## 6.4 REFERRALS & STATE DEVELOPMENT ASSESSMENT PROVISIONS

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A review of the DA mapping system indicates that the site is subject to the following matters of State interest (see **Attachment 3**):

- Water Resources (Water resource planning area boundaries)

As such, In consultation with Schedule 10 of the PR it is confirmed that the proposed development does not trigger any State referrals.

## 6.5 PLANNING SCHEME (MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016)

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### 6.5.1 Land Use Definition

The development is defined under the Planning Scheme as:

**'Office':**

*"Premises used for an administrative, secretarial or management service or the practice of a profession, whereon goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:*

- *business or professional advice;*



- *service of goods that are not physically on the premises;*
- *office based administrative functions of an organisation.*

### 6.5.2 Level of Assessment

The establishment of an Office land use when located in the Medium Density Residential zone triggers **Impact Assessment** and as such, the proposed development triggers the need for an **Impact Assessable** development application to be lodged and approved by Council.

### 6.5.3 Applicable Planning Scheme Overlays

The site is affected by the following Planning Scheme overlays:

- Transport Infrastructure: (Road Hierarchy – Access Road).

### 6.5.4 Applicable Planning Scheme Codes

**Table 2** below lists the applicable codes of the Planning Scheme the proposed development is subject to assessment against.

Table 2: Applicable Planning Scheme Codes for Assessment

Scheme Component	Comment
<b>Zone Code</b>	
Medium Density Residential Zone Code	Refer to <b>Attachment 4</b> and <b>Section 6.6.2</b>
<b>Overlay Codes</b>	
Transport Infrastructure Overlay Code.	Refer to <b>Attachment 4</b> and <b>Section 6.6.3</b>
<b>Development Codes</b>	
Commercial Activities Code; Landscaping Code; Parking and Access Code; and Works, Services and Infrastructure Code;	Refer to <b>Attachment 4</b> and <b>Section 6.6.4</b>

## 6.6 PLANNING SCHEME ASSESSMENT

As the proposed development is Impact Assessable, in accordance with section 45 of the PA, the assessment must be carried out against the entire Planning Scheme and any other relevant matter. Based on this understanding, Urban Sync undertook a full assessment of the proposed development against the entirety of the Planning Scheme and this assessment is included in **Attachment 4, Section 7** and in the sections below. Assessment against the Strategic Framework has also been conducted to demonstrate the development's alignment with the broad policy direction for the Mareeba Shire Council Local Government Area, as outlined in **Section 6.6.1**.

As will be outlined within **Section 6.6.1** and **Section 7** of this report, though the development seeks to establish a non-residential land-use within the Medium Density Residential zone, the development will result in an outcome that aligned with the purpose of the zone and the themes of the Strategic Framework. This can primary be seen through the nature of the of the Applicants activities on the site, as an administrative centre for an in-home care service which directly benefits the day-to-day activities of older residents of Mareeba. This is further supported by the proposed activities functioning in conjunction with the adjoining Mareeba Hospital without conflicting with the established economic centres and community identity of the locality.



In this instance, we have confidence that a complete performance-based assessment by Council using the higher order aspects of the Planning Scheme **and the provisions allowed to be considered by section 45** of the PA will allow Council to consider the proposed development in its context, and in doing so, approve the proposed development.

## 6.6.1 Strategic Framework

The Strategic Framework of the Mareeba Shire Council Planning Scheme 2016 sets out a broad policy direction for the Mareeba Shire Council Local Government Area. It offers a series of strategic themes to guide appropriate development outcomes for the life of the Planning Scheme, including settlement pattern and built environment, natural resources and natural environment, community identity and diversity, transport and infrastructure and economic development.

In respect to the provisions of the PR, particularly s31(1)(b), the Assessment Manager must have regard to the whole Planning Scheme, including its Strategic Framework, when deciding an Impact Assessable Development Application. Therefore, this section of the report includes planning commentary addressing the elements of the strategic framework that are applicable to the site and proposed development.

### 6.6.1.1 Settlement pattern and Built Environment Theme

Given the scale and nature of the development, it is unlikely to greatly impact the Settlement pattern and Built Environment Theme affecting the type and nature of development across the LGA, particularly the Residential areas and development Element, of the Strategic Framework.

The proposed development will involve the redevelopment of an existing dwelling, with development confined to internal refitting and the establishment of ramps and car parking. These design elements, while not necessary for a standard residential use of the site, do not detract from the site's ability to be used for residential purposes sometime in the future and thus do not result in the permanent loss of residential land. Ultimately, the site will continue to be presented to the street as a residential structure, maintaining its external appearance as a dwelling house, consistency with the existing character and level of amenity on Lloyd street.

The usage of the site as a non-residential activity and its impact on the amenity of the streetscape will be minimised by attractive landscaping on all boundaries of the property, as well as the section of Lloyd Street being perceived by residents as both a residential street and the primary entry point for the Mareeba Hospital. For this reason, the establishment of a use associated with potential patients of the Mareeba Hospital in proximity to said hospital would not have been seen as unreasonable. Therefore, the proposed development does not conflict with the Residential areas and development Element of the Settlement pattern and Built Environment Theme of the Strategic Framework.

### 6.6.1.2 Natural Resources and Environment Theme

As has been identified on the Council's mapping system, no harmful natural hazard overlays are present on the site. For this reason, as well as the development being part of an existing structure, the proposed development will not conflict with the Elements and Outcomes of the Natural Resources and Environment Theme of the Strategic Framework.

### 6.6.1.3 Community Identity and Diversity Theme

The purpose of the proposed development and its locations have been selected in order to be an easily accessible office to enable in-home health care service that can directly meet the community needs associated with in-home care support for older persons. As has established through this report, the identity of the development will ultimately continue to present to Lloyd Street as a dwelling house, with the addition of a DDA-compliant ramp, with the majority of alterations to the site occurring either internally or at the rear of the property. The site's proximity to the Mareeba Hospital has been purposeful to facilitate direct access between the two locations, as well as its immediate location in residential areas that border the hospital. Though this results in the establishment of a non-residential land-use within residential zoned land, given that the hospital is located on the opposite side of the roadway, a small-scale health-related administrative building would not negatively reflect the current character and identity of the area. For this reason, the proposed development will not conflict with the Elements and Outcomes of the Community Identity and Diversity Theme of the Strategic Framework.



#### 6.6.1.4 Transport and Infrastructure Theme

The proposed development will make use of an existing structure, as well as on-site parking facilities, and does not involve any changes to the local road network. For these reasons, the proposed development is not anticipated to impact the existing road network and will therefore not conflict with the Elements and Outcomes of the Transport and Infrastructure Theme of the Strategic Framework.

#### 6.6.1.5 Economic Development Theme

Given the nature of the proposed development, which will be for the establishment of a new administrative building for an existing business within Mareeba, its operation is not anticipated to impact both existing and future retail and business opportunities and/or small-scale and emerging industries. This is especially so, given the purpose of the development will be to service an identified need in the community for in-home assisted living, benefiting particularly aged community members or families who may not be able to provide the level of support for critical family members.

Though the proposed development could be considered 'out-of-centre' development, it has been demonstrated that there is an overriding community need to provide more immediate aged and disability care, particularly in proximity to the Mareeba Shire Hospital, and given the nature of its activities, no adverse impacts are anticipated to occur to existing centre areas. While development will be located within residential-zoned land, as illustrated in the Design Plans prepared by Life Design Consultant (see Attachment 2), the proposed development will mitigate impacts to the amenity of nearby sensitive land uses, as outlined in Section 7.1 of the Planning Report. For these reasons, the proposed development is not anticipated to impact the existing road network and will therefore not conflict with the Elements and Outcomes of the Economic Development Theme of the Strategic Framework.

#### 6.6.2 Mareeba Local Plan Code

The development is not located within any identified Local Plan Precincts and complies with the planning outcomes of Mareeba Local Plan Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

#### 6.6.3 Medium Density Residential Zone Code

The application seeks the development of non-residential activities rather than the continuation of the prior residential use, which remains a noticeable departure away from the planning intent for the Medium Density Residential Zone.

In referencing a departure away from the Land-use Zoning Designation we highlight the importance and consideration of the comments made in respect of the Strategic Framework and the overall outcomes for in-fill development where adverse impacts can be suitable mitigated and the effect on the hierarchy of centres can be managed over the medium and longer-term.

For this reason, a full assessment against the code has been provided in **Attachment 4**, which demonstrate that the development complies with the Medium Density Residential Zone.

#### 6.6.4 Overlay Codes

##### ***Transport Infrastructure Overlay Code***

The development complies with the Transport Infrastructure Overlay Code, as the development is not located along an identified railway. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

#### 6.6.5 Development Codes

##### ***Commercial Activities Code***

The development complies with the Dwelling House Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.



### ***Landscaping Code***

The development complies with the Landscaping Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

### ***Parking and Access Code***

The development complies with the Parking and Access Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

### ***Works, Services and Infrastructure Code***

The development complies with the Works, Services and Infrastructure Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.



## 7 DISCUSSION – KEY PLANNING MATTERS

This section of the report provides additional commentary in support of the key matters considered relevant to the assessment of this development application with these matters relating to zoning and residential amenity.

This application seeks to undertake development that presents a significant departure from the intended use of the 'Medium Density Residential Zone'. However, this report has established that there are reasonable planning grounds for these departures, including that the removal of land designated for residential activities **will not** have a negative impact on the locality, and **will** help to provide administrative functions for an in-home health care services for the Mareeba community.

### 7.1 ZONING AND LANDUSE

The Medium Density Residential Zone also speaks to the use of residential zoned land for non-residential land uses, as stated in the purpose of the MDR zone:

*"(g) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community."*

This specific outcome requires one (1) key criteria to be met for non-residential development to be located within a residential zone, being located where: 'directly support the day to day needs of the immediate residential community'. Commentary addressing each of these criteria is provided below:

#### **Support of Community:**

##### Response:

The development will provide the Applicant a permanent, purpose-built office space that offers long-term operational stability, particularly within a housing market where escalating commercial rents often results in the office needing to be moved, thus a purchase of a property would be a more fitting choice. As stated throughout the assessment against the Strategic Framework, the site's position adjoining the Mareeba Hospital, will allow for the office to be located in close proximity to both the hospital grounds as well as being on the edge of Mareeba's residential areas.

Its proximity to residential areas is particularly relevant, given the purpose of RADCARE is to provide in-home aged care services and so will be directly servicing the immediate residential community with the day-to-day care for aged community members. This allows families to easily incorporate a visit to RADCARE's office during hospital appointments or visits to family members who are staying Mareeba Hospital, allow for a shorten burden of travel and more person-centred approach to enrolling community members into RADCARE's services. As such, it can be seen that the proposed development will directly support the day-to-day needs of the immediate residential community, particular aged community members and thus provide a community wide benefit

### 7.2 CHARACTER & AMENITY – BUSINESS PURPOSES

PO8 and PO9 of the Centre Zone code requires that development must not detract from, and consider, the amenity of the area. The proposed development will operate under standard business hours and to demonstrate compliance with PO8 and PO9 of the Centre Zone Code, an assessment against the amenity matters listed in these sections of the code has been provided below.

#### (a) Noise:

- Noise from internal to the proposed development i.e., persons talking, would be consistent with the general conversion of occupants to a residential activity; and
- Noise associated with members and guests coming/going from the proposed development during standard business hours is not expected to exceed the existing noise levels experienced on Lloyd Street i.e., being a roadway adjoining the entrance to Mareeba Hospital where there are high levels of activity for large portions of the day.

With the above in mind, the proposed development will not have any adverse noise impacts on the locality.



(b) Hours of Operation:

See response to (a) above.

(c) Traffic:

In accordance with Table 9.4.3.3B in the Parking and Access Code, the site i.e., the proposed development, is required to provide 1 space per 25m<sup>2</sup> of GFA which equates to the need for five (5) spaces (111m<sup>2</sup> /100 = 4.44 or rounded to 5). The site provides a total of 5 on-site car parking spaces (see **Attachment 2**) and is therefore compliant with Table 9.4.3.3B.

As stated above, the site will generally only be utilised by administrative staff, with customer usage being infrequent and for short periods of the day. The proposed rear car parking area will primarily be utilised by staff and for disability car parking and thus will ultimately only be utilised during the start and end of business hours. The existing on-street car parking will be maintained, with it being anticipated that the public will utilise these spaces for the purposes of parking and accessing the development. As such, the site is not anticipated to result in an increased number of vehicle movements which would exceed the existing capacity of Lloyd Street and thus no road upgrades will be required.

(d) Advertising Devices:

The advertising devices associated with the proposed development comply with the Acceptable Outcomes and Table 9.4.1.3D of the Advertising Devices Code and as such, will be consistent with the intent for advertising devices on Byrnes Street.

(e) Visual Amenity:

The proposed development will maintain the external built form and landscaping features of the site and as such, will not have any impacts on visual amenity. Additional landscaping will be established along the side and rear boundary to reduce impacts to the adjoining residential activities.

(f) Privacy:

The proposed development is located within an existing single storey building which contains windows that face either towards the Lloyd Street or openings that are obscured by 1.8m high boundary fencing. As such, the proposed development does not include a line of sight to any nearby habitable rooms.

(g) Lighting:

Any new outdoor lighting to be provided for the proposed development can be conditioned to ensure it complies with the relevant Australian Standards.

(h) Odour:

The proposed development is not a land use which will generate any levels of odour/emissions.

(i) Emissions:

See response to (h) above.



This report supports a development application made by Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc who are seeking the requisite statutory development approval from Mareeba Shire Council for a new development at 10 Lloyd Street, Mareeba more formally described as Lot 1 on RP713080.

Accordingly, this development application has sought the following development approval from Council:

- **Development Permit for Material Change of Use for Office.**

This report has presented the site as having a development background that supports a change for inclusion of non-residential activities and a design arrangement that is able to be completed with a 'high' level of amenity and character. The proposal is a move towards a commercial style development, though, through the re-purposing of an existing residential structure. Further, the report goes on to describe applicable statutory and legislative requirements of Mareeba Shire Council under their Planning Scheme as well as those at the State level under the Planning Act 2016, Planning Regulation 2017, State Planning Policy 2017 and other, relevant State legislation and requirements relevant to assessment. The 'Key' Planning Issues are identified and discussed in **Section 7** of this report and are particularly in relation to zoning and residential amenity, more so than the land use itself.

There are some departures away from the 'deemed to comply' Acceptable Outcomes that are attributed to the Medium Density Residential Zone, although these departures are not anticipate adversely impact either the existing level of amenity in the locality nor the site's ability to be re-purposes for future residential activity. Where these departures have been identified, a performance-based assessment has been provided to justify and demonstrate certainty of outcome and ultimately grounds in support of the development project. Hence, in summary, this report demonstrates that using a reasonable performance-based assessment against the higher order sections of the Planning Scheme, that the establishment of a non-residential land-uses in this zone with certainty on an outcome that can be supported.

With this in mind, we have confidence that a complete performance-based assessment by Council will consider the project in its context, and in doing so, accept the alternative solutions being proposed and for this reason, should be approved by Council subject to the imposition of reasonable and relevant conditions of approval.





# 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)	Ravenshoe Rural & Remote Aged & Disabled Care (RADCARE) Inc
Contact name (only applicable for companies)	C/O- Urban Sync Pty Ltd
Postal address (P.O. Box or street address)	PO Box 2970
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4051 6946
Email address (non-mandatory)	<a href="mailto:admin@urbansync.com.au">admin@urbansync.com.au</a>
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	26-1299

#### 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	Lloyd Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP713080	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):*

Development Permit for a Material Change of Use (Office)

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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, whereon goods or materials are made, sold or hired and where the principal activity provides for one or more of the following <ul style="list-style-type: none"> <li>▪ business or professional advice;</li> <li>▪ service of goods that are not physically on the premises;</li> <li>▪ office based administrative functions of an organisation.</li> </ul>	N/A	Refer to Planning Report

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

**10) Subdivision**

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

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

**10.2) Will the subdivision be staged?**

Yes – provide additional details below  
 No

How many stages will the works include? \_\_\_\_\_

What stage(s) will this development application apply to? \_\_\_\_\_

**11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?**

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

**12) Boundary realignment**

**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?**

\_\_\_\_\_

**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)**

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

**Division 3 – Operational work**

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

**14.1) What is the nature of the operational work?**

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

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

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
<b>14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)</b>	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

<b>15) Identify the assessment manager(s) who will be assessing this development application</b>
Mareeba Shire Council
<b>16) Has the local government agreed to apply a superseded planning scheme for this development application?</b>
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

<b>17) Does this development application include any aspects that have any referral requirements?</b>
<i>Note: A development application will require referral if prescribed by the Planning Regulation 2017.</i>
<input checked="" type="checkbox"/> No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
<b>Matters requiring referral to the Chief Executive of the <i>Planning Act 2016</i>:</b> <input type="checkbox"/> Clearing native vegetation <input type="checkbox"/> Contaminated land ( <i>unexploded ordnance</i> ) <input type="checkbox"/> Environmentally relevant activities (ERA) ( <i>only if the ERA has not been devolved to a local government</i> ) <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Heritage places – Queensland heritage place ( <i>on or near a Queensland heritage place</i> ) <input type="checkbox"/> Infrastructure-related referrals – designated premises <input type="checkbox"/> Infrastructure-related referrals – state transport infrastructure <input type="checkbox"/> Infrastructure-related referrals – State transport corridor and future State transport corridor <input type="checkbox"/> Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure-related referrals – near a state-controlled road intersection <input type="checkbox"/> Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas <input type="checkbox"/> Koala habitat in SEQ region – key resource areas <input type="checkbox"/> Ports – Brisbane core port land – near a State transport corridor or future State transport corridor <input type="checkbox"/> Ports – Brisbane core port land – environmentally relevant activity (ERA) <input type="checkbox"/> Ports – Brisbane core port land – tidal works or work in a coastal management district <input type="checkbox"/> Ports – Brisbane core port land – hazardous chemical facility <input type="checkbox"/> Ports – Brisbane core port land – taking or interfering with water <input type="checkbox"/> Ports – Brisbane core port land – referable dams <input type="checkbox"/> Ports – Brisbane core port land – fisheries <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits ( <i>below high-water mark</i> ) <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – 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	

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 20795187	<b>Search Date:</b> 24/04/2026 16:06
<b>Date Title Created:</b> 02/01/1970	<b>Request No:</b> 55905516
<b>Previous Title:</b> 20732018, 20732019	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 713080  
Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 724774450 20/03/2026

RAVENSHOE RURAL & REMOTE AGED & DISABLED CARE  
(RADCARE) INC.

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20146012 (ALLOT 3 SEC 20)  
(ALLOT 2)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

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

**Address:**  
Floor 21 State Law Building  
Cnr George and Ann Streets  
Brisbane Q 4000  
**Postal:**  
GPO Box 3111  
Brisbane Q 4001



**Queensland Government**  
Office of Fair Trading

An office of the  
Department of Equity and Fair Trading  
ABN 35 643 908 348

**BUSINESS NAMES**

☐ General: (07) 3246 1581  
Facsimile: (07) 3220 0076

**ASSOCIATIONS**

☐ General: (07) 3246 1551  
Facsimile: (07) 3239 6894

**CHARITIES**

☐ General: (07) 3239 6076  
Facsimile: (07) 3239 6894

PETA-MAREE BROADLEY  
THE SECRETARY RADCARE  
PO BOX 672  
RAVENSHOE QLD 4872



**QUEENSLAND**  
Associations Incorporation Act 1981  
Section 15

Form 15

Incorporation Number: IA29864

## Certificate of Incorporation

This is to certify that

**RAVENSHOE RURAL & REMOTE AGED &  
DISABLED CARE (RADCARE) INC.**

is, on and from the thirteenth day of February 2001  
incorporated under the Associations Incorporation Act 1981.

Dated this thirteenth day of February 2001

Delegate of Director-General



**Queensland Government**  
Office of Fair Trading

An office of the  
Department of Equity and Fair Trading  
ABN 35 643 908 348

CERTIFICATE



Australian Government



Australian  
**Charities** and  
Not-for-profits  
Commission



THIS CERTIFIES THAT

**Ravenshoe Rural & Remote Aged & Disabled Care Community  
Aged Care Packages Services**

ABN:79 115 909 900

IS A REGISTERED CHARITY  
AND HAS BEEN TRANSFERRED FROM THE

**Australian Taxation Office**

TO THE

**Australian Charities and Not-for-profits Commission**

ON THE DATE OF

**3 December 2012**

CERTIFIED BY

**Susan Pascoe AM**

**Commissioner**

Australian Charities and Not-for-profits Commission

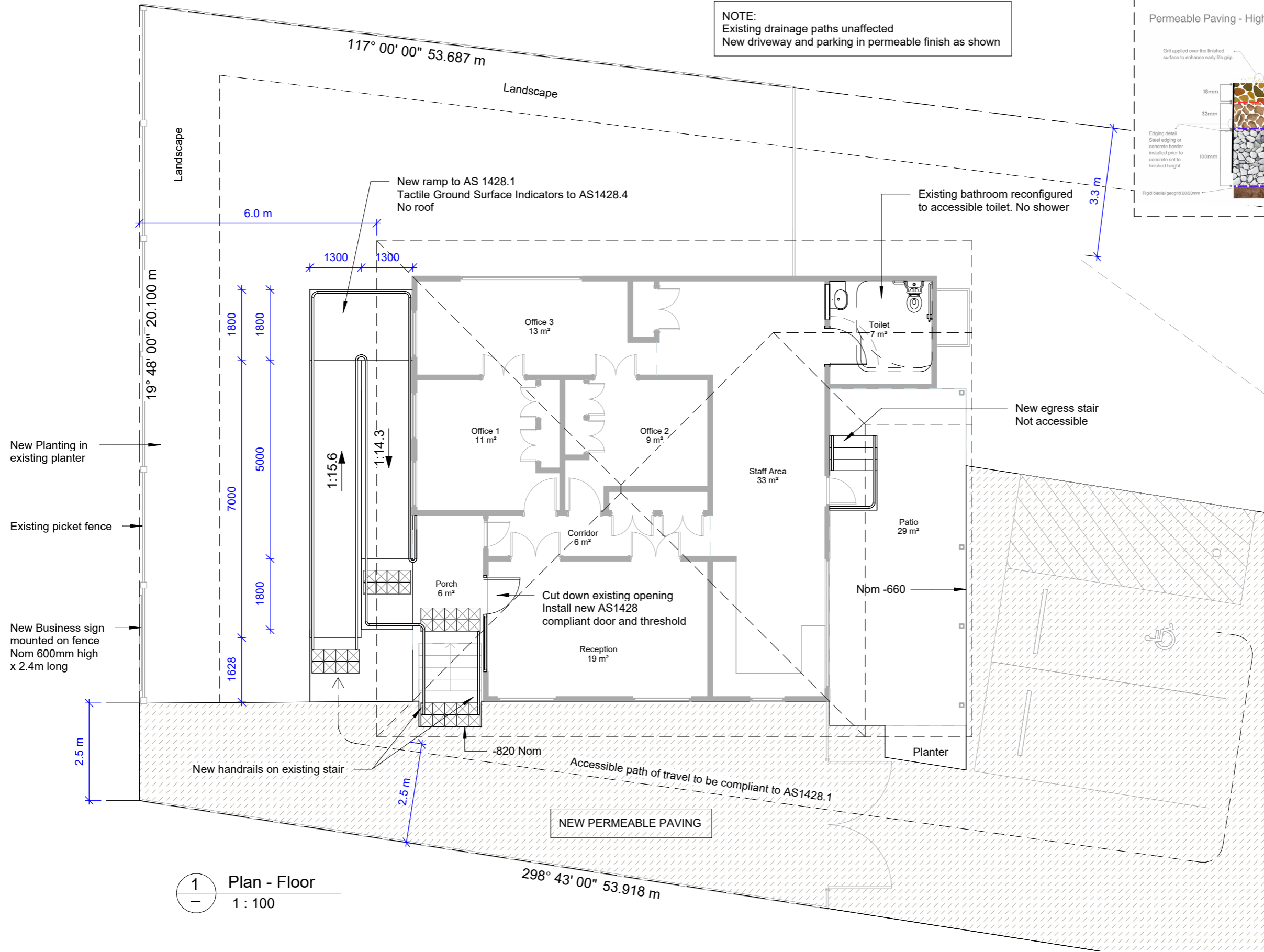
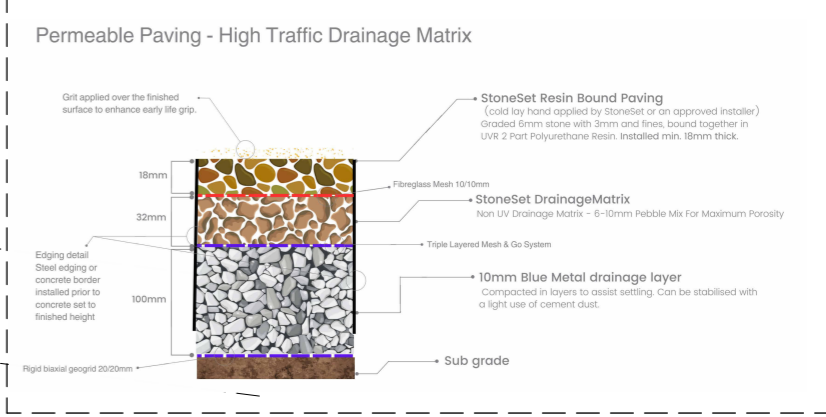
Copy only. Original available on request



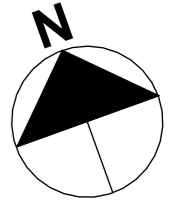




**NOTE:**  
Existing drainage paths unaffected  
New driveway and parking in permeable finish as shown



1 Plan - Floor  
1 : 100

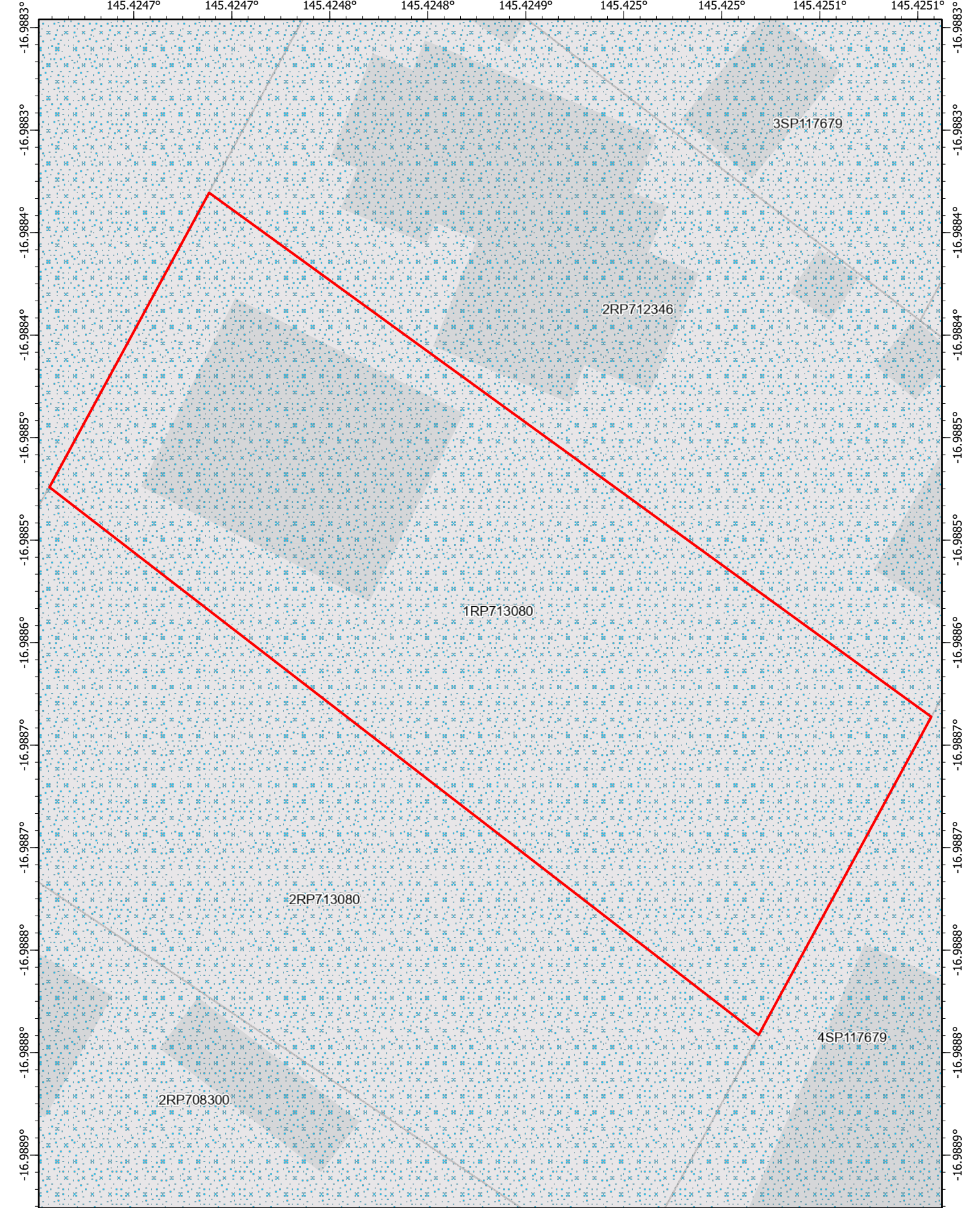


**RADCARE - Lloyd St - Change of Use**  
10 Lloyd St, Mareeba QLD 4880  
Lot 1 RP713080, 1114sqm

As indicated @ A3  
**Floor Plans**  
311 / A101  
24/04/2026 3:43:37 PM

1	Concept Design	SBW	08.04.2026
Issue	Details	Initial	Date

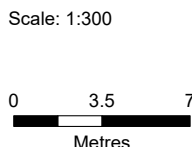




DA Mapping System - Export Map

Date: 22/04/2026

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
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Government

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 Cadastre

 Water resource planning  
area boundaries

## DA Mapping System - Export Map

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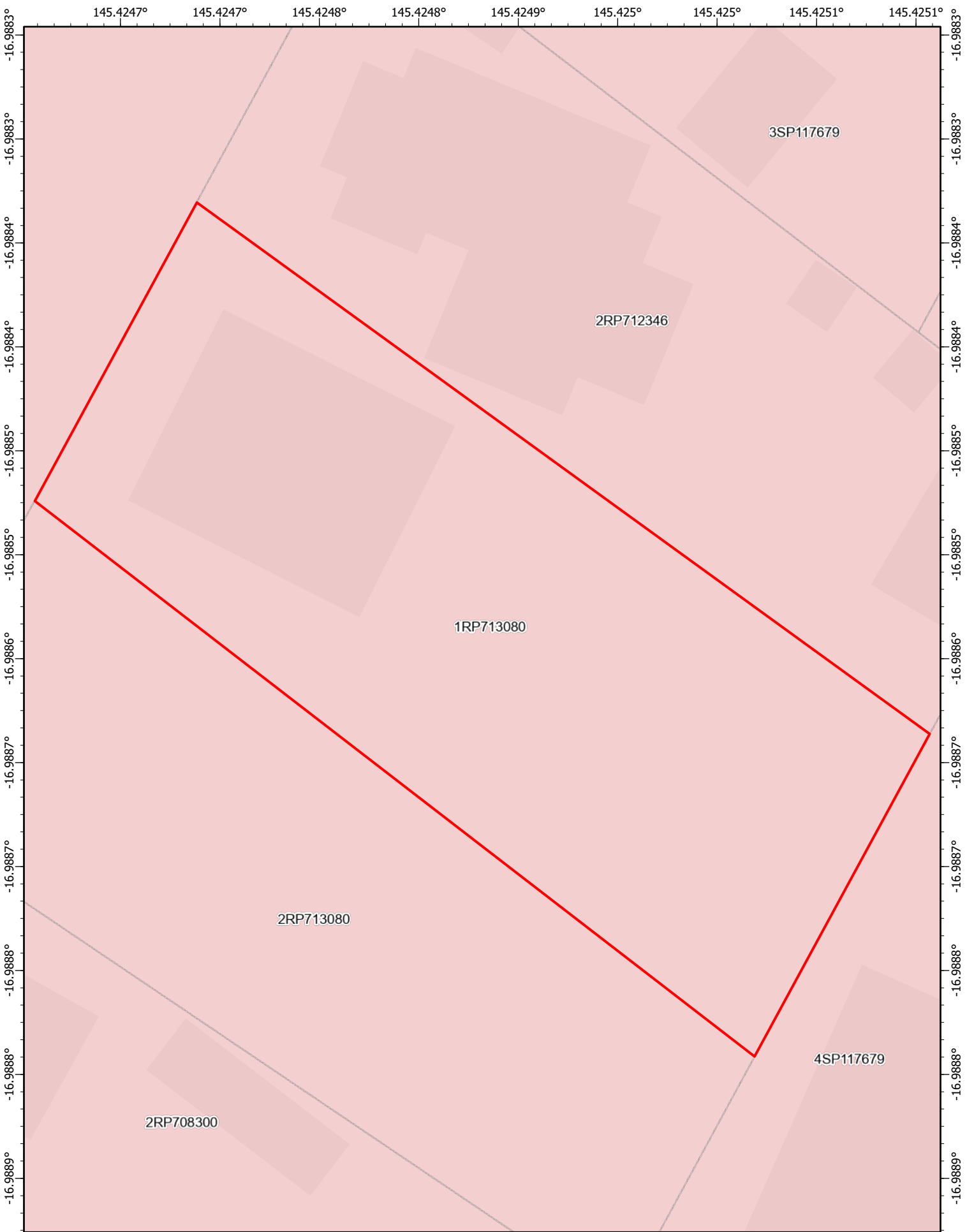
Date: 22/04/2026

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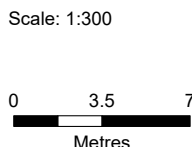
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DA Mapping System - Export Map

Date: 22/04/2026

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Cadastre

Regional land use categories  
(SEQ, MIW, FNQ)

Category

Urban Footprint

## DA Mapping System - Export Map

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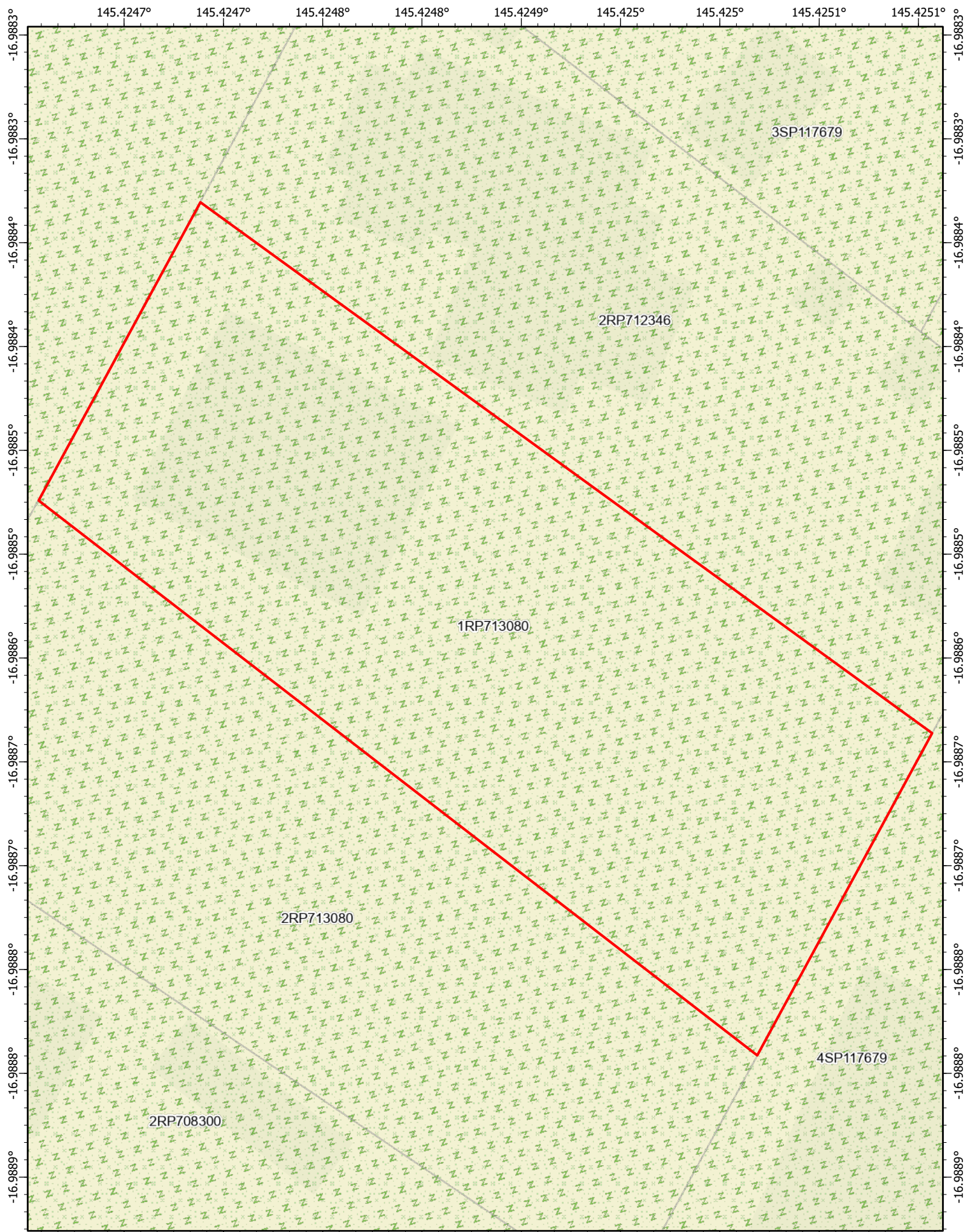
Date: 22/04/2026

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### State Planning Policy IMS - Export Map

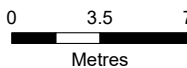
Making or amending a local planning instrument and designing land for local infrastructure

Date: 22/04/2026

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Scale: 1:300



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 Cadastre

Wildlife hazard buffer zone

Radius (Metres)

 13km

 Flood hazard area -  
Level 1 - Queensland  
floodplain assessment  
overlay

 Flood hazard area -  
local government flood  
mapping area

## State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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### 6.2.7.1 Application

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

### 6.2.7.2 Purpose

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

6.2.7.3 Criteria for assessment

Table code 6.2.7.3 – Medium density residential zone code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIES	COMMENT
<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> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	<b>YES</b>	The proposed development will retain the existing maximum height of 5.6 metres and be one (1) storey.
<b>OUTBUILDINGS AND RESIDENTIAL SCALE</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Medium density residential zone.</li> </ul>	<p><b>AO2</b> Domestic buildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	<b>N/A</b>	The proposed development does not include domestic outbuildings.
<b>SITING</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIES	COMMENT
<b>PO3</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) opportunities for casual surveillance of adjoining public spaces;</li> <li>(e) air circulation access to natural breezes;</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with road corridors.</li> </ul>	<b>AO3.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 6 metres from the primary road frontage; and</li> <li>(b) 3 metres from any secondary road frontage.</li> </ul>	<b>YES</b>	The proposed development will have the approximate setback from the road frontage of 4.3 metres from the proposed access ramps and 6 metres from the existing building. As such compliance with the Acceptable Outcome is not possible and an assessment against the Performance outcome is required.  The proposed development involves the use of an existing building, with no external changes to the structure, outside of the inclusion of accessible ramps. As such, the existing building will remain consistent with the current streetscape and does result in any increased adverse impacts to any adjoining dwellings or roadways.
	<b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	<b>YES</b>	The proposed development will have the approximate setback of: <ul style="list-style-type: none"> <li>▪ Side (North Boundary): 3.3 metres;</li> <li>▪ Side (South Boundary): 2.5 metres; and</li> <li>▪ Rear (East Boundary): 3.2 metres.</li> </ul> As such, the proposed development is compliant with AO3.2.
<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 in compliance with <b>Table 6.2.7.3B</b> .	<b>N/A</b>	The proposed development does not involve any of the land-uses outlined in Table 6.2.7.3B.
<b>GROSS FLOOR AREA</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIES	COMMENT
<p><b>PO5</b> Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<p><b>AO5</b> Gross floor area does not exceed 600m<sup>2</sup>.</p>	<b>YES</b>	The proposed development does not exceed 600m <sup>2</sup> of gross floor area.
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<b>BUILDING DESIGN</b>			
<p><b>PO6</b> Buildings 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>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<b>YES</b>	The existing habitable space and pedestrian entrances will be retained, which facing the primary road frontage.
<p><b>PO7</b> Development complements and integrates with the established built character of the Medium density residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<b>YES</b>	The proposed development involves the use of an existing building, with no external changes to the structure, outside of the inclusion of accessible ramps. As such, no changes to the existing elements (a)-(d) will be altered.
<b>NON-RESIDENTIAL DEVELOPMENT</b>			
<p><b>PO8</b> Non-residential development:</p>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<b>YES</b>	The proposed development: <ul style="list-style-type: none"> <li>(a) See PO7 above;</li> <li>(b) See (b) above;</li> </ul>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIES	COMMENT
<p>(a) is consistent with the scale of existing development;</p> <p>(b) does not detract from the amenity of nearby residential uses;</p> <p>(c) directly supports the day to day needs of the immediate residential community; and</p> <p>(d) does not impact on the orderly provision of non-residential development in other locations in the shire.</p>			<p>(c) will support the needs of the residential community through the establishment of a new office in close proximity to the Mareeba Hospital. Given the nature of the company, as an in-home care provider for older persons, its proximity to the hospital and residential areas, is to facilitate both easy access between the facilities but also to allow for more immediate access to residential area around the hospital; and</p> <p>(d) will be located within an existing building, and involves only a new internal layout, rear car parking area and access ramping. As such, given the small scale of the use and the nature of operations proposed to occur on the site, as an administrative facility for an existing in-home nursing service, it is not anticipated that the proposed development will impact on the orderly provision of non-residential development in the shire.</p>
<b>AMENITY</b>			
<p><b>PO9</b> Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy;</p> <p>(g) lighting;</p> <p>(h) odour; and</p> <p>(i) emissions.</p>	<p><b>AO9</b> No acceptable outcome is provided.</p>	<p><b>YES</b></p>	<p>Please refer to <b>Section 7.1</b> of the Planning report for commentary demonstrating compliance with the performance outcome.</p>
<p><b>PO10</b></p>	<p><b>AO10</b> No acceptable outcome is provided.</p>	<p><b>YES</b></p>	<p>See PO8 above.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIES	COMMENT
<p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>			

### 7.2.2.1 Application

- (1) This code applies to assessing development where:
  - (a) Located in the Mareeba local plan area; and
  - (b) It is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the Planning Scheme.

### 7.2.2.2 Purpose

- (1) The purpose of the Mareeba local plan code is to:
  - (a) facilitate the continued use of the historic stables area adjacent to the Mareeba Racecourse for residential horse keeping;
  - (b) facilitate the continued development of the Mareeba Airport;
  - (c) facilitate efficient development that accords with local lifestyle and amenity expectations;
  - (d) identify and direct urban growth opportunities;
  - (e) facilitate a more vibrant and integrated town centre;
  - (f) enhance accessibility to, and activation of, the Barron River and Centenary Lakes as important physical assets for Mareeba;
  - (g) enhance Mareeba's heritage and cultural elements; and
  - (h) facilitate the development of an appropriate site for special industry.
- (2) Ten precincts have been identified in the Mareeba local plan to achieve this purpose:
  - (a) The Town centre core precinct will be maintained as the retail and cultural heart of Mareeba. Development will be managed to increase the walkability of the precinct and better integrate the street and built environments. Character elements of the precinct will be maintained and new buildings or works to existing buildings will be respectful of character values.
  - (b) The Town centre fringe precinct consists of commercial and residential uses. The precinct will facilitate destination specific commercial development where it can be demonstrated that design measures can be incorporated to adequately mitigate any impacts upon residential amenity. The precinct will not detract from the role of the Town centre core precinct as the town's primary retail and commercial precinct.
  - (c) The Mareeba Airport precinct includes the existing airport facilities and an area on the south west side of the runway that is intended to be development for aviation based industry. The precinct will facilitate the continuing development of the Mareeba Airport, for passenger and freight movements, and other activities associated with the airport's primary function including industry, where it is demonstrated that these uses do not compromise efficient aircraft operation.
  - (d) The Mareeba northern investigation precinct is intended to support long term future urban development beyond the life of the planning scheme. Development in this precinct (particularly subdivision) is limited so that the future urban intent is not compromised.
  - (e) The Mareeba north-eastern expansion precinct, the Mareeba south-eastern expansion precinct and the Mareeba south-western expansion precinct are intended for urban residential development. These precincts are constrained by a range of important features including slopes, gullies, watercourses, open space and riparian linkages and the

Mareeba Bypass. Development in these precincts preserves and enhances these features while supporting the development of a walkable and well connected transport network. Development in the Mareeba north-eastern expansion precinct supports the construction of a new bridge over the Barron River connecting Hastie Road with Lloyd Street to enable greater access to the town centre while small scale local centres are encouraged in the Mareeba south-western expansion precinct.

- (f) The Stable precinct defines an established area of residential properties incorporating horse stables adjoining the Mareeba Racecourse. The precinct is intended to protect the ongoing use of the stables on these properties, in association with residential uses.
  - (g) The Industrial park precinct provides for the expansion, establishment and operation of General industry and Heavy industry uses within this precinct, where they are appropriately separated from incompatible uses.
  - (h) The Noxious and hazardous industry precinct provides for the expansion, establishment and relatively unconstrained operation of Special industry in the precinct where the use is sufficiently isolated from other land uses and potential on and off site impacts can be adequately managed. Uses other than Special industry and High impact industry should not occur in this precinct in order to prevent compromising the intended function of the precinct.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development recognises and protects the town centre as Mareeba's most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture;
  - (b) Development within the Town centre core precinct promotes greater walkability and integration between street and built environments through the consolidation and effective design of retail and commercial facilities;
  - (c) Development within the Town centre fringe precinct, accommodates destination specific premises that requires car and service vehicle access;
  - (d) Development provides opportunities for greater utilisation of, and improved public access to, the Barron River and open spaces;
  - (e) Development protects Mareeba's heritage places and tourist and cultural assets and enhances opportunities for their public appreciation;
  - (f) Development facilitates the continuing growth of the Mareeba Airport for passenger and freight movements and industry associated with the airport's primary function. Activities in the Mareeba Airport precinct will be limited to ensure they do not compromise efficient aircraft operation;
  - (g) Development in the Stable precinct facilitates the combination of stables and houses whilst maintaining a low density to minimise impacts;
  - (h) Development provides for the expansion, establishment and relatively unconstrained operation of Special industry in the Noxious and hazardous industry precinct; and
  - (i) The establishment and operation of a range of industries in the Industrial park precinct is supported.

7.2.2.3 Criteria for assessment

**Table 7.2.2.3 – Mareeba local plan – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT</b>			
<b>IF AFFECTED BY THE VEGETATED BUFFER AREA ELEMENT</b>			
<p><b>PO1</b> Industrial development is appropriately screened from view to minimise impacts on the:</p> <ul style="list-style-type: none"> <li>(a) visual amenity and character of the local plan area; and</li> <li>(b) amenity of nearby land uses.</li> </ul>	<p><b>AO1</b> A minimum 5 metre wide vegetated buffer area is provided in all areas of the site affected by the vegetated buffer element.</p>	<b>N/A</b>	The site is not located within the Vegetated Buffer Area Element.
<b>IF IN THE STABLE PRECINCT</b>			
<p><b>PO2</b> Development facilitates the co-location of houses and stables while maintaining an appropriate level of amenity, having regard to emissions of:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) odour; and</li> <li>(c) light</li> </ul>	<p><b>AO2</b> Stables house no more than 10 animals and are:</p> <ul style="list-style-type: none"> <li>(a) separated by a minimum distance of 3 metres from any residential building on the same site;</li> <li>(b) separated by a minimum distance of 5 metres from any residential building on an adjoining site; and</li> <li>(c) setback a minimum of 6 metres from any road frontage.</li> </ul>	<b>N/A</b>	The site is not located within the Stable Precinct.
<b>IF ON A SITE WITH A FRONTAGE TO THE BYRNES STREET CORE ELEMENT</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO3</b> Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by:</p> <ul style="list-style-type: none"> <li>(a) providing vehicular access from an alternative frontage;</li> <li>(b) minimising the size of necessary vehicle access; and</li> <li>(c) maximising the area of the frontage used for pedestrian focussed activities.</li> </ul>	<p><b>A03.1</b> Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except where pedestrian access ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres.</p> <p><i>Note: refer to Figure A for further details</i></p>	<p><b>N/A</b></p>	<p>The site is not located adjoining the Byrnes Street Core Element.</p>
	<p><b>A03.2</b> Vehicular access is not provided from Byrnes Street where a site has more than one frontage.</p>	<p><b>N/A</b></p>	<p>See AO3.2 above.</p>
<p><b>IF ON A SITE AFFECTED BY THE TOWN CENTRE FRINGE 6 METRE SETBACK ELEMENT</b></p>			
<p><b>PO4</b> Larger destination-specific premises that require increased provision for car and service vehicle access are supported where it can be demonstrated that sufficient separation is provided between the use and adjoining residential uses to adequately mitigate any potential impacts on the amenity of adjoining premises, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) odour;</li> <li>(c) light; and</li> <li>(d) overlooking and privacy.</li> </ul>	<p><b>AO4</b> Buildings and structures are setback a minimum of 6 metres from the boundary affected by the Town centre fringe 6 metre setback element.</p>	<p><b>N/A</b></p>	<p>The site is not located within the Town Centre Fringe 6 Metre Setback Element.</p>
<p><b>IF IN THE TOWN CENTRE FRINGE PRECINCT</b></p>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>PO5</b> Development's address to the primary street frontage ensures: (a) car parking areas are not a dominant feature; and (b) sources of visual interest and casual surveillance of the street frontage are provided.	<b>AO5.1</b> No more than 50% of car parking is to be located between the building and the primary street frontage.	N/A	The site is not located within the Town Centre Fringe Precinct.
	<b>AO5.2</b> Buildings include uses that orientated toward the primary street frontage with entrances and windows addressing the street.	N/A	See AO5.1 above
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<b>PO6</b> Development in the Mareeba local plan area: (a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire; (b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct; (c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and (d) contributes to the vibrancy and local identity of the Mareeba community.	<b>AO6</b> No acceptable outcome is provided.	YES	The proposed development complies with the performance outcome as demonstrated below:  a. the proposed development involves the establishment of a small scale office land-use and is not anticipated to impact ongoing operation of Mareeba; b. Will be located within and include the redevelopment of an existing building within close proximity to the town centre core precinct; c. Does not include Community Facilities; and d. Will utilise an existing building and will incorporate additional landscaping elements to add to the vibrancy of the Mareeba community.
<b>PO7</b> Development does prejudice the future construction of the Mareeba Bypass.	<b>AO7</b> Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.	N/A	The site is not located on land affected by the Mareeba bypass element.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO8</b> Development integrates the following elements identified on the Mareeba local plan maps:</p> <ul style="list-style-type: none"> <li>(a) open space elements;</li> <li>(b) indicative collector roads as higher order road linkages;</li> <li>(c) indicative minor roads in a similar design as shown as mapped; and</li> <li>(d) possible connections as important road linkages between developments.</li> </ul>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<b>N/A</b>	The proposed development is not of a scale to require the provision of any of the matters listed in the performance outcome.
<p><b>PO9</b> Development integrates small-scale local retail centres that:</p> <ul style="list-style-type: none"> <li>(a) service the local neighbourhood; and</li> <li>(b) do not prejudice the ongoing operation of the Mareeba town centre.</li> </ul>	<p><b>AO9</b> No acceptable outcome is provided.</p>	<b>YES</b>	<p>The proposed development complies with the performance outcome as demonstrated below:</p> <ul style="list-style-type: none"> <li>(a) It will provide a new land use, associated with the Mareeba Hospital, which will service the residents of Mareeba and the surrounding area; and</li> <li>(b) Is not of scale to adversely impact ongoing operation of the Mareeba town centre.</li> </ul>
<b>IF IN THE STABLE PRECINCT</b>			
<p><b>PO10</b> Development does not involve a density of residential development that is likely to prejudice the ongoing use of land within the precinct for stables, having regard to the existing level of amenity.</p>	<p><b>AO10.1</b> Development does not result in a higher accommodation density than currently exists.</p>	<b>N/A</b>	The site is not located within the Stable Precinct.
	<p><b>AO10.2</b> Development does not result in the creation of any new lots.</p>	<b>N/A</b>	See AO10.1 above.
<b>IF IN THE MAREEBA AIRPORT PRECINCT</b>			
<p><b>PO11</b> Development does not prejudice the ongoing operations or future development intentions of the Mareeba Airport.</p>	<p><b>AO11</b> Development is limited to activities which have a direct association with aviation.</p>	<b>N/A</b>	The site is not located within the Mareeba Airport Precinct.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>IF IN THE TOWN CENTRE CORE PRECINCT</b>			
<b>PO12</b> Development is to be of a scale and form which complements the character of the precinct, having regard to: (a) building location; (b) building height; (c) interface with the street; and (d) scale of windows, doors and structural elements	<b>AO12</b> No acceptable outcome is provided.	<b>N/A</b>	The site is not located within the Town Centre Core Precinct.
<b>PO13</b> The character and style of buildings in the main street, including those representing the booming tobacco period of the 1950's and 1960's is maintained and protected.	<b>AO13.1</b> Buildings are re-used for new uses without alteration to their: (a) height; (b) width (at street frontage); (c) vertical or horizontal patterning; and (d) materials <i>Note: Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought</i>	<b>N/A</b>	See AO12 above.
	<b>AO13.2</b> Development on sites identified as building façade to be retained that retains the external (street facing) façade(s) of the building will qualify for a 10% reduction on car parking.	<b>N/A</b>	See AO12 above.
<b>IF IN THE TOWN CENTRE FRINGE PRECINCT</b>			
<b>PO14</b> Development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.	<b>AO14</b> No acceptable outcome is provided.	<b>N/A</b>	The site is not located within the Town Centre Fringe Precinct.
<b>IF IN THE NOXIOUS AND HAZARDOUS INDUSTRY PRECINCT</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO15</b> Appropriate provision is made for siting, managing and buffering uses in the Noxious and hazardous industry precinct to limit impacts on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul> <p><i>Note: A facility management plan can be prepared to demonstrate that the ongoing operation of the use will maintain compliance with this outcome.</i></p>	<p><b>AO15</b> No acceptable outcome is provided.</p>	<b>N/A</b>	The site is not located within the Noxious And Hazardous Industry Precinct.
<b>IF IN THE INDUSTRIAL PARK PRECINCT</b>			
<p><b>PO16</b> Development that attracts the public into the Industrial park precinct does not develop within the Industrial park precinct.</p>	<p><b>AO16</b> No acceptable outcome is provided.</p>	<b>N/A</b>	The site is not located within the Industrial Park Precinct.
<b>IF IN THE NORTHERN INVESTIGATION PRECINCT</b>			
<p><b>PO17</b> Development does not compromise the long term future urban intent of this precinct</p>	<p><b>AO17</b> No acceptable outcome is provided.</p>	<b>N/A</b>	The site is not located within the Northern Investigation Precinct.
<b>IF IN THE NORTH-EASTERN EXPANSION PRECINCT, SOUTH-EASTERN EXPANSION PRECINCT OR SOUTH-WESTERN EXPANSION PRECINCT</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO18</b> Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare.</p> <p><i>Note: Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.</i></p>	<p><b>AO18</b> No acceptable outcome is provided.</p>	<b>N/A</b>	The site is not located within the North-Eastern Expansion Precinct, South-Eastern Expansion Precinct or South-Western Expansion Precinct.
<p><b>PO19</b> Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.</p>	<p><b>AO19</b> No acceptable outcome is provided.</p>	<b>N/A</b>	See AO18 above.
<p><b>PO20</b> The road network is to be developed in a logical and sequential manner to provide for the coordinated development of the precinct.</p>	<p><b>AO20</b> No acceptable outcome is provided.</p>	<b>N/A</b>	See AO18 above.
<p><b>PO21</b> The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by:</p> <ul style="list-style-type: none"> <li>(a) being based on a street grid network;</li> <li>(b) having walkable block sizes;</li> <li>(c) providing safe, efficient and provides for the needs of all users;</li> <li>(d) having a high level of connectivity for all users; and</li> <li>(e) being linked to destinations such as shops, open spaces and schools.</li> </ul>	<p><b>AO21</b> No acceptable outcome is provided.</p>	<b>N/A</b>	See AO18 above.

### 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 MEASURES	COMPLIES	COMMENT
<b>FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT</b>			
<p><b>PO1</b> Development does prejudice the:</p> <p>(a) ongoing operation of an active 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM012a-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><b>AO1</b> Buildings and structures are setback from a 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>N/A</b>	The proposed development does not include boundary with an active or inactive 'Rail corridor'.
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<p><b>PO2</b> 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> No acceptable outcome is provided</p>	<b>N/A</b>	See PO1 above.
<p><b>PO3</b> 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> No acceptable outcome is provided</p>	<b>N/A</b>	See PO1 above.

**9.3.2.1 Application**

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

**9.3.2.2 Purpose**

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

9.3.2.3 Criteria for assessment

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

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT</b>			
<p><b>PO1</b> Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.</p>	<p><b>AO1.1</b> Buildings design does not incorporate:                      (a) Highly reflective materials such as high performance glass or untreated galvanised metals; or                      (b) Unrelieved, unpainted, or un-rendered finishes; or                      (c) Unarticulated concrete finishes; or                      (d) Unarticulated cladding systems; or                      (e) Fluorescent or iridescent paints; or                      (f) Use of a single colour or surface treatment</p>	<b>YES</b>	The proposed development does not include any of the listed critical and is therefore compliant with AO1.1.
<b>IF FOR SALES OFFICE</b>			
<p><b>PO2</b> A Sales Office is compatible with the built form, character, and amenity of the surrounding area, having regard to:                      (a) Duration of use;                      (b) Size and scale;                      (c) Intensity and nature of use;                      (d) Number of employees; and                      (e) Hours of operation.</p>	<p><b>AO2.1</b> The Sales Office is limited in its duration to a period of not greater than:                      (a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or                      (b) 6 months, where involving land or buildings that can be won as a prize.</p>	<b>N/A</b>	The proposed development does not include a Sales Office.
	<p><b>AO2.2</b> The Sales Office does not exceed 100m<sup>2</sup> gross floor area.  <i>Note: The Sales Office may be located within part of a Dwelling House, Dual Occupancy, or Multiple Dwelling for sale or that can be won as a prize.</i></p>	<b>N/A</b>	See AO2.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p><b>AO2.3</b> No more than 3 employees work within the Sales Office at any one time.</p>	N/A	See AO2.1 above.
	<p><b>AO2.4</b> The Sales Office does not operate outside of the hours of 8:00am to 6:00pm.</p>	N/A	See AO2.1 above.
<p><b>PO3</b> A Sales Office is located to be accessible to visitors.</p>	<p><b>AO3</b> The Sales Office is established at the entrance to: (a) The estate or stage of the estate where involving multiple properties or dwellings; or (b) The building or land where involving a single property or dwelling.</p>	N/A	See AO2.1 above.
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<b>VISUAL AMENITY AND CHARACTER</b>			
<p><b>PO4</b> Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) Air conditioning; (b) Refrigeration plant; (c) Mechanical plant; and (d) Refuse bin storage areas.</p>	<p><b>AO4</b> No acceptable outcome is provided.</p>	YES	The proposed development will incorporate screening to Mechanical plants and refuse bin storage areas.
<b>LOCATION AND SIZE</b>			
<p><b>PO5</b> Commercial activities are located and designed: (a) To be commensurate to the scale and nature of the land uses located and intended to be located in the immediate vicinity; and</p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	YES	Given the nature of the applicant as an in-home care provider, the proposed development has sought to be established within close proximity to the Mareeba Hospital, as a means to provide easy access between the two facilities by customers. In order to reduce any potential impacts to the amenity of the local residential

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>(b) Consistent with the intent of the activity centre hierarchy for Mareeba Shire.</p>			<p>area, the proposed development has been designed to retrofit the internal layout of the existing building as well as include external changes (i.e. rear car parking and access ramps) which are removeable in the event the site is to be used for residential activities once again in the future (see <b>Attachment 2</b>).</p> <p>The proposed development does not include a centre activity, nor is the site located in centre zone. As such, it will have no adverse impacts on the hierarchy of centres across the region.</p>
<b>IF FOR SERVICE STATION OR CAR WASH</b>			
<p><b>PO6</b> The site is of a suitable size, shape, and configuration to accommodate all aspects of the use, such as:</p> <ul style="list-style-type: none"> <li>(a) The building(s) and associated storage areas;</li> <li>(b) Any ancillary activities;</li> <li>(c) Fuel delivery and service vehicles;</li> <li>(d) Vehicle access and onsite manoeuvrability; and</li> <li>(e) Landscaping.</li> </ul>	<p><b>AO6.1</b> The site has a:</p> <ul style="list-style-type: none"> <li>(a) Minimum area of 1,500m<sup>2</sup>; and</li> <li>(b) Minimum frontage of:               <ul style="list-style-type: none"> <li>(i) 30 metres to each road where the site is a corner site; or</li> <li>(ii) 40 metres otherwise.</li> </ul> </li> </ul>	<b>N/A</b>	The proposed development does not include a Service Station or Car Wash.
	<p><b>AO6.2</b> Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage.</p>	<b>N/A</b>	See AO6.1 above.
	<p><b>AO6.3</b> Bulk fuel storage tanks are situated on the site:</p> <ul style="list-style-type: none"> <li>(a) So that delivery trucks are standing wholly within the site when discharging fuel into the tanks; and</li> <li>(b) Ensuring that the movements of other vehicles is not restricted when fuel delivery occurs.</li> </ul>	<b>N/A</b>	See AO6.1 above.
	<p><b>AO6.4</b></p>	<b>N/A</b>	See AO6.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	Fuel pumps, car wash bays, and facilities including air and water points are: <ul style="list-style-type: none"> <li>(a) Orientated to minimise vehicle conflicts associated with manoeuvring on site; and</li> <li>(b) Located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site</li> </ul>		
<p><b>PO7</b> The use must provide for the collection, treatment, and disposal of all solid liquid wastes such that:</p> <ul style="list-style-type: none"> <li>(a) The off-site release of contaminates does not occur; and</li> <li>(b) There are no significant adverse impacts on the quality of surface water or ground water resources.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>See AO6.1 above.</p>

### 9.4.2.1 Application

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

### 9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
  - (a) complements the scale and appearance of the development;
  - (b) protects and enhances the amenity and environmental values of the site;
  - (c) complements and enhances the streetscape and local landscape character; and
  - (d) ensures effective buffering of incompatible land uses to protect local amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
  - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
  - (c) Landscaping treatments complement the scale, appearance and function of the development;
  - (d) Landscaping contributes to an attractive streetscape;
  - (e) Landscaping enhances the amenity and character of the local area;
  - (f) Landscaping enhances natural environmental values of the site and the locality;
  - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
  - (h) Landscaping provides shade in appropriate circumstances;
  - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
  - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

Table 9.4.2.3A – Landscaping Code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSMENT DEVELOPMENT</b>			
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p><i>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.</i></p>	<p><b>YES</b></p>	<p>The proposed development:</p> <ul style="list-style-type: none"> <li>(a) will include approximately 634.40m<sup>2</sup> of landscaping (56.89% of the site), inclusive of grassed areas. Refer to the Design Plans in <b>Attachment 2</b> for demonstration for compliance;</li> <li>(b) compliance can be conditioned;</li> <li>(c) will retain the existing significant vegetation and incorporate into landscaping areas along the boundaries; and</li> <li>(d) is not of scale or nature to require on-street landscaping.</li> </ul>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p><i>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip.</i></p>	<b>YES</b>	<p>The proposed development:</p> <ul style="list-style-type: none"> <li>(a) will include a 2 metres wide landscaping strip along the front boundary. Refer to Design Plan in <b>Attachment 2</b> for demonstration of compliance;</li> <li>(b) will include a 1.5 metres wide landscaping strip along the side and rear boundary, with the exception of areas used for vehicle manoeuvring area. Refer to Design Plan in <b>Attachment 2</b> for demonstration of compliance;</li> <li>(c) Compliance can be conditioned.</li> </ul>
<p><b>PO3</b> Development includes landscaping and fencing alongside and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments alongside and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	<b>YES</b>	<p>Given the location of the existing point of access from Lloyd Street, a full 1.5 metre wide landscaping strip along the southern boundary is not possible and will render the driveway unusable. As such, the proposed development will include a 1.5m wide landscaping strip (where vehicle manoeuvring area do not prevent this) and retain the existing 1.8-metre-high fencing along the southern boundary in accordance with Table 9.4.2.3B.</p>
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips alongside and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	<b>YES</b>	<p>Compliance can be conditioned.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<b>YES</b>	See AO3.2 above.
<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>:               <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <p><i>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.</i></p>	<b>N/A</b>	The proposed development does not include more than 12 or more parking spaces or a car parking area in excess of 500m <sup>2</sup> .
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<b>N/A</b>	See AO4.1 above.
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species</p>	<b>YES</b>	See AO3.2 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	<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>YES</b>	See AO3.2 above.
<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>YES</b>	See AO3.2 above.
	<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>YES</b>	See AO3.2 above.
	<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 along any boundary.	<b>N/A</b>	The proposed development does not adjoin an electricity substation boundary.
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<b>PO7</b> Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth;	<b>AO7</b> No acceptable outcome is provided.	<b>YES</b>	Compliance can be conditioned.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.			

#### 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 MEASURES	COMPLIES	COMMENT
<b>FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT</b>			
<b>CAR PARKING SPACES</b>			
<p><b>PO1</b> Development provides sufficient car parking to 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><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p><i>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</i></p>	<b>YES</b>	<p>According to Table 9.4.3.3B in the Parking and Access Code, the site i.e., the proposed development, is required to provide 1 space per 25m<sup>2</sup> of GFA which equates to the need for five (5) spaces (104m<sup>2</sup> /25 = 4.16 or rounded to 5). The site provides a total of 5 on-site car parking spaces (see <b>Attachment 2</b>) and is therefore compliant with Table 9.4.3.3B.</p>
<b>VEHICLE CROSSOVERS</b>			
<p><b>PO2</b> 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> </ul>	<p><b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<b>N/A</b>	<p>The proposed development does not include a new access point/crossover.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	N/A	The development site does not include two or more road frontages.
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	N/A	The proposed development does not include any of the uses outlined in Table 9.4.3.3E.
<b>PO3</b> Access, maneuvering 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, maneuvering and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	YES	The proposed development will provide, as outline din the Design Plans prepared by Life Design Consultants (See <b>Attachment 2</b> ) a 150mm thick permeable paving, for the driveway and parking area. A standard 150mm concrete access way will be provided for the access to Lloyd Street.
<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.	YES	Per the advice from the project architect, all vehicle parking spaces have been designed in accordance with AS2890.1 and AS2890.6. Compliance can also be conditioned.
	<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.	YES	See AO4.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p><b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<b>YES</b>	The proposed development includes pedestrian entries and ramps within close proximity to the front of the site and rear car parking, given the relatively small overall size of the existing structure.
	<p><b>AO4.4</b> Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.</p>	<b>YES</b>	<p>The proposed development includes a parking area which:</p> <ul style="list-style-type: none"> <li>(a) is located at the rear of the existing building;</li> <li>(b) is visible from Lloyd Street via the existing driveway;</li> <li>(c) is setback behind the main building line; and</li> <li>(d) See (a) above.</li> </ul>
<b>SITE ACCESS AND MANOEUVRING</b>			
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) ensure the safety and efficiency of the external road network;</li> <li>(b) ensure the safety of pedestrians;</li> <li>(c) provide a functional and convenient layout; and</li> <li>(d) accommodate all vehicles intended to use the site.</li> </ul>	<p><b>AO5.1</b> Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> <li>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</li> <li>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul> <p><i>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</i></p>	<b>N/A</b>	The proposed development does not include a new access point/crossover.
	<p><b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<b>N/A</b>	See AO5.1 above.
	<p><b>AO5.3</b></p>	<b>N/A</b>	See AO5.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	Vehicular access is located and designed so that all vehicles enter and exit 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>N/A</b>	See AO5.1 above.
<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 (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; and (e) in the Rural zone, avoids environmental degradation.	<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>N/A</b>	The proposed development is not for 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 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>N/A</b>	See AO6.1 above.
	<b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	<b>N/A</b>	The proposed development does not include any internal roads.
	<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>N/A</b>	See AO6.3 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p><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.</p>	<p><b>N/A</b></p>	<p>See AO6.3 above.</p>
	<p><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.</p>	<p><b>N/A</b></p>	<p>See AO6.3 above.</p>
	<p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	<p><b>N/A</b></p>	<p>The proposed development is not for an energy/infrastructure or rural activity.</p>
<b>SERVICING</b>			
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	<p><b>ALTERNATIVE SOLUTION SOUGHT</b></p>	<p>The proposed development does not include new service vehicles areas, and the existing site does not allow for service vehicles to exit in a forward gear. The proposed development will require only very minimal number of deliveries by service vehicles (only needed when office equipment needs to be taken to/from the site, of which can be done outside of main business hours)). Additionally, given the sight distances available on and the low speed/volume of traffic that utilise Lloyd Street, the occasional 'reverse out' manoeuvre by a small service vehicle (outside of key business hours) is unlikely to cause any safety or efficiency impacts on Lloyd Street.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	<b>YES</b>	See AO7.1 above.
	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	<b>YES</b>	See AO7.1 above.
<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>YES</b>	Compliance can be conditioned
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	<b>YES</b>	See AO8.1 above.
<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:	<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>N/A</b>	The proposed development does not include a land-use listed within <b>Table 9.4.3.3D</b>
	(a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	<b>N/A</b>
<b>IF FOR EDUCATIONAL ESTABLISHMENT OR CHILD CARE CENTRE WHERE INVOLVING MORE THAN 100 VEHICLE MOVEMENTS PER DAY OR RENEWABLE ENERGY FACILITY, SPORT AND RECREATION ACTIVITIES, OR TOURIST PARK.</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>P10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p><b>AO10</b> 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>N/A</b></p>	<p>The proposed development is not for an educational establishment or childcare centre.</p>
<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>			
<p><b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p><b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> <li>(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>YES</b></p>	<p>The proposed development is not for an educational establishment, childcare centre, renewable energy facility, sport and recreation activities, or tourist park.</p>

**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.

9.4.5.3 Criteria for assessment

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

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT</b>			
<b>WATER SUPPLY</b>			
<p><b>PO1</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul>	<b>YES</b>	Refer to <b>Section 5.4.1</b> of the Planning Report which demonstrates that the proposed development will connect to Council’s reticulated water network. Compliance can also be conditioned.
	<p><b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	<b>N/A</b>	See AO1.2 above.
<b>WASTEWATER DISPOSAL</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<b>YES</b>	Refer to <b>Section 5.4.2</b> of the Planning Report which demonstrates that the proposed development will connect to Council’s reticulated sewer network. Compliance can also be conditioned.
	<p><b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<b>N/A</b>	See AO2.2 above.
<b>STORMWATER INFRASTRUCTURE</b>			
<p><b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<b>YES</b>	Refer to <b>Section 5.4.4</b> of the Planning Report which demonstrates that the proposed development will connect to Council’s stormwater network. Compliance can also be conditioned.
	<p><b>AO3.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> </ul>	<b>YES</b>	See AO3.2 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		
<b>ELECTRICITY SUPPLY</b>			
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity.</p>	<p><b>AO4</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.</p>	<b>YES</b>	Refer to <b>Section 5.4.3</b> of the Planning Report which demonstrates that the proposed development will connect to electricity supply network. Compliance can also be conditioned.
<b>TELECOMMUNICATIONS INFRASTRUCTURE</b>			
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure.</p>	<p><b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<b>YES</b>	Refer to <b>Section 5.4.3</b> of the Planning Report which demonstrates that the proposed development will connect to telecommunication services. Compliance can also be conditioned.
<b>EXISTING PUBLIC UTILITY SERVICES</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><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.</p>	<p><b>YES</b></p>	<p>The proposed development can/will rectify any damage that MAY occur to Council infrastructure during the construction process. Compliance can also be conditioned.</p>
<b>EXCAVATION OR FILLING</b>			
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p><b>N/A</b></p>	<p>The proposed development does not involve the excavation or fill of the site, outside of general smoothing as part of site preparation.</p>
	<p><b>AO7.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p><b>N/A</b></p>	<p>See AO7.1 above.</p>
	<p><b>AO7.3</b> Earthworks batters:</p> <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>N/A</b></p>	<p>See AO7.1 above.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p><b>AO7.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	<b>N/A</b>	See AO7.1 above.
	<p><b>AO7.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<b>N/A</b>	See AO7.1 above.
	<p><b>AO7.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<b>N/A</b>	See AO7.1 above.
	<p><b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<b>N/A</b>	See AO7.1 above.
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<b>TRANSPORT NETWORK</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<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>	<b>N/A</b>	The proposed development does not include the construction of any new roads.
	<p><b>AO8.2</b></p> <p>Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	<b>YES</b>	Lloyd Street is identified on Councils road hierarchy as an Access Road which per Table D1.1 of the FNQROC Development Manual, is required to provide a footpath on one (1) side to the carriageway. Lloyd Street already include a footpath on the northern side of the carriageway way and so no new footpath is required.
<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>	<b>N/A</b>	The proposed development does not include any public infrastructure.
<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> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development,</li> </ul>	<p><b>AO10.1</b></p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the</li> </ul>	<b>N/A</b>	Please see <b>Section 5.4.5 and 5.4.6</b> of the Planning Report for commentary on why stormwater quality is not required for the Operational phase.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>including upstream, on-site 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>(f) maximise community benefit; and</p> <p>(g) minimise risk to public safety.</p>	<p>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>(ii) erosion control;</p> <p>(iii) sediment control; and</p> <p>(iv) water quality outcomes.</p>		
	<p><b>AO10.2</b></p> <p>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;</p> <p>(b) is consistent with any local area stormwater water management planning;</p> <p>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>(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>N/A</b></p>	<p>See AO10.1 above.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>The proposed development does not include the installation of on-site stormwater detention.</p>
<p><b>EXCAVATION OR FILLING</b></p>			
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p><b>N/A</b></p>	<p>The proposed development does not involve the excavation or fill of the site, outside of general smoothing as part of site preparation.</p>
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> <li>(a) within peak traffic times; and</li> <li>(b) before 7am or after 6pm Monday to Friday;</li> <li>(c) before 7am or after 1pm Saturdays; and</li> <li>(d) on Sundays or Public Holidays.</li> </ul>	<p><b>N/A</b></p>	<p>See AO12.1 above.</p>
<p><b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p><b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.</p>	<p><b>N/A</b></p>	<p>See AO12.1 above.</p>
	<p><b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p><b>N/A</b></p>	<p>See AO12.1 above.</p>
	<p><b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p><b>N/A</b></p>	<p>See AO12.1 above.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity; and</li> <li>(d) privacy of adjoining premises.</li> </ul>	<p><b>AO14</b> Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> <li>(a) must follow as close as possible to the existing contours;</li> <li>(b) be contained within the premises and not the road reserve, and</li> <li>(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.</li> </ul>	<p><b>N/A</b></p>	<p>See AO12.1 above.</p>
<p><b>WEED AND PEST MANAGEMENT</b></p>			
<p><b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p><b>AO15</b> No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>The proposed development does not occur within a vacant site and no vegetation is to be removed prior to works.</p>
<p><b>CONTAMINATED LAND</b></p>			
<p><b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p><b>AO16</b> Development is located where:</p> <ul style="list-style-type: none"> <li>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</li> <li>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</li> </ul>	<p><b>YES</b></p>	<p>To the best of Urban Sync’s knowledge, the site is not located on the Environmental Management or Contaminated Land Registers.</p>
<p><b>FIRE SERVICES IN DEVELOPMENTS ACCESSED BY COMMON PRIVATE TITLE</b></p>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.</p>	<p><b>N/A</b></p>	<p>The proposed development does not include any new firefighting infrastructure or development assessed by common private title.</p>
	<p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p><b>N/A</b></p>	<p>See AO17.1 above.</p>