

John & Kristal Parker  
6 Joan Crescent  
MAREEBA QLD 4880

25th July 2017

Chief Executive Officer  
Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880



**Attn: Brian Millard/Carl Ewin**

Dear Sir,

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DUAL OCCUPANCY (DUPLEX)  
LOT 15 ON SP291992  
SITUATED AT 4 COLLINS COURT, MAREEBA**

**Preamble**

Presented to you is a development application for Material Change of Use - Dual Occupancy (Duplex) over land described as Lot 15 on SP291992, situated at 4 Collins Court, Mareeba ("the site"). This application comprises IDAS Form 1, development plans, and a planning report, including development code document addressing the relevant assessment benchmarks of the Mareeba Shire Council Planning Scheme - July 2016 ("the planning scheme").

The site is regular in shape with a total area of 800m<sup>2</sup> and is zoned Low density residential under the planning scheme. The site remains unimproved and is serviced by all urban services. The Tables of Assessment for the Low density residential zone make dual occupancy development on lots less than 1,000m<sup>2</sup> in area Code Assessable development.

**The Proposed Development**

The proposed development is for a material change of use to accommodate the construction of a dual occupancy unit development on the site, in particular, a 1 x 2 bedroom unit and a 1 x 3 bedroom unit. Unlike conventional unit developments, this development will have the appearance of a conventional dwelling when viewed from Collins Court (refer to plans in **Attachment 2**) with the fire rated 'party' wall straight through the centre of the structure. The combined gross floor area of the unit development is 302m<sup>2</sup>.

When viewed from Collins Court, the development will quite literally have the appearance of a single dwelling with twin single roller doors. Only one entranceway will be visible from Collins Court with the entrance door to the second smaller unit situated on the southern side of the development. The larger unit will contain 3 bedrooms, ensuite bathroom/toilet, main bathroom/toilet, kitchen with walk-in pantry, storeroom, lounge/living room and private patio. The smaller unit will comprise 2 bedrooms, one bathroom/toilet, kitchen, storeroom, lounge/living room and private patio. The two

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CAN BE FOUND ON **PHYSICAL FILE**

LOCATION PLANNING

patios will be situated on opposite sides of the building to maximise privacy and both units will be provided with half of the back yard as private open space which is proposed to be separated by fencing. Wall mounted clothes drying lines will be sited in proximity to each unit's patio area.

Boundary treatment will include 1.8 metre high Colorbond fencing along the northern, southern and western site boundaries, while a 1 metre wide landscape strip is proposed along the entire eastern or front boundary (excluding access driveway).

Each unit will be provided with a single lockable garage which will be accessed via a 5-6 metre wide common driveway, similar to that of a conventional dwelling. Visitor parking will be achievable for both units in front of their respective garages in a tandem arrangement.

The development will be connected to all available services which will include separate water meters. Domestic garbage bins will be provided and will be collected by Council.



*The site*

### ***Referral Agencies***

The site is situated within an urban area and is free from slope, vegetation and watercourse constraints. The site does not adjoin any State infrastructure. After review of the *Planning Regulation 2017*, the development application does not trigger referral to any referral agencies.

### ***State Planning Framework***

Both the FNQ Regional Plan and the State Planning Policy are adequately reflected within the planning scheme, therefore separate assessment against these State instruments is not required.

***Mareeba Shire Council Planning Scheme - July 2016***

The proposed development is code assessable against the planning scheme. The following codes are relevant to the assessment of the application:

- 6.2.6 Low density residential zone code;
- 9.3.1 Accommodation activities code;
- 9.4.2 Landscaping code;
- 9.4.3 Parking and access code; and
- 9.4.5 Works, services and infrastructure code

**Attachment 3** contains a detailed assessment of the proposed development against the assessment benchmarks contained in the above codes. In most cases, the development complies or can be reasonably conditioned to comply with the relevant acceptable outcomes (AO's). Where the development cannot comply with the codes AO's, it is considered the development, in its current form and scale, can still achieve compliance with the corresponding performance outcomes (PO's). Any non-compliance with AO's is discussed in detail in the attached code document.

***Infrastructure Charges/Contributions***

It is requested that infrastructure charges/contributions be waived for the proposed dual occupancy development for the following reasons:

- If the site was 200m<sup>2</sup> larger (1,000m<sup>2</sup>), the development could potentially be self-assessable which would not attract infrastructure charges; and
- Despite not meeting the 1,000m<sup>2</sup> lot size requirement, the development does comply with the maximum accommodation density requirement of 1 dwelling per 400m<sup>2</sup> of site area (Table 6.2.6.3B of the Low density residential zone code).

***Conclusion***

The proposed dual occupancy development represents an efficient use of the site, and when completed, will not be inconsistent in scale and appearance of other dwellings on Collins Court. The development will benefit the wider community by helping to fill a shortfall in affordable rental accommodation in the Mareeba Township.

Dual occupancy development is considered an accepted land use within the Low density residential zone and given the lack of conflict with the aforementioned development codes, it is hoped that this development application will be considered favourably by Council and approved subject to reasonable and relevant conditions only. Further, it is requested that a copy of any draft conditions be forwarded to us with sufficient time for review prior to the issue of a Decision Notice. Should you require any further information, please contact John or Kristal Parker on the below telephone numbers.

Yours faithfully,



**John & Kristal Parker**  
**0429794984 or 0437731683**

**ATTACHMENT 1**  
**IDAS FORM 1**

# DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, 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)	Kristal and John Parker
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	6 Joan Crescent.
Suburb	MAREEBA.
State	Queensland
Postcode	4880
Country	
Contact number	0437 731 683 / 0429 794 984
Email address (non-mandatory)	kristal_mulla@hotmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

### 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
		4	Collins Court	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	15	SP 291992	M.S.C
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. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

## 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application  
☐ Not required

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land:	
	Name of port authority for the lot:	
<input type="checkbox"/> 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="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	EMR site identification:	

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

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

*Note: Easement uses vary throughout Queensland and are to be identified 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):*

Duplex

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



## 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 DA Form 2 – Building work details

## Division 1 – Material change of use

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a 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)
Duplex - 1x2 Bedroom 1x3 Bedroom	Real Occupancy	2	22.32

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

☐ Yes

☒ No

## 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)

☐ Subdivision (complete 10))

☐ Dividing land into parts by agreement (complete 11))

☐ Boundary realignment (complete 12))

☐ Creating or changing an easement giving access to a lot from a construction 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)**

- ☐ Yes – specify number of new lots: \_\_\_\_\_
- ☐ No

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

\$ \_\_\_\_\_

**PART 4 – ASSESSMENT MANAGER DETAILS****15) Identify the assessment manager(s) who will be assessing this development application**

M S C.

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

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

**PART 5 – REFERRAL DETAILS****17) Do any aspects of the proposed development require referral for any referral requirements?***Note. A development application will require referral if prescribed by the Planning Regulation 2017.*

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

**Matters requiring referral to the chief executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have 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"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <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 – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b> <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b> <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
<b>Matters requiring referral to the chief executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works, or development in a coastal management district

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

**PART 6 – INFORMATION REQUEST****19) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

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 – the yellow local government/private certifier's 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

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 EM941) 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 "EM941" 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 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

☒ No

*Note: See [www.justice.qld.gov.au](http://www.justice.qld.gov.au) for further information.*

**Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

**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 conservation**

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

☐ Yes

☒ No

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

**Water resources**

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

*Note: DA templates are available from [www.dilqp.qld.gov.au](http://www.dilqp.qld.gov.au).*

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

### 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 Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.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 and Heritage Protection at [www.ehp.qld.gov.au](http://www.ehp.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.dews.qld.gov.au](http://www.dews.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.ehp.qld.gov.au](http://www.ehp.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.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

### Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

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

23.15) 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

**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 *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 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 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*

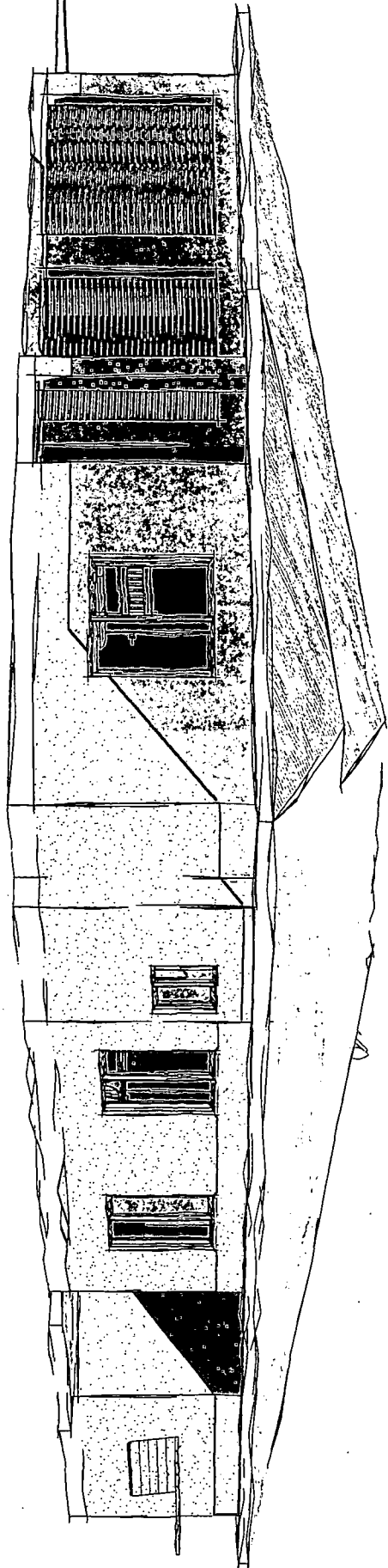
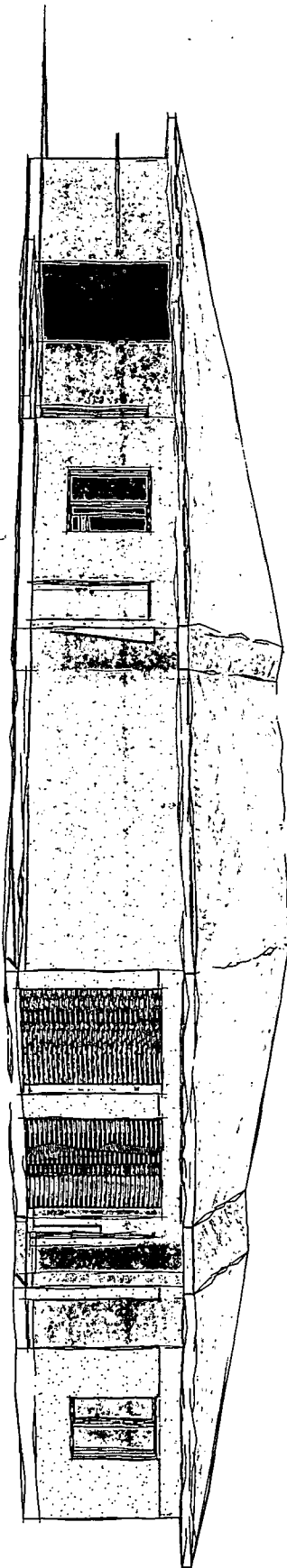
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.



**ATTACHMENT 2  
DEVELOPMENT PLANS**

## Perspective 1



-Project Number: 22  
-Drawing Title: PERSPECTIVE VIEWS  
-Scale: AT A3  
-Sheet Number: A-01 | A

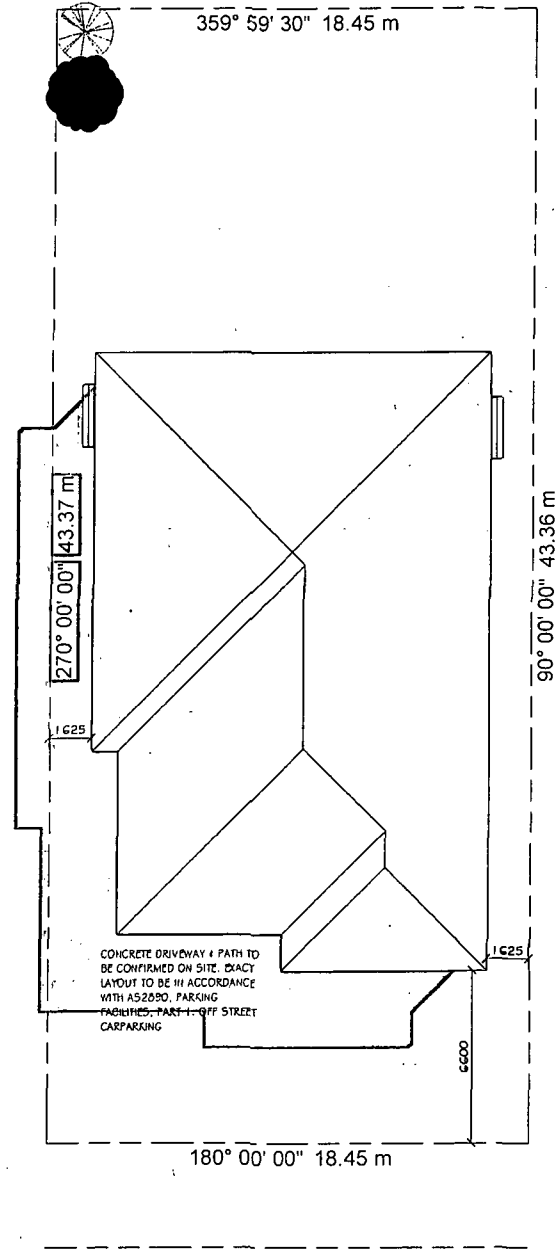
**NOTE**  
NO SEWER PLAN AVAILABLE AT TIME OF DRAWING.  
VERIFY ON SITE PRIOR TO CONSTRUCTION.  
MAX 500kPa WATER PRESSURE. OR INSTALL PRESSURE  
LIMITING DEVICE

**SITE NOTES**

LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF  
HOUSE SEWER & STORMWATER. CONFIRM ALL FALLS  
PRIOR TO CONSTRUCTION.  
CLIENT TO PROVIDE SKETCH PLAN SHOWING ANY  
FUTURE ALTERATIONS, EXTENSIONS, SWIMMING  
POOLS, ETC. SO HOUSE SEWER & STORMWATER CAN  
BE ALIGNED TO ACCOMMODATE REQUIREMENTS.  
ALL PLUMBING & DRAINAGE WORK SHALL BE IN  
ACCORDANCE WITH SEWERAGE AND WATER SUPPLY  
ACT 1949-1982, ASSOCIATED AMENDMENTS &  
RELEVANT AUSTRALIAN STANDARDS.  
ALL WATER TO BE DRAINED AWAY FROM BUILDING  
DURING & AFTER CONSTRUCTION & TO COMPLY WITH  
AS 2870 'RESIDENTIAL SLABS & FOOTINGS'.  
FINISHED SLAB LEVEL TO BE MINIMUM 250mm ABOVE  
FINISHED GROUND LEVEL.  
ALL EARTHWORKS TO COMPLY WITH AS 3798-1996  
'GUIDELINES ON EARTHWORKS FOR COMMERCIAL &  
RESIDENTIAL DEVELOPMENTS'.

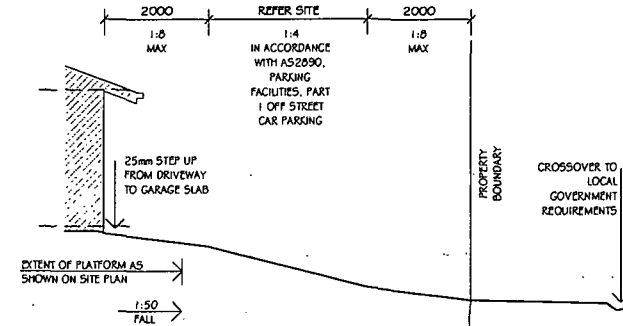
ALL EXISTING VEGETATION ON THE PROPERTY WITHIN  
THE FOOTPRINT OF THE PROPOSED RESIDENCE AND/OR  
WITHIN A RECOMMENDED SAFE DISTANCE FROM THE  
PROPOSED RESIDENCES FOOTINGS ARE TO BE  
REMOVED WELL PRIOR TO CONSTRUCTION TO ALLOW  
THE SOILS MOISTURE CONDITIONS TO RETURN TO A  
STATE OF EQUILIBRIUM

DEPRESSIONS FORMED BY THE REMOVAL OF  
VEGETATION & ALL DISTURBED WEAKEND SOIL SHOULD  
BE CLEANED OUT & BACKFILLED WITH COMPACTED  
SELECT FILL



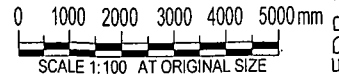
**GENERAL NOTES**

- REFER SITE PLANS FOR LOCATION, SETOUT AND ACTUAL LEVELS OF BUILDINGS. CONFIRM PRIOR TO EXCAVATION.
- CONTRACTOR TO CHECK ON SITE ALL DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
- ALL DIMENSIONS ARE TO GRID LINES, FACE OF BLOCKWORK/BRICKWORK, FACE OF STUD OR CENTRELINE OF COLUMNS, U.N.O.
- CONTRACTOR TO CO-ORDINATE ALL SERVICES, PENETRATIONS AND STRUCTURE PRIOR TO CONSTRUCTION AND INFORM THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION/FABRICATION
- RAMPS, STAIRS, AND PATHWAYS/APRONS TO COMPLY WITH AS1428.1 (2009).
- WHERE A TRADE NAMED PRODUCT IS SPECIFIED IN THESE DOCUMENTS, IT IS TO BE CONSIDERED AS, 'OR EQUIVALENT TO APPROVAL OF CONTRACT ADMINISTRATOR.'



DRIVEWAY SLOPE DETAIL

LOT NUMBER: ??  
RP NUMBER: ??  
PARISH: ??  
COUNTY: ??  
SITE AREA: ??



ISSUES/REVISIONS

NO.	DESCRIPTION	DATE

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SCALE FROM THE DRAWING. THE CONTRACTOR &  
HIS/HER SUB-CONTRACTORS ARE TO VERIFY  
DIMENSIONS ON SITE PRIOR TO SHOP  
DRAWINGS OR COMMENCING MANUFACTURE.  
THE CONTRACTOR IS TO ANNOUNCE ANY  
DISCREPANCIES TO THE DESIGNER WHICH MAY  
BE FOUND IN THIS DRAWING PRIOR TO

-Drawn By: Edr  
-Project Type: ??  
-Client Name: ??  
-Project Address: ??

-Project Number: ??  
-Drawing Title: SITE PLAN  
-Scale: AT A3  
-Sheet Number: A-04

### Floor Area

Unit 2 Living	132 m <sup>2</sup>
Unit 1 Living	95.4 m <sup>2</sup>
Unit 2 Garage	25.4 m <sup>2</sup>
Unit 1 Garage	23.1 m <sup>2</sup>
Unit 2 Patio	14.2 m <sup>2</sup>
Unit 1 Patio	12.2 m <sup>2</sup>
	302.3 m <sup>2</sup>

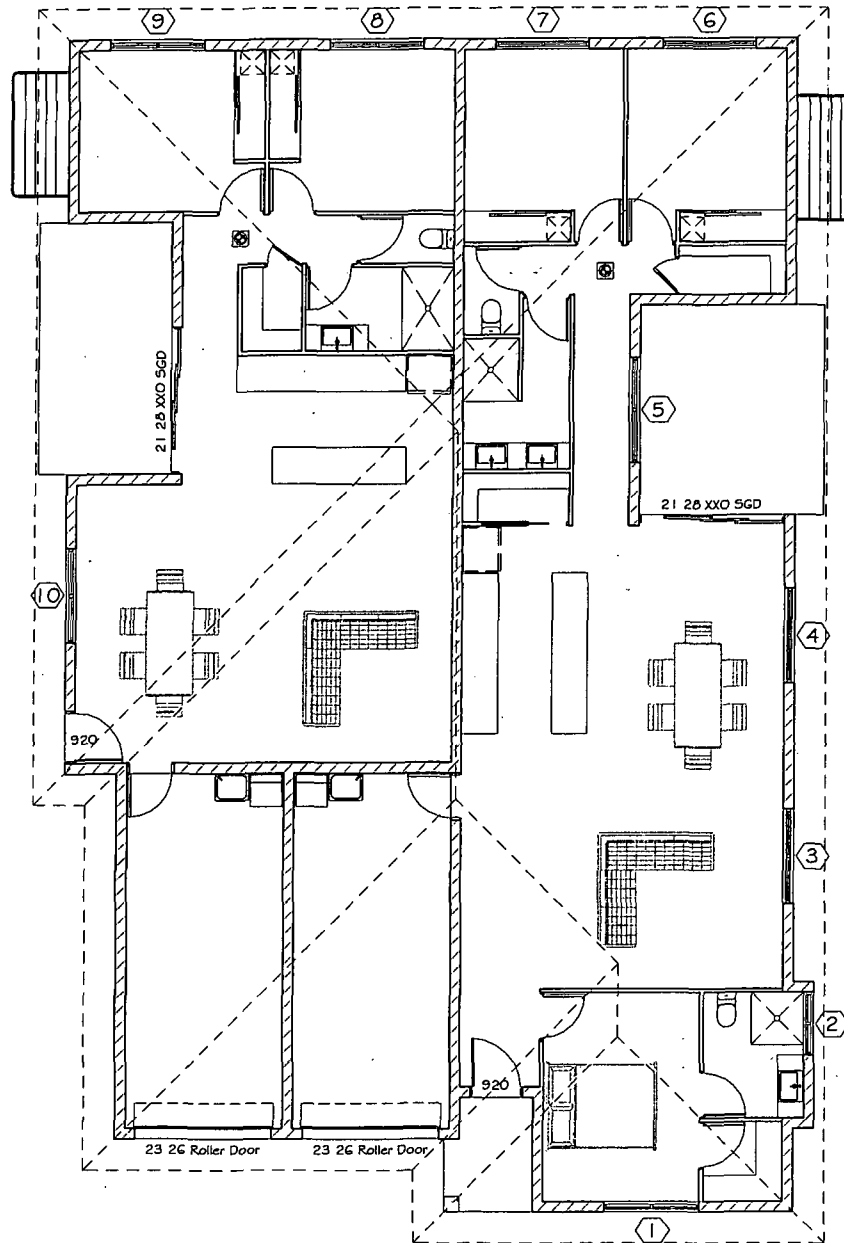
### Window Schedule

No.	Ht	Wd	Description
1	1500	1800	XO SLIDING GLASS WINDOW
2	800	1200	XO SLIDING GLASS WINDOW LAM OBS
3	1500	1800	XO SLIDING GLASS WINDOW
4	1500	1800	XO SLIDING GLASS WINDOW
5	1500	2000	XO SLIDING GLASS WINDOW
6	1500	1800	XO SLIDING GLASS WINDOW
7	1500	1800	XO SLIDING GLASS WINDOW
8	1500	1800	XO SLIDING GLASS WINDOW
9	1500	1800	XO SLIDING GLASS WINDOW
10	1500	1800	XO SLIDING GLASS WINDOW

### Keynote Legend

Key Value      Keynote Text

Ground Floor  
SCALE 1 : 100



### ELEVATION KEY

### GENERAL JOINERY NOTES & STANDARDS

CHECK ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

CONTRACTOR TO REPORT ANY DISCREPANCIES (ON DRAWING OR ON SITE) BEFORE COMMENCING OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

SPECIFIED PROPRIETARY ITEMS DOES NOT IMPLY PREFERENCE FOR THE ITEM INDICATED, BUT IDENTIFIES THE MINIMUM PROPERTIES REQUIRED FOR SUCH ITEMS. ANY SUBSTITUTIONS ARE BY APPROVAL ONLY

CONFIRM NOMINATED APPLIANCES' MANUFACTURER'S RECOMMENDATIONS, SPECIFICATION, REQUIRED SPATIAL REQUIREMENTS AND INSTALLATION REQUIREMENTS WHERE SPECIFIED AS PART OF JOINERY UNIT AND / OR LOCATED ADJACENT TO - REFER JOINERY DRAWINGS AND FLOOR PLAN

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT FITS IN ALLOCATED SPACINGS, AND TO ADVISE AND ACCOUNT FOR ADJUSTMENTS FOR APPROVED SUBSTITUTIONS

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT THAT REQUIRE POWER, WATER AND/OR WASTE ARE CORRECTLY PROVIDED

EDR BUILDING DESIGNS PO BOX 1330 ATHONTON QLD 4883 40954875 ABN: 75 121 588 052 OBSA: 104 2586 www.edrconcepts.com.au

PLEASE NOTE - SUBSTITUTION, VARIATION OR MODIFICATION TO THE ORIGINAL DESIGN OR STRUCTURAL MEMBERS WILL VOID EDR BUILDING DESIGNS OF ANY RESPONSIBILITIES TO THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

ISSUES/REVISIONS	



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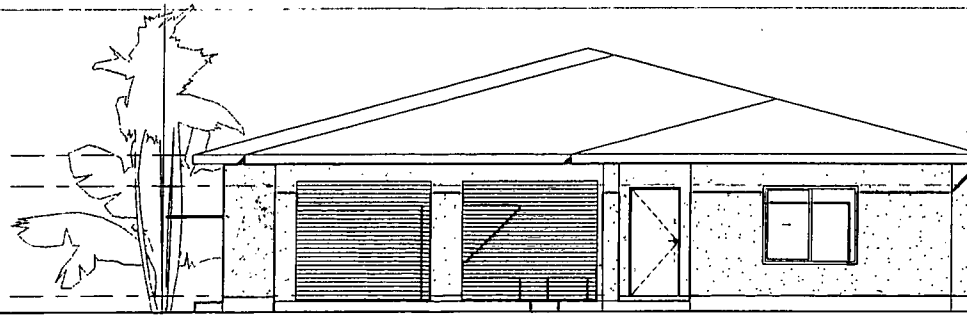


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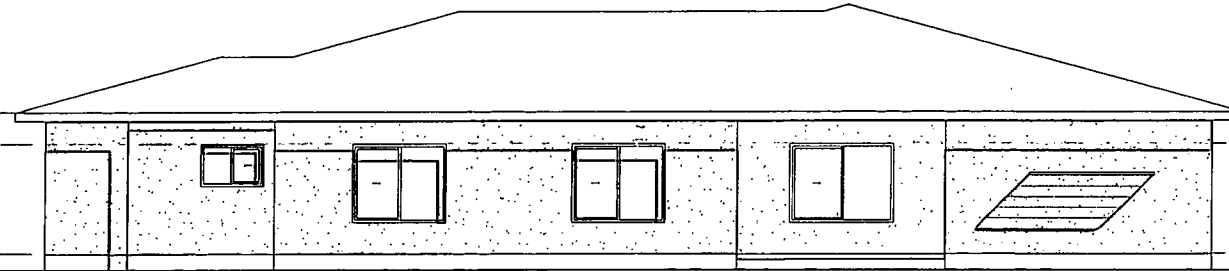
-Drawn By: Edr  
-Project Type: ??  
-Client Name: ??  
-Project Address: ??

-Project Number: ??  
-Drawing Title: FLOOR PLAN  
-Scale: AT A3  
-Sheet Number: A-05 |

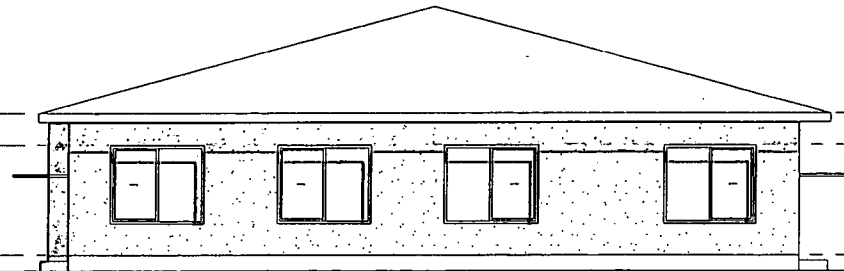
TYP O/H = 600mm ROOF PITCH 15°



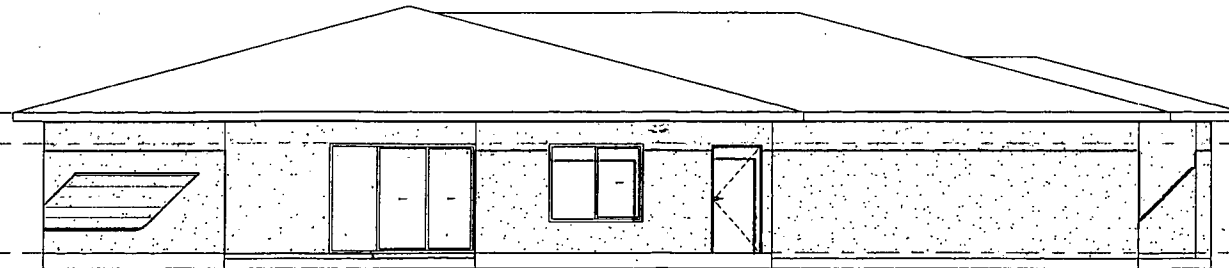
Elevation 1



Elevation 2



Elevation 3



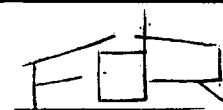
Elevation 4

ISSUES/REVISIONS


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DRAWINGS OR COMMENCING MANUFACTURE.  
THE CONTRACTOR IS TO ANNOUNCE ANY  
DISCREPANCIES TO THE DESIGNER WHICH MAY  
BE FOUND IN THIS DRAWING PRIOR TO  
COMMENCEMENT OF WORK.

-Drawn By: Edr  
-Project Type: ??  
-Client Name: ??  
-Project Address: ??

-Project Number: ??  
-Drawing Title: ELEVATIONS  
-Scale: AT A3  
-Sheet Number: A-07 |

**ATTACHMENT 3**  
**MSCPS DEVELOPMENT CODE ASSESSMENT**

**Assessment of application against relevant Development Codes****6.2.6 Low density residential zone code****6.2.6.1 Application**

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

**6.2.6.2 Purpose**

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) Mareeba Shire Council's purpose of the Low density residential zone code is to:
- (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
  - (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
  - (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;
  - (b) In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;
  - (c) High quality Residential care facilities and Retirement facilities are located on larger sites;
  - (d) Development provides for an efficient land use pattern and is well connected to other developments;
  - (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
  - (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;
  - (g) 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;
  - (h) Development reflects and enhances the existing low density scale and character of the area;
  - (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
  - (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
  - (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;
  - (l) Development takes account of the environmental constraints of the land; and



- (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.

### 6.2.6.3 Criteria for assessment

**Table 6.2.6.3A—Low density residential zone code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Height</b>			
<b>PO1</b> Building height takes into consideration and respects the following: <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>	<b>AO1</b> Development has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	Complies - Building height does not exceed 8.5 metres and is single storey.
<b>Outbuildings and residential scale</b>			
<b>PO2</b> Domestic outbuildings: <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 Low-density residential zone.</li> </ul>	<b>AO2</b> Domestic outbuildings do not exceed: <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>	n/a	Not applicable - The development does not include a domestic outbuilding.
<b>Siting, where not involving a Dwelling house</b>			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
<b>PO3</b>	<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>	✓	Complies - Front setback is 6.6 metres The site does not contain a secondary road frontage.
	<b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Complies with PO3	The proposed use is for dual occupancy which is technically not a dwelling house (as defined in the MSCPS).  The development achieves a setback of

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) 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 and access to natural breezes; and</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with road corridors.</li> </ul>			<p>just 1.625 metres from either side boundary.</p> <p>Despite not complying with the setbacks mentioned in AO3.2, the setbacks achieved are not unreasonable and are in excess of the standard QDC 1.5 metre side and rear setbacks. The development is considered to comply with PO3.</p>
<b>Accommodation density</b>			
<p><b>PO4</b> The density of Accommodation activities:</p> <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>	<p><b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with <b>Table 6.2.6.3B</b>.</p>	✓	Complies - The proposed development achieves the acceptable outcome of 1 dwelling per 400m <sup>2</sup> of site area.
<b>Gross floor area</b>			
<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>	✓	Complies - GFA is approximately 302m <sup>2</sup> .
<b>For assessable development</b>			
<b>Building design</b>			
<p><b>PO6</b> Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> </ul>	<p><b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<p>✓ Complies with performance outcome</p>	<p>Only one of the proposed units has its entranceway facing Collins Court to somewhat hide the appearance of dual occupancy units and maintain the appearance of a conventional dwelling. The proposed design will provide an</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(e) encourage occupation of outdoor space.			attractive building façade which will not compromise the character of the street and is therefore considered to comply with PO6.
<b>PO7</b> Development complements and integrates with the established built character of the Low density residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	<b>AO7</b> No acceptable outcome is provided.	✓	Complies - the proposed development will be of a similar size and appearance of surrounding dwelling houses (refer to plans).
<b>Non-residential development</b>			
<b>PO8</b> Non-residential development is only located in new residential areas and: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire.	<b>AO8</b> No acceptable outcome is provided.	n/a	Not applicable - The proposed development is a residential land use.
<b>Amenity</b>			
<b>PO9</b> Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO9</b> No acceptable outcome is provided.	n/a	Not applicable - The proposed development is a residential land use.

<b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO10</b> No acceptable outcome is provided.	n/a	Not applicable - The proposed development is a residential land use.
--	---	-----	--

Table 6.2.6.3B—Maximum densities for Accommodation activities

Use	Maximum density
Dual occupancy	1 dwelling per 400m <sup>2</sup> of site area
Dwelling house	1 dwelling per lot
Multiple dwelling	(a) 1 dwelling per 400m <sup>2</sup> of site area; and (b) 1 bedroom per 200m <sup>2</sup> of site area.
Residential care facility	1 dwelling or accommodation unit per 250m <sup>2</sup> of site area.
Retirement facility	1 dwelling or accommodation unit per 400m <sup>2</sup> of site area

**9.3.1 Accommodation activities code****9.3.1.1 Application**

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

**9.3.1.2 Purpose**

- (1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  - Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
  - Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
  - Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
  - Accommodation activities do not compromise the viability of the hierarchy and network of centres; and
  - Accommodation activities are responsive to site characteristics and employ best practice industry standards.

**9.3.1.3 Criteria for assessment****Table 9.3.1.3A—Accommodation activities code – For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>All Accommodation activities, apart from Dwelling house</b>			
<b>PO1</b> Accommodation activities are located on a site that includes sufficient area: <ol style="list-style-type: none"> <li>to accommodate all buildings, structures, open space and infrastructure associated with the use; and</li> <li>to avoid adverse impacts on the amenity or privacy of nearby land uses.</li> </ol>	<b>AO1</b> Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B.	✓ Complies with performance outcome.	<p>The subject site has an area of 800m<sup>2</sup> and a frontage of 18.45 metres which is non-compliant with AO1 (1,000m<sup>2</sup>, 20 metre frontage). This is also the non-compliance that lifts the developments level of assessment from self to code.</p> <p>Despite the non-compliance, the 800m<sup>2</sup> site and reduced frontage provides sufficient area to accommodate all aspects of the development, including large areas of private open space.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			Given the design of the unit complex and proposed boundary treatments, the development is not likely to have a detrimental impact on adjoining properties and is considered to comply with PO1.
All Accommodation activities, apart from Tourist park and Dwelling house			
<b>PO2</b> Accommodation activities are provided with on-site refuse storage areas that are: <ul style="list-style-type: none"> <li>(a) sufficient to meet the anticipated demand for refuse storage; and</li> <li>(b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</li> </ul>	<b>AO2.1</b> A refuse area is provided that: <ul style="list-style-type: none"> <li>(a) includes a water connection;</li> <li>(b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and</li> <li>(c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.</li> </ul>	✓	Can be conditioned to comply. A single garbage bin will be provided for each unit.
All Accommodation activities, except for Dwelling house			
<b>PO3</b> Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.  Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	<b>AO3</b> The windows of habitable rooms: <ul style="list-style-type: none"> <li>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</li> <li>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: <ul style="list-style-type: none"> <li>(i) 2 metres at ground level; and</li> <li>(ii) 8 metres above ground level; or</li> </ul> </li> <li>(c) are treated with: <ul style="list-style-type: none"> <li>(i) a minimum sill height of 1.5 metres above floor level; or</li> <li>(ii) fixed opaque glassed installed below 1.5 metres; or</li> <li>(iii) fixed external screens; or</li> <li>(iv) a 1.5 metre high screen fence along the common boundary.</li> </ul> </li> </ul>	✓	Complies - 1.8 metre high fencing will be provided around the perimeter of the subject site. Overlooking will not be possible.
<b>PO4</b> Accommodation activities are provided with sufficient private	<b>AO4.1</b> Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C.		
	<b>AO4.2</b> Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D.	✓	Can be conditioned to comply. The back yard can be divided by fencing with each half providing more than the required 40m <sup>2</sup> of private open space. Both areas of private open space will be accessible by each units respective patio.
	<b>AO4.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✓	Complies - each unit will be provided with a wall mounted clothes line on each side of the building.
	<b>AO4.4</b> If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m <sup>2</sup> per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	✓	Complies - Each unit will contain a lockable garage which can be partly used as secure storage.



If for Caretaker's Accommodation			
<b>PO5</b> Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.  Note—Where Caretaker's Accommodation is assessable development additional assessment criteria are provided under "for assessable development".	<b>AO5.1</b> Only one caretaker's accommodation is established on the title of the non-residential use.	n/a	Not applicable.
	<b>AO5.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m <sup>2</sup> .	n/a	Not applicable.
If for Dwelling house			
<b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> <li>(a) not dominate the site;</li> <li>(b) remain subservient to the primary dwelling; and</li> <li>(c) be consistent with the character of the surrounding area;</li> </ul>	<b>AO6.1</b> The secondary dwelling is located within: <ul style="list-style-type: none"> <li>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</li> <li>(b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</li> </ul>	n/a	Not applicable.
	<b>AO6.2</b> A secondary dwelling has a maximum gross floor area of 100m <sup>2</sup> .	n/a	Not applicable.
If for Dual occupancy			
<b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> <li>(a) maximise opportunities for causal surveillance;</li> <li>(b) provide for separation between the two dwellings; and</li> <li>(c) provide activity and visual interest on both frontages.</li> </ul>	<b>AO7.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.	n/a	Not applicable - The subject site contains only one road frontage.
	<b>AO7.2</b> The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	✓	Complies.

Table 9.3.1.3B – Minimum site area and minimum site frontage

Use	Minimum site area	Minimum frontage
Dual occupancy	(a) 600m <sup>2</sup> in the Medium density residential zone; or (b) 1,000m <sup>2</sup> in the Low density residential zone; or (c) 600m <sup>2</sup> in the Centre zone.	20 metres
Home based business	600m <sup>2</sup>	-
Hostel	800m <sup>2</sup>	20 metres
Multiple dwelling	800m <sup>2</sup>	20 metres
Residential care facility	2,000m <sup>2</sup>	30 metres
Retirement facility	2,000m <sup>2</sup>	30 metres
Short-term accommodation	800m <sup>2</sup>	20 metres
Tourist park	1 hectare	50 metres
• Caravan and motor home sites	100m <sup>2</sup> including sufficient area for the parking of a motor vehicle.	10 metres to an internal road
• Tent sites	40m <sup>2</sup> including sufficient area for the parking of a motor vehicle.	6 metres to an internal road
• Cabin sites	130m <sup>2</sup> including sufficient area for the parking of a motor vehicle.	10 metres to an internal road

Table 9.3.1.3D – Private open space

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Caretaker's accommodation	As specified below.		
• Ground level	50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>• Provided as unobstructed area; and</li> <li>• Directly accessible from the main living area.</li> </ul>
• Above ground level	15m <sup>2</sup>	2.5 metres	<ul style="list-style-type: none"> <li>• Provided as a balcony.</li> </ul>
• Outdoor service court	5m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>• Provided for clothes drying</li> </ul>
Dual occupancy	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level.</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
Dwelling house	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level;</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
Home based business	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level;</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
Hostel	As specified below.		
• Ground level	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• 20% shaded; and</li> <li>• Directly accessible from the main living area.</li> </ul>
• Above ground level	10m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Directly accessible from the main living area.</li> </ul>
Multiple dwelling	As specified below.		
• Ground level	35m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• 20% shaded; and</li> <li>• Directly accessible from the main living area.</li> </ul>
• Above ground level	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Directly accessible from the main living area.</li> </ul>
Residential care facility	6m <sup>2</sup>	2 metres	<ul style="list-style-type: none"> <li>• Provided as a shaded courtyard or balcony; and</li> <li>• Directly accessible from the main living area.</li> </ul>

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Retirement facility	As specified below.		
<ul style="list-style-type: none"> <li>Ground level</li> </ul>	20m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>Provided as a courtyard or similar space;</li> <li>Grade does not exceed 5%; and</li> <li>Directly accessible from the main living area at ground level.</li> </ul>
<ul style="list-style-type: none"> <li>Above ground level</li> </ul>	6m <sup>2</sup>	2 metres	<ul style="list-style-type: none"> <li>Provided as a balcony or similar space; and</li> <li>Directly accessible from the main living area.</li> </ul>
Short-term accommodation	As specified below.		
<ul style="list-style-type: none"> <li>Ground level</li> </ul>	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>20% shaded; and</li> <li>Directly accessible from the main living area.</li> </ul>
<ul style="list-style-type: none"> <li>Above ground level</li> </ul>	10m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>Directly accessible from the main living area.</li> </ul>

Note—For Caretaker's accommodation, the outdoor service court may form part of the provided private open space.

**Table 9.3.1.3E – Maximum scale of accommodation activities associated with a Home based business**

Design	Maximum number of rooms	Maximum number of guests
Bed and breakfast	3 rooms for guest accommodation	6 guests at any one time
Farm stay	1 farm stay dwelling or accommodation unit in addition to the primary dwelling	10 guests at any one time

**9.4.2 Landscaping code****9.4.2.1 Application**

This code applies where it is identified in the assessment criteria 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 self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>PO1</b> Development, other than in the Rural zone, includes landscaping that: <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>	<b>AO1</b> Development, other than in the Rural zone, provides: <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>	✓ Complies with performance outcome	A 1 metre wide landscape strip is proposed along the frontage of the site (excluding access driveway). Although this amount of landscaping is significantly less than the required 10% of the site area (80m <sup>2</sup> ), it will still provide an attractive development when viewed from Collins Court.  The intended purpose of the each unit is to

Performance outcomes	Acceptable outcomes	Complies	Comments
	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.		provide rental accommodation with minimal yard maintenance for future tenants. 1.8 metre high solid screen fencing will block the view of the rear of the development from view from Collins Court users and adjoining properties, making any landscaping in these areas redundant for the purposes of beatification to anyone but tenants.  The one metre wide landscape strip proposed will be consistent with other unit development in Mareeba and is still considered to achieve compliance with PO1, provided appropriate plant species are used (can be conditioned).
<b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	<b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.  Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	✓ Complies with performance outcome	As discussed above, the development is considered to comply with PO2.
<b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest;	<b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b> .	n/a	Not applicable as per Table 9.4.2.3B - Fencing compliant.
	<b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre;	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	(b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.		
	<b>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.	n/a	Not applicable.
<b>PO4</b> Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	<b>AO4.1</b> Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m <sup>2</sup> : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping.  Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	n/a	Not applicable.
	<b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	n/a	Not applicable.
<b>PO5</b> Landscaping areas include a range and variety of planting that: (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>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Can be conditioned to comply.
	<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.	✓	Can be conditioned to comply.
<b>PO6</b>	<b>AO6.1</b>	✓	Will comply.



Performance outcomes	Acceptable outcomes	Complies	Comments
Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	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>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	n/a	Not applicable - the subject site and surrounding lots are serviced by underground power.
	<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.	n/a	Not applicable.
<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; (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.	<b>AO7</b> No acceptable outcome is provided.	✓	Will comply. The proposed units will be occupied by tenants, with the intention being that any landscaping and lawn be low maintenance in nature.

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

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

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

**9.4.3 Parking and access code****9.4.3.1 Application**

This code applies to assessing development where it is identified in the assessment criteria 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 self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Car parking spaces</b>			
<b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <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>	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> .  Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✓	Complies - Each proposed unit will be provided with 1 secure garage with a visitor car park situated, in tandem, behind each garage.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Vehicle crossovers</b>			
<b>PO2</b> Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	<b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	✓	Will comply.
	<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	Not applicable - The subject site contains frontage to Collins Court only.
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.	✓	Will comply. The access driveway is likely to be reinforced concrete.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.	✓	Will comply. As above.
<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.	✓	Will comply.
	<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.	n/a	Not applicable - Disabled access is not required.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances:	n/a	Not applicable.
	<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.	✓ Complies with performance outcome.	Visitor parking for both units is available in front of each garage which is not behind the main building line making the development non-compliant with AO4.4 (c). The proposed unit development has been designed to have the appearance of a conventional dwelling when viewed from Collins Court. Visitor cars parked in front of each units garage will not be inconsistent with what occurs in the driveways of most other dwellings in Mareeba and is therefore not likely to impact on the character of the street. The development complies with PO4.
<b>Site access and manoeuvring</b>			
<b>PO5</b> Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	<b>AO5.1</b> Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.  Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	✓	Will comply.
	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	✓	Will comply.

	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	✓ Complies with performance outcome.	A single shared driveway is proposed to access the units which will essentially force traffic to exit the site in a reverse gear which is non-compliant with AO5.3.  Despite this non-compliance, Collins Court experiences low traffic volumes and the site access will achieve good sight distances in either direction. It is therefore considered that the proposed development can achieve compliance with PO5.  Council has previously approved unit developments where entry and exit in a forward gear could not be achieved.
	<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).	n/a	Not applicable.
<b>Servicing</b>			
<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 (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<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.	n/a	Not applicable - the proposed development will be serviced by domestic bins and collected by Council.
	<b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	n/a	Not applicable - see above.
	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable	n/a	Not applicable - see above.

	minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .		
<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✓	Will comply.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	Will comply.

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

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.

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

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
<b>All development other than dwelling house</b>		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> <li>• 100mm for parking areas; and</li> <li>• 150mm for access ways.</li> </ul>
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
<b>Dwelling house</b>		
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> <li>• 100mm for parking areas; and</li> <li>• 150mm for access ways.</li> </ul>
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

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



**9.4.5 Works, services and infrastructure code****9.4.5.1 Application**

- (1) This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

**9.4.5.2 Purpose**

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

**9.4.5.3 Criteria for assessment**

**Table 9.4.5.3 - Works, services and infrastructure code – For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> Each lot has an adequate volume and supply of water that: <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> </ul>	<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: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> </ul>	✓	Complies - The proposed development will be connected to Council's reticulated water supply network.  Each unit will be separately metred.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) minimises adverse impacts on the receiving environment.	(b) outside a reticulated water supply service area.		
	<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: <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s:               <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	n/a	Not applicable.
<b>Wastewater disposal</b>			
<b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that: <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>	<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: <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>	✓	Complies - The proposed development will be connected to Council's sewerage network.
	<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: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	N/a	Not applicable.

Stormwater infrastructure			
<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.	<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.	✓	Complies - The proposed dual occupancy, which will create an impervious surface (including driveway) similar to that of a conventional dwelling, and less than that of a conventional unit development will discharge stormwater to the Collins Court kerb, or potentially directly into a stormwater pit which is considered to be the legal point of discharge.
	<b>AO3.2</b> On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Will comply.
Electricity supply			
<b>PO4</b> Each lot is provided with an adequate supply of electricity	<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.	✓	Will comply - the subject site is serviced by underground power.

<b>Telecommunications infrastructure</b>			
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	✓	Will comply.
<b>Existing public utility services</b>			
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Can be conditioned to comply where relevant.
<b>For assessable development</b>			
<b>Transport network</b>			
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Will comply.
	<b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	n/a	Not applicable - footpath works are not required for isolated unit development.
<b>Public infrastructure</b>			
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable - the development does not propose any infrastructure to be dedicated to Council.

Stormwater quality			
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<p>✓ Complies with performance outcome.</p>	<p>The proposed unit development will have a similar impervious surface area to that of a conventional dwelling house (inclusive of access driveway) and it is therefore not considered reasonable that a stormwater management plan and report be prepared for the proposed development. The proposed unit development will discharge stormwater to the Collins Court kerbing (the legal point of discharge) via a stormwater pipe network similar to that of a single dwelling. Alternatively, stormwater could be discharged directly into a stormwater inlet situated adjacent the southern boundary of the site.</p> <p>Given the fact that the majority of allotments along Collins Court are developed with little chance of further unit development occurring on the street, stormwater discharge from the subject site without on-site detention/retention is not likely to have future implication on Councils stormwater network during a storm event.</p> <p>Additionally the quality of water discharged from the subject site will be not unlike that of the surrounding lots.</p> <p>It is considered the proposed development can achieve compliance with PO10 without the</p>

			requirement for an RPEQ prepared stormwater management plan.
	<b>AO10.2</b> For development on land greater than 2,500m <sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>	n/a	Not applicable.
<b>PO11</b> Storage areas for stormwater detention and retention: <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>	<b>AO11</b> No acceptable outcome is provided.	n/a	Not applicable.