

TOWN PLANNING REPORT

Development Permit for Material
Change of Use for Multiple Dwelling

7 Adams Street, Mareeba, QLD 4880

Lot 2 on MPH25215

June 2026



HPC Planning

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Prepared by HPC Planning

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02	4/06/2026	Town Planning Report	HB	CL	Final

Application Overview

Site and Application Details	
Address	7 Adams Street, Mareeba, QLD 4880 Lot 2 on MPH25215
Site Area	875m ²
Local Authority	Mareeba Shire Council
Local Authority Zoning	Medium density residential zone
Existing Use/s	Vacant land
Application Details	Development Permit for Material Change of Use for Multiple Dwellings
Level of Assessment	Code assessment
Referral Agencies	Not applicable
Applicant Details	Homes & Granny Flats C/- HPC Planning Level 12, 126 Maragret Street, Brisbane QLD 4000 Contact: Hilary Barrett Phone: (07) 3217 5800 Email: hilary.b@hpcplanning.com.au Web: www.hpcplanning.com.au
Land Owner	Kyle Spanos and Julia Bree Spanos

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1 Introduction

1.1 Overview

HPC Planning (HPC) have been engaged by Homes and Granny Flats (“the Applicant”) to prepare and lodge a development application seeking a Development Permit for Material Change of Use for Multiple Dwellings over 7 Adams Street, Mareeba, QLD 4880, described as Lot 2 on MPH25215 (“the subject site”).

This town planning report provides context to the proposed development by describing the subject site and surrounding locality. Second, the report provides an independent assessment of the proposal against the applicable statutory planning instruments, which demonstrates the acceptability of the proposal.

1.2 Summary of Proposals

The proposed works seek to establish three (3) detached dwellings over the subject site. The proposed dwellings are one (1) storey and have an approximate height of 4 metres. Each dwelling is to contain two (2) bedrooms, an open plan kitchen / dining and living, one (1) bathroom and associated Private Open Space and a single carport. The dwellings are have a gross floor area of 59 – 60m² and present a small-scale, low intensity development that appropriately aligns with the intent of the Medium density residential zone and local streetscape character.

1.3 Legislative Framework

Under the *Mareeba Shire Council Planning Scheme 2016*, the subject site is included within the Medium density residential zone. The proposal is subject to Code Assessment, and does not trigger referral to any external or State agencies.

The subject site is identified within the following overlays:

- Airport Environs;
- Bushfire hazard overlay; and
- Environmental significance overlay.

1.4 Supporting Information

This town planning report should be read in conjunction and considered with the following supporting documentation:

- Architectural Plans by *Homes & Granny Flats*; and
- Detail and Contour Survey by *Greenslopes Surveying*.

All relevant supporting information has been provided for the development application to be considered Properly Made.

1.5 Recommendation

This independent town planning report, coupled with the supporting specialist reports demonstrates that the proposed development is an appropriate outcome for the site, generally accords with the relevant provisions of the *Mareeba Shire Council Planning Scheme 2016* and will not prejudice the development potential of adjoining lots. As such, the application is recommended for approval, subject to reasonable and relevant conditions.

2 Site and Surrounding Development

2.1 Property Description

The site is comprised of a single allotment as described in Table 1 below.

Street Address	RP Description	Zoning	Site Area
7 Adams Street, Mareeba	Lot 2 on MPH25215	Medium density residential zone	875m ²

Table 1: Site details

2.2 The Site

The proposed development is to be located in an established residential area in the north-west part of the Mareeba town. The site presents an irregular shape with approximately 50 metres frontage to Adams Street. The site is located approximately 800 metres west of Bryne Street, which provides direct access to Mareeba- Dimbulah Road and Kennedy Highway.

The subject site is located within the Medium density residential zone pursuant to the *Mareeba Shire Council Planning Scheme 2016* and is currently vacant. Figure 1 below shows the context of the site in relation to the surrounding area, while Figure 2 shows the zoning of the land.



Figure 1: Aerial view of the subject site

Source: Nearmap

2.3 Surrounding Development

The subject site's immediate area is characterised by similar sized Medium density residential lots. Refer to Table 2 and Figure 2 below for further information.

North

To the north of the subject site are similarly sized lots within the Medium density residential zone. These lots are generally improved with Dwelling Houses, Dual Occupancies, Multiple Dwellings and domestic related outbuildings. Further north is a

	large Recreation and open space zoned lot, where Granite Creek Esplanade is located.
East	Immediately adjoining the east of the subject site are additional lots within the medium density residential zone. These lots are generally improved with Dwelling Houses, Dual Occupancies and domestic related outbuildings. Adjoining the east of the continuation of Medium density residential zoned lots, is a large lot included within the Recreation and open space zone, where Mareeba Swimming Pool is located. A large lot in the Community facilities zone is also located to the east of the subject site, where Mareeba State High School is located.
South	Adjoining the south of the subject site are lots within the Medium density residential zone that are improved with Dwelling Houses and domestic related outbuildings. Further south are large lots within the Recreation and open space zone, where Mareeba Leagues Club and Mareeba Fenced Dog Park is located.
West	Directly adjoining the west of the subject site is Adams Street. Across Adams Street are additional Medium density residential lots, that are generally improved with Dwelling Houses and domestic related outbuildings. Further west is a large lot included within the Recreational and open space zone, where Granite Creek Esplanade is located.

Table 2: Surrounding development



Figure 2: Surrounding zones

Source: City Plan

2.4 Easements

No easements currently burden or benefit the subject site.

2.5 Urban Infrastructure

The subject site can be adequately serviced by all necessary infrastructure, including sewerage, water, electricity and telecommunications. Refer to the Plan of Detail and Contour Survey (included within Appendix C) for the location of existing services.

2.6 Significant Vegetation

The site is largely void of significant vegetation as it is a cleared and vacant site. No significant adverse ecological impacts are therefore anticipated as a result of the proposed development.

2.7 Site History

A search on Mareeba Shire Council's Development Applications online search portal, revealed only one recent application lodged over the site (refer to Table 3 for details). Page | 8

Reference	Application Description	Status
RAL/18/0023	Development Permit for Reconfiguring a Lot (3 into 5 Lots in 2 stages)	Approved on 11 April 2019

Table 3: Previous Applications

3 Proposed Development

3.1 Application Details

This application seeks a **Development Permit – Material Change of Use for Multiple Dwellings** over 7 Adams Street, Mareeba, QLD 4880, described as Lot 2 on MPH25215.

3.2 Proposal Overview

The subject site has a total area of 875m² and is currently a vacant lot. The proposed development seeks to establish three (3) detached dwellings over the subject site. Each dwelling is to be one (1) storey and a maximum height of approximately 3.5 metres.

The dwellings are to be orientated and address Adams Street and are presented in a side-by-side arrangement. Each dwelling will be comprised of two bedrooms, an open plan kitchen / living and dining area, one bathroom, laundry facilities, a deck area and an adjoining carport. Each of the deck areas contribute to the allocated 35m² of Private Open Space for each of the dwellings. Access to the Multiple Dwellings will be provided via separate vehicle crossovers off Adams Street, which provide direct access to the proposed car ports.

The vacant site presents an excellent opportunity for the provision of additional housing stock within the Mareeba LGA. The proposed development appropriately aligns with the intent of the Medium density residential zone and the streetscape character of Adams Street.

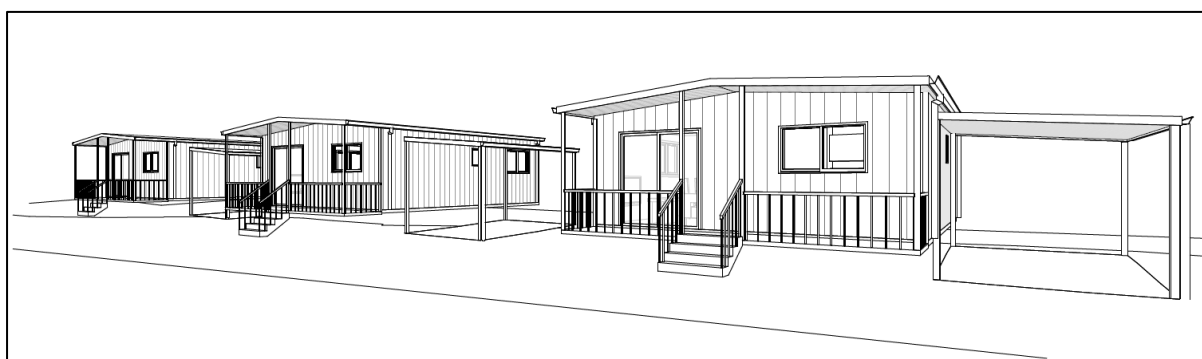


Figure 3: Proposed development perspective as viewed from Adams Street
Source: Homes & Granny Flats

3.3 Key Development Data

Total Site Area	875m ²	
Development Aspect	Requirement	Provision
Gross Floor Area (GFA)	Does not exceed 600m ²	59 – 60m ² (per dwelling)
Height	<ul style="list-style-type: none"> 2 storeys above ground level; and 8.5m 	<ul style="list-style-type: none"> 1 storey; 3.5m (approx.)
Private open space	<ul style="list-style-type: none"> 35m²; and Minimum dimension: 3m 	<ul style="list-style-type: none"> 35m²; and Achieves minimum dimension of 3m
Density	<ul style="list-style-type: none"> 1 dwelling per 150m² of site area; and 1 bedroom per 75m² of site area. 	<ul style="list-style-type: none"> 1 dwelling per 291m²; and 1 bedroom per 145m²
Minimum frontage	20m	50m (approx.)
Minimum site area	800m ²	875m ²

Car parking	1 covered space per dwelling	3 spaces (1 x car port per dwelling)
Landscaping	A minimum of 10% of site area	59% of site area remaining for landscaping

Table 4: Development data

4 State Assessment Framework

This section of the report explains the applicable components of the statutory town planning framework and its relevance to the proposed development.

4.1 Planning Act 2016

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The *Planning Act 2016* (“the Act”) is the governing piece of legislation that regulates development within Queensland. The Act seeks to provide for an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning and development assessment to facilitate the achievement of ecological sustainability. Chapter 3 of the Act and the *Development Assessment Rules 2017* set the framework and processes for integrating State and Local Government development assessment. Relevant parts of the Act are addressed below, including referral agency assessment and public notification, are addressed below.

4.1.1 Code Assessment

Section 44(3) of the Act prescribes that a development approval is required to carry out assessable development, as declared under the categorising instrument. In this instance, Code Assessment development application is required to be made to the assessment manager to acquire the necessary development approvals.

4.1.2 Public Notification

According to Section 53 of the Act, public notification is required for a development application which is subject to Impact Assessment or includes a variation request. As the development application requires Code Assessment, public notification is not required to be conducted.

4.1.3 Referral Agencies

Under the Act and *Planning Regulation 2017* (the Regulation) various components of development applications trigger referral of the application to external Referral Agencies. Section 56 of the Act prescribes the powers granted to referral agencies, which include the ability to request additional information and to direct the assessment manager to approve development, impose conditions, or refuse the application. The Regulation identifies where a referral agencies assessment powers are limited to the provision of advice only.

The Department of State Development, Infrastructure, Local Government and Planning is the single lodgement and assessment point for all applications where the state has jurisdiction under the Act and the Regulation.

Potential referral triggers have been mapped using the Development Assessment Mapping System (DAMS), which includes SARA mapping. As per the SARA mapping system, the site is subject to the following matters of interest:

- **Water Resources** – Water resource planning area boundaries

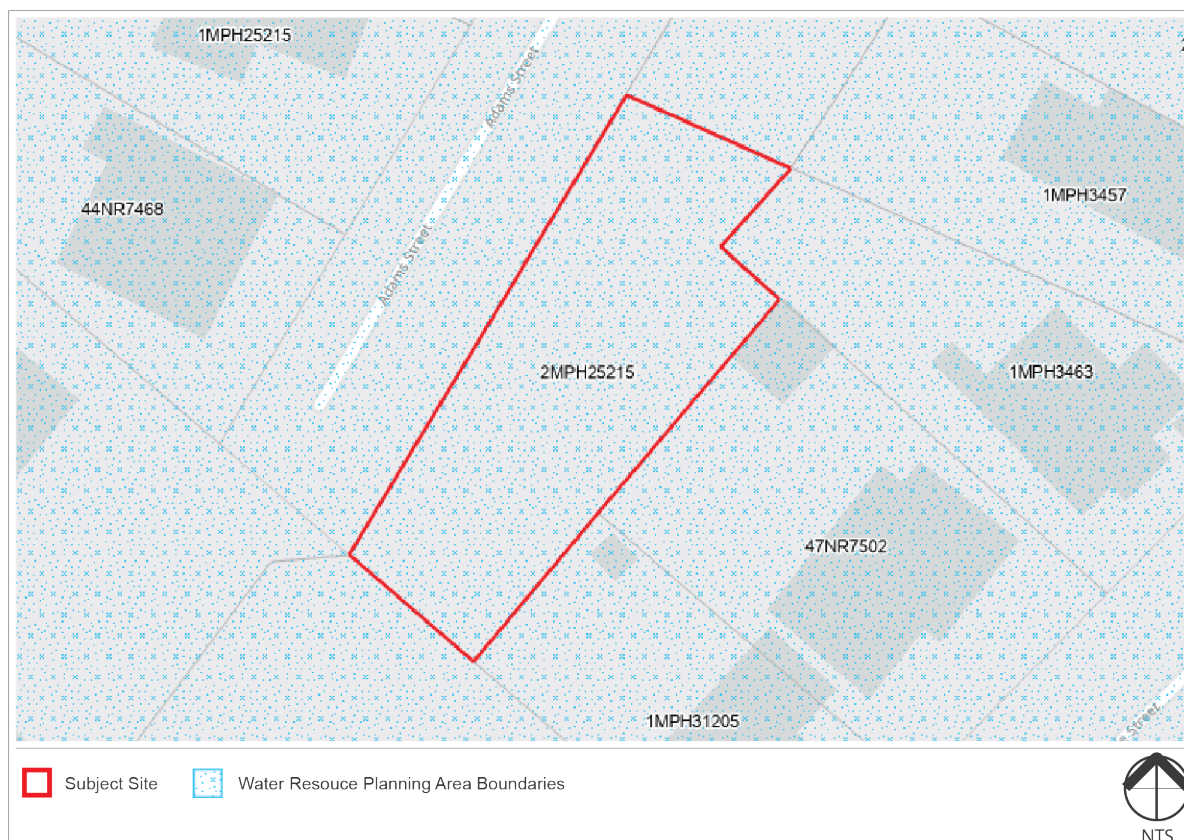


Figure 4: SARA mapping

Source: DAMS

Schedule 10 of the Regulation identifies where development requires referral agency assessment under the Act. Assessment against Schedule 10 confirms that the following referral triggers do not apply to this development application. The proposed development does not involve taking or interfering with surface water or groundwater.

4.1.4 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for development applications requiring referral to the chief executive (SARA). This development application does not require referral to the chief executive (SARA), therefore the SDAP does not apply to this development application.

4.1.5 State Planning Policy

The State Planning Policy (SPP), adopted on 3 July 2017, is a State planning instrument made by the Minister under section 10 of the Act. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development. The State Planning Policy (SPP) is a key component of Queensland's land use planning system, which enables development, protects the natural environment and allows communities to grow and prosper.

Pursuant to section 26 of the Regulation, an assessment manager must have regard to the SPP to the extent that part E of the SPP is not adequately reflected in the planning scheme. The SPP is identified as being appropriately reflected within the *Mareeba Shire Council Planning Scheme 2016*. Accordingly, the State interest policies and assessment benchmarks of the SPP (Part E) are not applicable to the assessment of this application.

4.1.6 Far North Queensland Regional Plan and Infrastructure Plan 2026

The *Far North Queensland Regional Plan and Infrastructure Plan 2026*, is the pre-eminent strategic land use plan for the region and provides a framework to manage growth, change, land use and development in FNQ. The establishment of a Multiple Dwelling within the Urban Footprint designation

of the Regional Plan appropriately aligns with Theme 1: Housing, where the proposed development seeks to maximise the efficient use of a vacant allotment within the Urban Footprint and Medium density residential zone. The proposal will provide provision of much required housing stock within FNQ, assisting the region to meet dwelling supply targets and achieve a mix of housing types that are deemed appropriate to the local context and need. Furthermore, the proposed development is consistent with the goals, elements and strategies of the FNQ Regional Plan.

5 Local Assessment Framework

5.1 Mareeba Shire Council Planning Scheme 2016

The *Mareeba Shire Council Planning Scheme 2016* (“Planning Scheme”) is the relevant local planning instrument for assessing this development application. The following sections of the town planning report evaluate the proposed development against the relevant provisions of the Planning Scheme.

5.2 Multiple Dwelling Definition

The *Mareeba Shire Council Planning Scheme 2016* defines **Multiple Dwelling** as:

Premises containing three or more dwellings for separate households.

In accordance with the above definition, the proposal is for three detached dwellings to be used by separate households.

5.3 Medium Density Residential Zone

The subject site is located within the Medium density residential zone. The purpose of the zone is to:

(2) Mareeba Shire Council's purpose of the Medium density residential zone code is to facilitate medium residential densities and a diversity of housing which caters for a range of households in locations which are proximate to town centres, community facilities and open space.

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

The proposed development is an anticipated land use in the zone and contributes to the area’s range of housing sizes. The proposal will achieve a medium level of density and is consistent with the character of the local area. Moreover, the Multiple Dwelling achieves the performance and acceptable outcomes of the Medium density residential zone code.

5.4 Categories of Assessment

Table 5.5.7 of the Planning Scheme outlines the categories of assessment for the Medium density residential zone, where Material Change of Use for Multiple Dwellings is Accepted development subject to requirements. The proposed development does not comply with all applicable acceptable outcomes however and therefore requires a Code assessment development application. The applicable overlays do not elevate the categories of assessment.

5.5 Assessment Benchmarks

The following Planning Scheme codes are applicable (or not applicable as discussed) to this application:

Code	Initial Response
Zone Code	
Medium density residential zone code	Complies. Please refer to the Code Compliance Statements in Appendix B.
Development Codes	
Accommodation activities code	Complies. Please refer to the Code Compliance Statements in Appendix B.
Landscaping code	Complies. Please refer to the Code Compliance Statements in Appendix B.
Parking and access code	Complies. Please refer to the Code Compliance Statements in Appendix B.

Code	Initial Response
Works, services and infrastructure code	Complies. Please refer to the Code Compliance Statements in Appendix B.
Overlay Codes	
Airport environs overlay code	Complies. Please refer to the Code Compliance Statements in Appendix B.
Bushfire hazard overlay code	Complies. Please refer to the Code Compliance Statements in Appendix B.
Environmental significance overlay code	Complies. Please refer to the Code Compliance Statements in Appendix B.

Table 5: Assessment benchmarks

5.6 Key Planning Considerations

This section provides a detailed overview of the proposed development including design, servicing, engineering and environmental.

5.6.1 Land Use

5.6.1.1 Multiple Dwelling

Multiple Dwelling is listed as a supported land use in the overall outcomes of the Medium density residential zone code. The proposal appropriately aligns with the intent of the zone.

5.6.2 Built Form

5.6.2.1 Architectural Intent

The proposed design provides a high-quality design outcome reflective of the surrounding character of the Mareeba Regional Council LGA. The proposal presents a low-intensity and low-impact development that provides opportunity for provision of much required suitable housing within the Mareeba area. It is relevant to note that the proposed development is accepted subject to requirements, however, due to the irregular shape of the site the required setbacks of the Planning Scheme could not be achieved.

The proposed development achieves a visually pleasing design, with appropriate setbacks, site cover, density, carparking, private open space requirements and landscaping to balance the built elements. The proposed building materials and finishes coupled with the dwellings orientation towards Adams Street, reinforce the character of the local area and intended design of the zone. Each of the proposed dwellings will be elevated on posts to minimise ground disturbance and have an attached carport.

The units have been designed as a detached triplex, with a consistent layout for each dwelling. Each dwelling includes two bedrooms, a bathroom, an open plan living / kitchen / dining area and deck area. Each dwelling is one storey and does not exceed four metres in height.

5.6.2.2 Building Height

AO1 of the Medium density residential zone code stipulates that a development should not exceed two storeys / 8.5 metres in height. In accordance, each of the proposed dwellings are one storey and less than 4 metres in height.

5.6.2.3 Setbacks

The Medium density residential zone stipulates the minimum setbacks for the development in AO3.1 and AO3.2. Table 6 below summarises the requirements and proposed setbacks for each of the proposed development.

Setback	Requirement	Provision
Front	<ul style="list-style-type: none"> 6 metres from the primary road frontage 	<ul style="list-style-type: none"> Dwelling 1: 2.2m Dwelling 2: 3.6m Dwelling 3: 7.64m

Side	<ul style="list-style-type: none"> • 2 metres 	<ul style="list-style-type: none"> • Dwelling 1: 5.2m (southern side) • Dwelling 2: >2m • Dwelling 3: 2.3m
Rear	<ul style="list-style-type: none"> • 2 metres 	<ul style="list-style-type: none"> • Dwelling 1: 1.98m • Dwelling 2: 1.98m • Dwelling 3: 1.98m

Table 6: Proposed setbacks

Due to the subject sites irregular shape, the proposed dwellings marginally do not achieve minimum front and rear boundary setbacks as stipulated above. Assessment against PO3 of the Medium density residential zone is therefore required and provided below.

PO3 of the Medium density residential zone

Development is sited in a manner that considers and respects:

(a) *the siting and use of adjoining premises;*

Response: As shown within the Architectural Plans (Site Plan), each of the proposed dwellings are greatly separated from each other and maintain significant setbacks to the front, side and rear boundaries. The proposed front setbacks are commensurate of those of surrounding properties. Specifically, 5 Adams Street and 10 Adams Street appear to be constructed within the front boundary setback. The encroachment into the rear boundary setback is minor in scale and the proposed dwellings will only interface with two domestic related outbuildings located on the rear adjoining properties (48 and 46 Doyle Street, Mareeba). Therefore, the proposed development has appropriately considered the siting of adjoining premises and will appropriately uphold amenity standards shown within the local character.

(b) *access to sunlight and daylight for the site and adjoining sites;*

Response: Each of the proposed dwellings are low in height being comprised of one storey and approximately 3.5 metres above natural ground level. The proposal only marginally encroaches into the rear boundary setback of the site by 0.025 metres and as such, no adverse impacts inhibiting neighbouring dwellings and the sites access to sunlight are expected.

(c) *privacy and overlooking;*

Response: The proposal has been sited to best ensure that privacy and overlooking of adjoining properties is maintained. The wall which interfaces with the rear boundary does not contain any windows to avoid overlooking impacts to the rear adjoining neighbour. This ensures that residential amenity and privacy is maintained between the subject site and all adjoining properties. The proposal continues to maintain generous setbacks to the front boundary which only interfaces with the streetscape of Adams Street.

(d) *opportunities for casual surveillance of adjoining public spaces;*

Response: The subject site does not adjoin any public dedicated spaces other than Adams Street. Each of the proposed dwellings are orientated towards Adams Street to ensure casual surveillance of Adams Street.

(e) *air circulation and access to natural breezes;*

Response: The proposed development maintains appropriate separation to the front and rear boundaries to allow for air circulation and access to natural breezes. Each of the dwellings are appropriately separated from each other to ensure natural breezes can continue to unimpededly flow through the site. Additionally, each of the dwellings are to be elevated on posts which positively contributes to air circulation across the site.

(f) *appearance of building bulk; and*

Response: The proposed development comprises three detached single-storey dwellings that present a small-scale residential form consistent with the established character of the area. The single-storey height, articulated building forms, and significant separation between dwellings on the large site, reduces perceived bulk and scale. The proposal will be viewed as three separate residential dwellings and will not appear visually dominant when viewed from either the street or neighbouring properties. The detached arrangement provides clear building definition and contributes to a spacious residential character.

(g) *relationship with road corridors.*

Response: Each of the proposed dwellings are located in a detached, side-by-side arrangement orientated towards the site frontage to a typical residential street (Adams Street).

5.6.2.4 Gross Floor Area

AO5 of the Medium density residential zone stipulates that developments should not exceed 600m² of Gross Floor Area. The total development accounts for 180m² gross floor area in accordance with AO5.

5.6.2.5 Landscaping

As shown on the architectural plans, the site maintains ample areas (59%) for future required landscaping opportunities, given that the site is 875m² and the proposed built improvements achieve a gross floor area of 180m². Future landscape works will be implemented in accordance with Planning Scheme Policy 6 – Landscaping and preferred plant species.

5.6.3 Transport Network

5.6.3.1 Access and Parking

The Parking and Access code stipulates the following parking rates (Table 9.4.3.3B) for the proposed development:

One covered space per dwelling.

One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.

A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.

In accordance, each of the proposed dwellings are afforded a carport, providing undercover for (1) vehicle. Each of the proposed carparks can be accessed via a three individual crossovers which service each of the proposed dwellings.

5.6.4 Development Engineering

5.6.4.1 Civil Servicing

The proposed development will be serviced by all of Council's infrastructure networks including reticulated sewer, water and stormwater networks. As shown in the provided Plan of Detail and Contour Survey, each of the relevant infrastructure is provided within Adams Street. Detailed design of connection to these services is to be completed at the operational works phase of the development.

5.6.4.2 Waste Management

The proposed Multiple Dwelling will utilise wheelie bins, stored at each of the individual dwellings and serviced on the kerbside. Bin store will be located at the side or rear of each of the dwellings to ensure it is not visible from Adams Street. Residents will be responsible for relocating the bins to the kerbside for collection; there is sufficient area on the Adams Street verge for all wheelie bins to be serviced, given the approximate 50 metre frontage.

6 Conclusion

This town planning report has been prepared on behalf of Homes & Granny Flats, in support of a development application seeking a Development Permit for Material Change of Use for Multiple Dwellings over 7 Adams Street, Mareeba, QLD 4880 described as Lot 2 on MPH25215.

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The application has been assessed against the relevant requirements of the *Mareeba Shire Council Planning Scheme 2016* and is demonstrably appropriate for the subject site. The proposal is generally consistent with the relevant codes and outcomes of the *Mareeba Shire Council Planning Scheme 2016* and has sufficient merit to warrant approval. Consequently, the application is recommended for approval subject to reasonable and relevant conditions.

This town planning report has demonstrated the following key town planning grounds as the basis for the above recommendation:

- The proposed development will provide much needed housing stock and contribute to the Mareeba Shire Regional Council's housing targets set in the *Far North Regional Queensland Regional Plan and Infrastructure Plan 2026*;
- Multiple Dwellings are anticipated within the Medium density residential zone;
- The proposed development has been designed to enhance the amenity of the streetscape;
- The proposal does not exceed the anticipated density, building height and gross floor area requirements and is consistent with development in the street and locality; and
- Each dwelling is afforded private open space in the form of a deck and garden and 1 undercover car parking space in accordance with the planning scheme requirements.

In conclusion, it is recommended that a Development Permit for Material Change of Use for Multiple Dwellings be granted in accordance with the plans and documentation submitted.

Yours sincerely,

HPC Planning

A.B.N. 93 670 815 022

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Sheet Index

Sheet Number	Sheet Name
Architectural	
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A103	SITE / GROUND FLOOR PLAN
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A301	SECTIONS
A401	AREA CALCULATION PLAN
A402	SETOUT PLAN & SCHEDULE



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Client	Project	Notes	Drawing / Document Title		No.	Description	Date
JULIA & KYLE SPANOS	PROPOSED MULTI-DWELLING	1. All dimensions are to be verified on site prior to commencement of any works and installation. 2. Construction works must not commence until a valid Complying Development Certificate (CDC) have been issued by Council / Principal Certifier. 3. Copyright of this document and all associated content remains the property of Homes & Granny Flats. 4. This document, including electronic formats, must not be reproduced, copied, or used for any purpose other than that for which it was issued, without the prior written consent of Homes & Granny Flats.	COVER SHEET				
Date 06.05.2026	7 ADAMS STREET MAREEBA QLD, 4880		Sheet No	Scale			
Drawn by VA	Project number 2026020		A100	As Shown @ A3	1	DA Issue	21.05.2026
Checked by CS							

CONSTRUCTION NOTES:

BUILDING CODE OF AUSTRALIA

1. ALL EARTHWORKS IS TO BE CONSTRUCTED IN ACCORDANCE WITH PART 3.1.1 OF THE BCA
2. ALL DRAINAGE WORKS IS TO BE CONSTRUCTED IN ACCORDANCE WITH PART 3.1.2 OF THE BCA
3. TERMITE TREATMENT WORKS SHALL COMPLY WITH PART 3.1.3 OF THE BCA
4. ALL FOOTINGS AND SLABS WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.2 OF THE BCA
5. ALL MASONRY WORK INCLUDING UNREINFORCED AND REINFORCED MASONRY, WEATHER ROOFING OF MASONRY AND EARTH WALL CONSTRUCTION WITHIN THE DEVELOPMENT SHALL COMPLY WITH PART 3.3 OF BCA
6. ALL FRAMING WORK INCLUDING SUB-FLOOR VENTILATION, STEEL FRAMING, TIMBER FRAMING AND STRUCTURAL STEEL MEMBERS WITHIN THE DEVELOPMENT SHALL COMPLY WITH PART 3.4 OF THE BCA
7. ALL ROOF AND WALL CLADDING INCLUDING ROOF TILES, GUTTERS AND DOWN PIPES WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.5 OF THE BCA
8. ALL GLAZING WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.6 OF THE BCA
9. ALL SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.7.2 OF THE BCA
10. ALL WET AREAS WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.8.1 OF THE BCA
11. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.8.4 OF THE BCA
12. ALL VENTILATION WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.8.5 OF THE BCA
13. THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.9.1 STAIR CONSTRUCTION OF THE BCA
14. THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.9.2 BALUSTRADE CONSTRUCTION OF THE BCA
15. THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.12 ENERGY EFFICIENCY INCLUDING BUILDING FABRIC, EXTERNAL GLAZING, BUILDING SEALING, AIR MOVEMENT AND SERVICES OF THE BCA

AUSTRALIAN STANDARDS

1. CONSTRUCTION OF ALL INTERNAL AND EXTERNAL BRICK WALLS SHALL COMPLY WITH AS3700-2001 MASONRY STRUCTURES
2. CONSTRUCTION OF ALL TIMBER FRAMES STUD WALLS AND ROOF FRAMING SHALL COMPLY WITH AS1684.2-2010-RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
3. ALL CONCRETING SHALL COMPLY WITH AS3600-2009 CONCRETE STRUCTURES
4. ALL CONSTRUCTION WORKS SHALL COMPLY WITH AS2904-1995 DAMP PROOF COURSES AND FLASHING
5. CONSTRUCTION AND INSTALLATION OF THE ROOF TILES SHALL COMPLY WITH AS2049-2002 ROOF TILES
6. THE INSTALLATION OF WINDOWS SHALL COMPLY WITH AS2047-1999 WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION
7. ALL GLASS INSTALLATION WITHIN THE BUILDING INCLUDING BALUSTRADE GLASS SHALL COMPLY WITH AS1288-2006 GLASS IN BUILDINGS-SELECTION AND INSTALLATION
8. ALL WET AREAS SHALL BE CONSTRUCTED TO COMPLY WITH AS3740-2010 WATERPROOFING OF DOMESTIC WET AREAS
9. ALL SMOKE ALARMS SHALL BE INSTALLED AS PER AS3786-1993 SMOKE ALARMS
10. ALL ELECTRICAL WORK SHALL COMPLY WITH AS3000-2007 WIRING RULES AND AS3012-2010 ELECTRICAL INSTALLATION-CONSTRUCTION AND DEMOLITION SITES
11. ALL PLUMBING WORK SHALL BE CONSTRUCTED TO COMPLY WITH AS3500.1-2003 PLUMBING AND DRAINAGE AND ALSO TO PLUMBING CODE OF AUSTRALIA 2004
12. ALL WALL AND CEILING LINING CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH AS2589-2007 GYPSUM LININGS-APPLICATIONS AND FINISHING
13. ALL TILING WORK SHALL COMPLY WITH AS3958.1-2007 PART 1:GUIDE TO INSTALLATION OF CERAMIC TILES
14. ALL PAINTING WORK SHALL COMPLY WITH AS2311-2009 GUIDE TO PAINTING OF BUILDINGS
15. ALL EXTERNAL AND INTERNAL CEMENT RENDERING CONSTRUCTION INCLUDING WHITE SETTING (FOR INTERNAL WALL) SHALL COMPLY HB161-2005 GUIDE TO PLASTERING
16. ALL THERMAL INSULATION OF DWELLINGS TO COMPLY AS3999-1992 THERMAL INSULATION OF DWELLINGS-BULK INSULATION-INSTALLATION REQUIREMENTS
17. ALL GAS INSTALLATIONS SHALL COMPLY TO AS5601-2010 GAS INSTALLATIONS PART 1-GENERAL INSTALLATIONS
18. THE GARAGE DOOR LEADING TO BASEMENT CAR PARK TO COMPLY WITH AS4505-1998 DOMESTIC GARAGE DOORS


SITE NOTES:

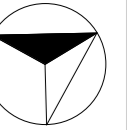
1. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS, ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT OR ENGINEER;
2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE BUILDER BEFORE ORDERING ANY MATERIALS;
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION;
4. ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY, LOCAL GOVERNMENT REGULATIONS, AUSTRALIAN STANDARDS AND THE LATEST ISSUE OF NATIONAL CONSTRUCTION CODE (NCC);
5. EROSION & SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR TO EXCAVATION OR CONSTRUCTION WORK;
6. ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001;
7. ALL WORK SHALL BE CARRIED OUT IN TRADESMAN LIKE MANNER FULFILLING THE GENERAL REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT REGULATIONS;
8. REFER TO NSW OCCUPATIONAL HEALTH & SAFETY ACT & REGULATIONS AND NOHSC GUIDE TO CONTROL OF ASBESTOS HAZARDS IN BUILDINGS AND STRUCTURES DURING DEMOLITION;
9. BOUNDARY SURVEY WORK SHALL BE CARRIED OUT PRIOR TO ANY WORK COMMENCING;
10. ADDITIONAL SURVEY WORK MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

ABBREVIATIONS:

- | | |
|-----|---------------------|
| DP | DOWNPIPE |
| SP | SPREADER |
| AC | AIRCONDITION |
| W | WASHER |
| FR | FRIDGE |
| P | PANTRY |
| DW | DISHWASHER |
| EF | EXHAUST FAN |
| SA | SMOKE ALARM |
| HWS | HOT WATER SYSTEM |
| RWT | RAINWATER TANK |
| NGL | NATURAL GROUND LINE |



 <p>HOMES & GRANNY FLATS 37a Grand Avenue Camellia NSW 2142 Telephone : 1800 996 889 Email : enquiries@homesandgrannyflats.com.au</p>	Client	Project	Notes	Drawing / Document Title		
	JULIA & KYLE SPANOS	PROPOSED MULTI-DWELLING	<p>1. All dimensions are to be verified on site prior to commencement of any works and installation. 2. Construction works must not commence until a valid Complying Development Certificate (CDC) have been issued by Council / Principal Certifier. 3. Copyright of this document and all associated content remains the property of Homes & Granny Flats. 4. This document, including electronic formats, must not be reproduced, copied, or used for any purpose other than that for which it was issued, without the prior written consent of Homes & Granny Flats.</p>	GENERAL NOTES		
	Date 06.05.2026	7 ADAMS STREET MAREEBA QLD, 4880		Sheet No	Scale	
	Drawn by VA	Project number 2026020		A101	As Shown @ A3	
	Checked by CS					
				1	DA Issue	21.05.2026
				No.	Description	Date



NORTH

ADAMS STREET

1
A201

39
RP896886

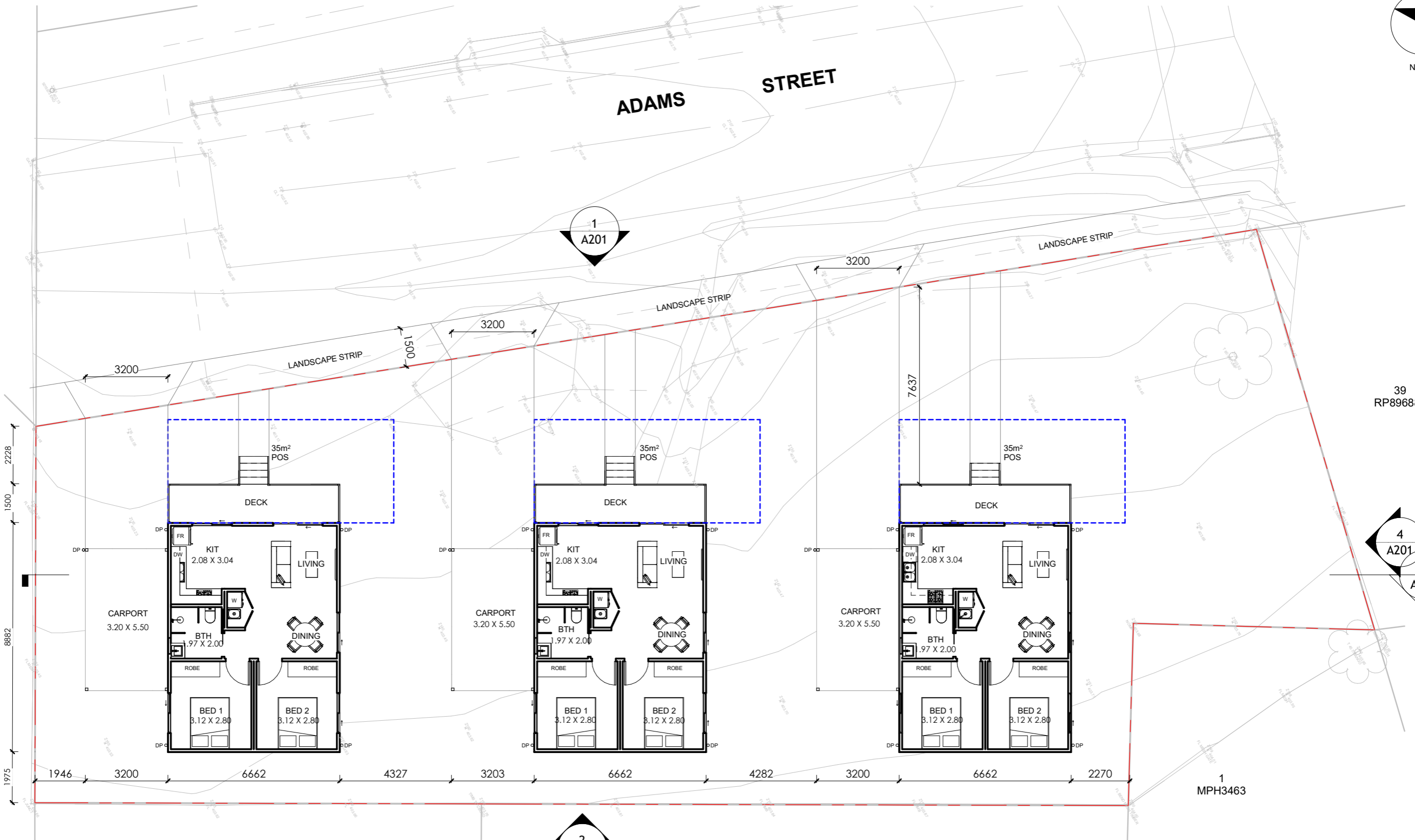
4
A201
1
A301

1
MPH3463

47
NR7502

2
A201

3
A201



1 SITE / FLOOR PLAN
1 : 150



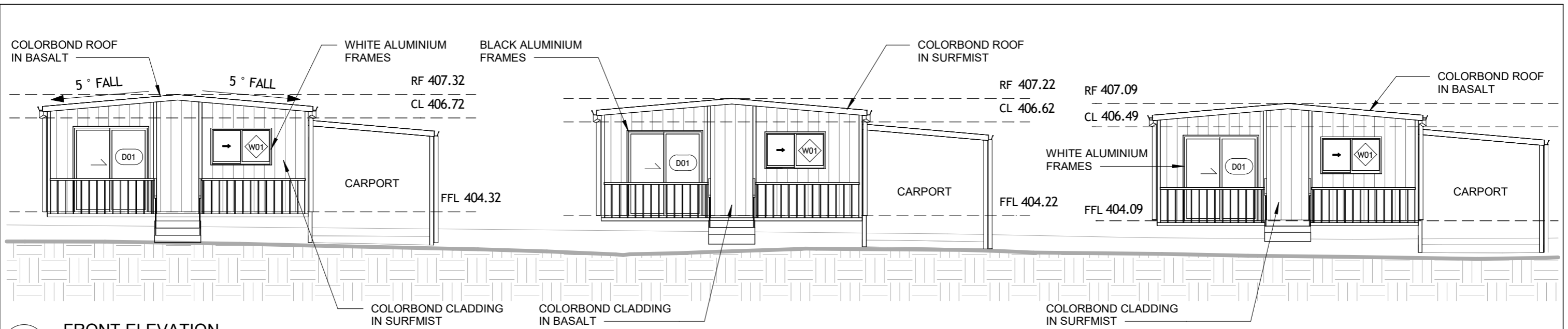
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Client	JULIA & KYLE SPANOS	Project	PROPOSED MULTI-DWELLING
Date	06.05.2026		7 ADAMS STREET MAREEBA QLD, 4880
Drawn by	VA	Project number	2026020
Checked by	CS		

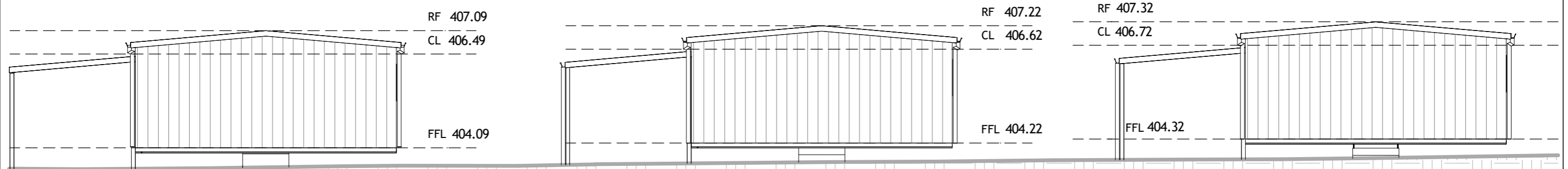
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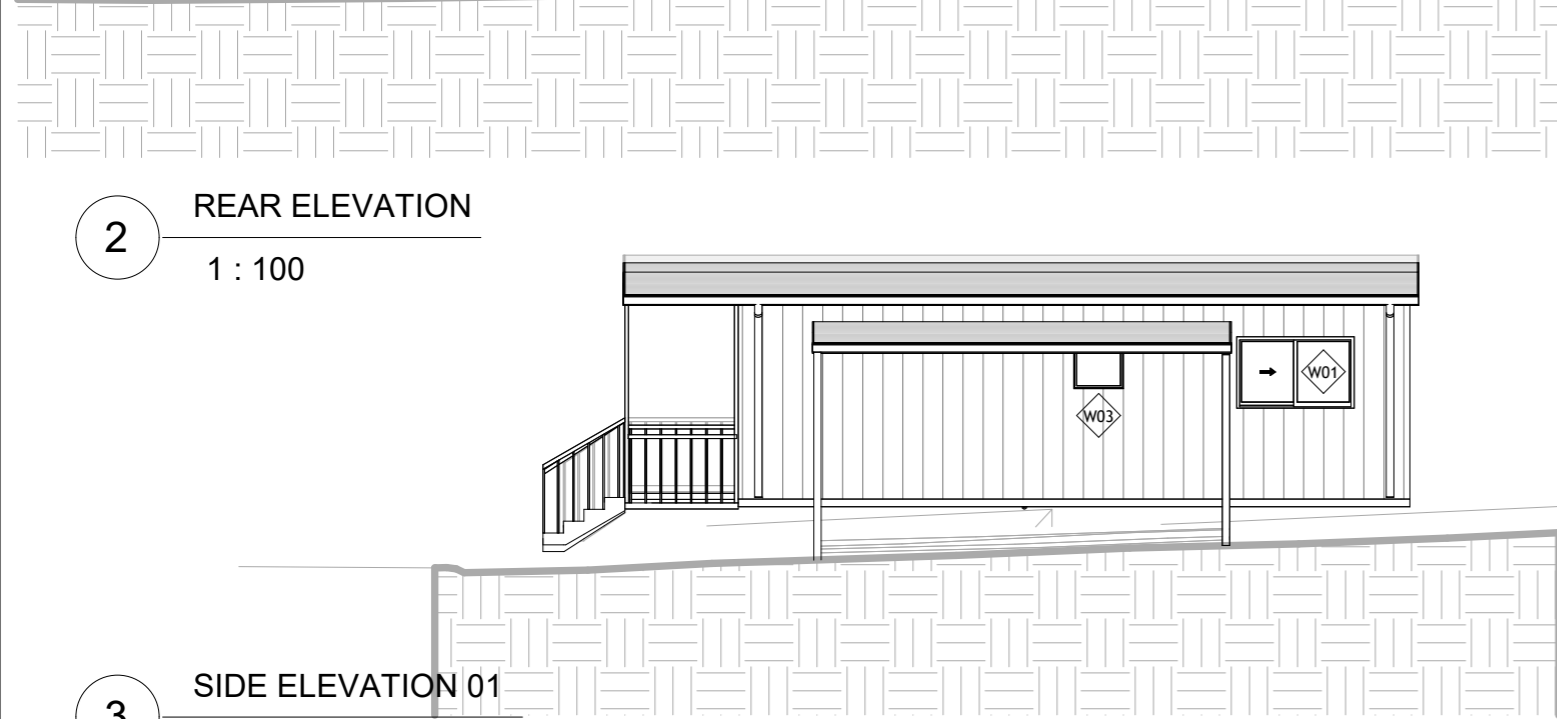
Drawing / Document Title			
SITE / GROUND FLOOR PLAN			
Sheet No	Scale		
A103	As Shown @ A3		
No.	Description		Date
1	DA Issue		21.05.2026



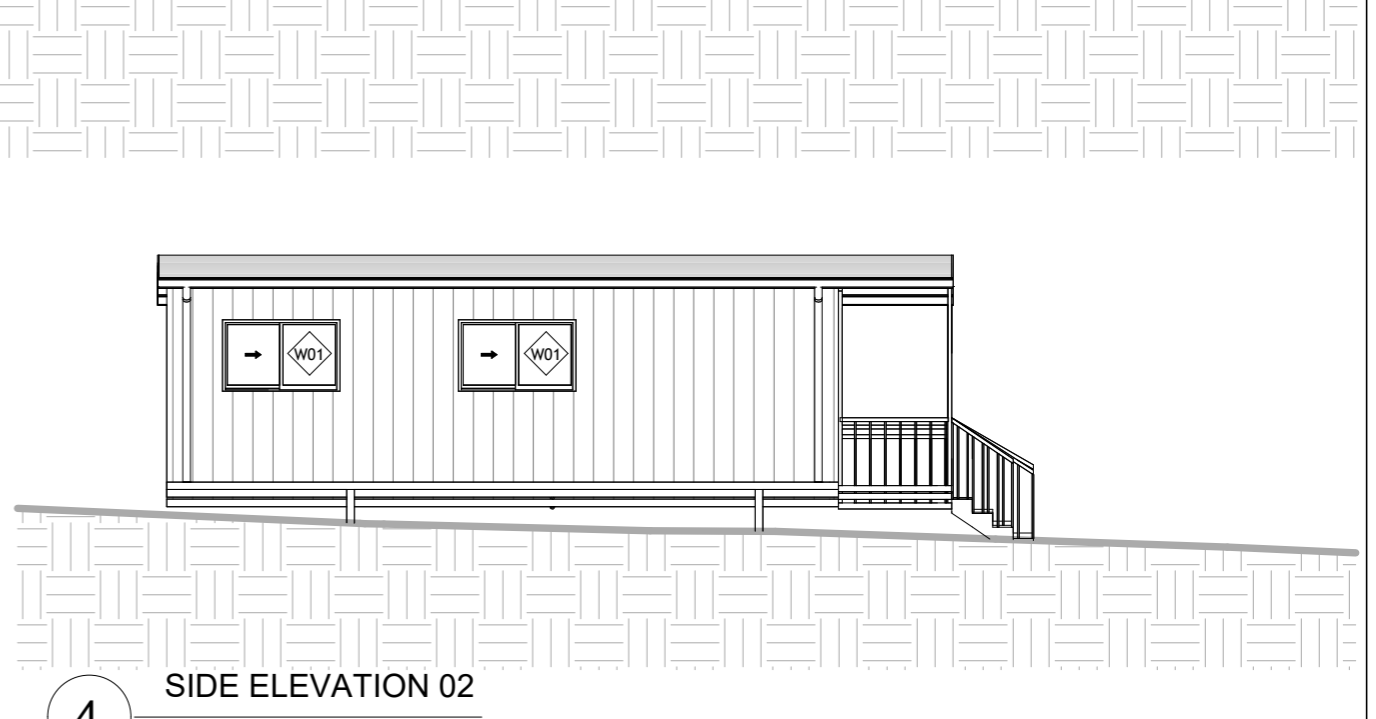
1 FRONT ELEVATION
1 : 100




2 REAR ELEVATION
1 : 100

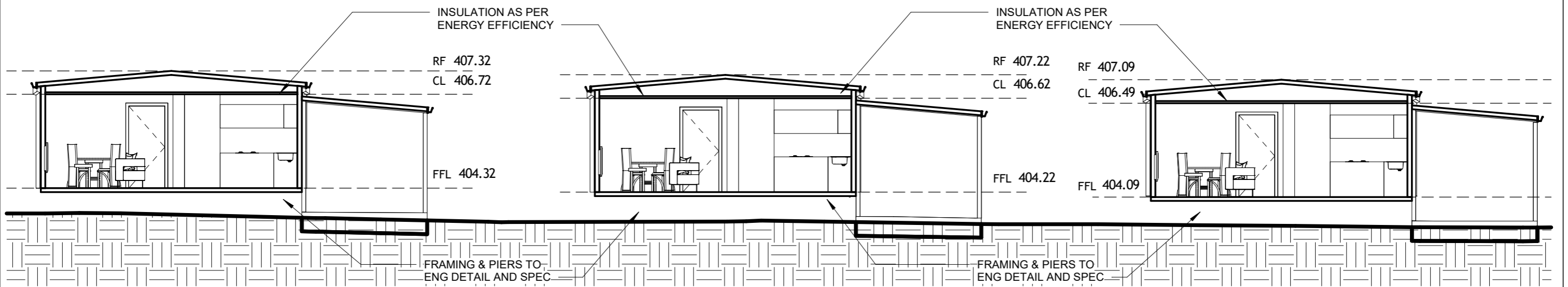


3 SIDE ELEVATION 01
1 : 100







4 SIDE ELEVATION 02
1 : 100

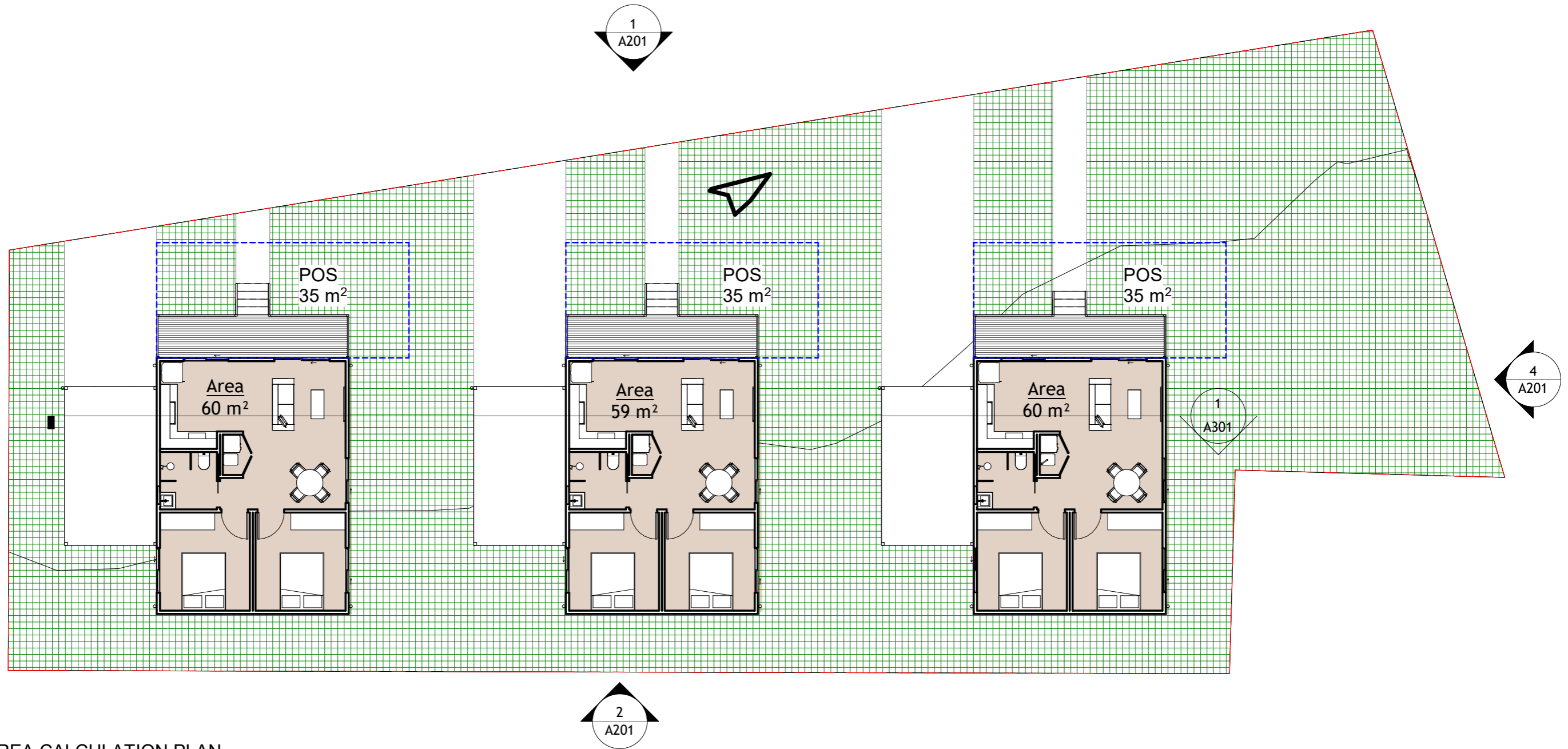
 <p>HOMES & GRANNY FLATS 37a Grand Avenue Camellia NSW 2142 Telephone : 1800 996 889 Email : enquiries@homesandgrannyflats.com.au</p>	Client	JULIA & KYLE SPANOS	Project	PROPOSED MULTI-DWELLING	Notes	Drawing / Document Title	
	Date	06.05.2026	7 ADAMS STREET MAREEBA QLD, 4880		1. All dimensions are to be verified on site prior to commencement of any works and installation. 2. Construction works must not commence until a valid Complying Development Certificate (CDC) have been issued by Council / Principal Certifier. 3. Copyright of this document and all associated content remains the property of Homes & Granny Flats. 4. This document, including electronic formats, must not be reproduced, copied, or used for any purpose other than that for which it was issued, without the prior written consent of Homes & Granny Flats.	ELEVATIONS	
	Drawn by	VA	Project number	2026020		Sheet No	Scale
	Checked by	CS				A201	As Shown @ A3
	No.	Description					
	1	DA Issue					21.05.2026
							Date



1 SECTION
1 : 100

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	JULIA & KYLE SPANOS	PROPOSED MULTI-DWELLING	1. All dimensions are to be verified on site prior to commencement of any works and installation. 2. Construction works must not commence until a valid Complying Development Certificate (CDC) have been issued by Council / Principal Certifier. 3. Copyright of this document and all associated content remains the property of Homes & Granny Flats. 4. This document, including electronic formats, must not be reproduced, copied, or used for any purpose other than that for which it was issued, without the prior written consent of Homes & Granny Flats.	SECTIONS				
	Date 06.05.2026	7 ADAMS STREET MAREEBA QLD, 4880		Sheet No	Scale			
	Drawn by VA	Project number 2026020	A301	As Shown @ A3				
	Checked by CS				1	DA Issue	21.05.2026	
				No.	Description	Date		

	FLOOR AREA	180m ²
	LANDSCAPE AREA	520m ²
	PRIVATE OPEN SPACE	35m ² /UNIT



1 AREA CALCULATION PLAN
1 : 150



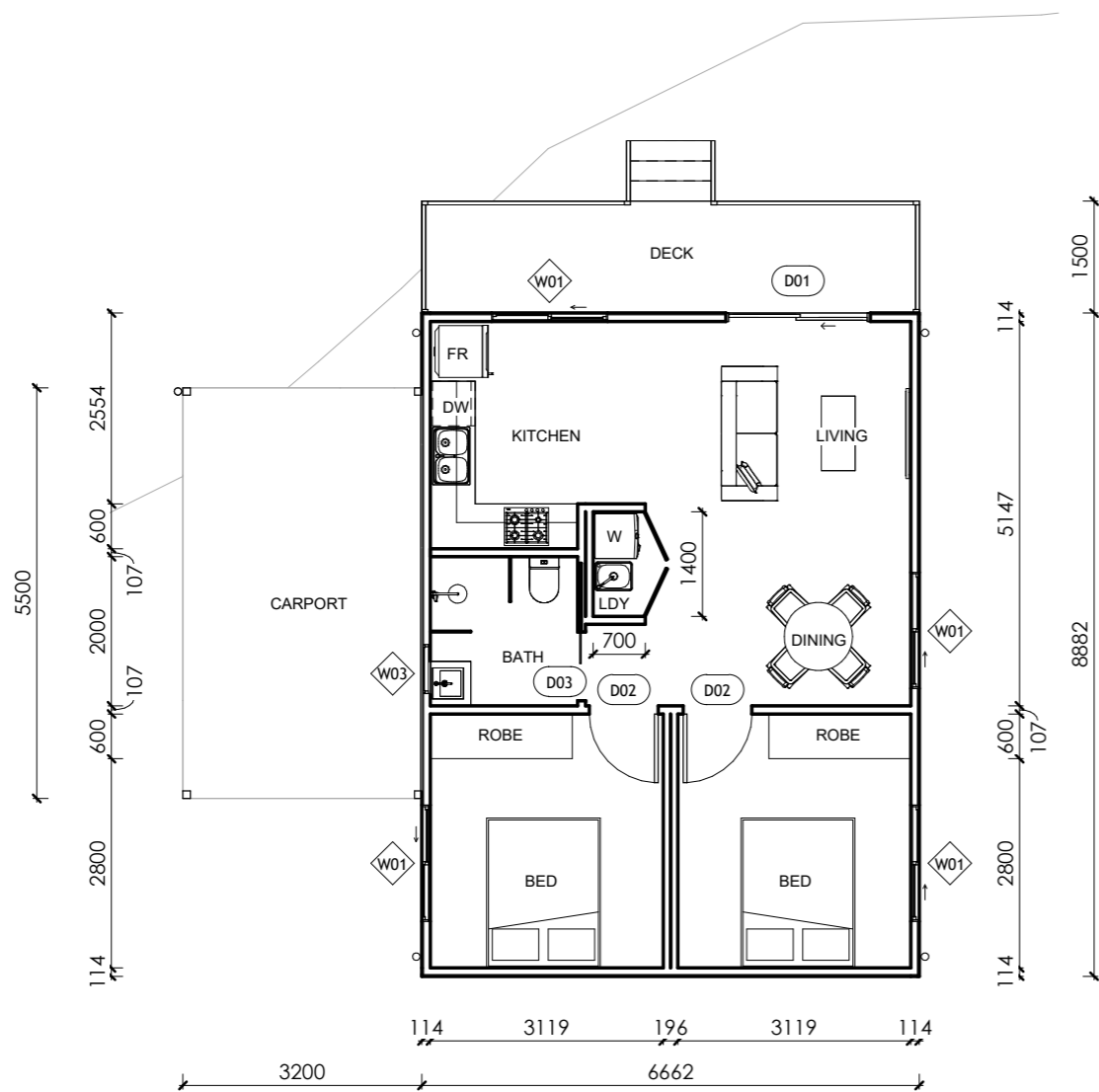
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Date	06.05.2026	7 ADAMS STREET MAREEBA QLD, 4880	
Drawn by	VA	Project number	2026020
Checked by	CS		

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Drawing / Document Title			
AREA CALCULATION PLAN			
Sheet No	Scale		
A401	As Shown @ A3		
No.	Description		Date
1	DA Issue		21.05.2026



DOOR SCHEDULE				
MARK	SIZE		COUNT	COMMENTS
	WIDTH	HEIGHT		
D01	1810	2100	3	Entry Sliding Door
D02	870	2040	6	Internal Swing Door
D03	870	2040	3	Cavity Slider Door

WINDOW SCHEDULE				
MARK	FRAME WIDTH	FRAME HEIGHT	COUNT	COMMENTS
W01	1510	900	12	Sliding
W03	610	600	3	Awning (Obscured Glazing)

1 SETOUT PLAN
1 : 100



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Client	JULIA & KYLE SPANOS	Project	PROPOSED MULTI-DWELLING
Date	06.05.2026		7 ADAMS STREET MAREEBA QLD, 4880
Drawn by	VA	Checked by	CS
		Project number	2026020

Notes

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Drawing / Document Title		SETOUT PLAN & SCHEDULE	
Sheet No	A402	Scale	As Shown @ A3
No.	1	Description	DA Issue
		Date	21.05.2026

9.3 Use codes

9.3.1 Accommodation activities code

9.3.1.1 Application

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

9.3.1.2 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:
 - (n) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
 - (o) 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;
 - (p) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
 - (q) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
 - (r) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:
 - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
 - (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
 - (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
 - (iv) Bibohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
 - (s) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

9.3.1.3 Criteria for assessment

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

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		
<p>PO1 Accommodation activities are located on a site that includes sufficient area:</p> <ul style="list-style-type: none"> (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses. 	<p>AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B.</p>	<p>Complies with AO1. The subject site is 875m² and has a frontage of approximately 50 metres to Adams Street.</p>
All Accommodation activities, apart from Tourist park and Dwelling house		
<p>PO2 Accommodation activities are provided with on-site refuse storage areas that are:</p> <ul style="list-style-type: none"> (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites. 	<p>AO2.1 A refuse area is provided that:</p> <ul style="list-style-type: none"> (a) includes a water connection; (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 (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. 	<p>Complies with PO2. Each dwelling is to operate individually and due to the significant site frontage and site area, kerbside refuse collection is deemed appropriate. Each of the proposed dwellings can store their residential refuse bins at the rear of the dwellings.</p>
All Accommodation activities, except for Dwelling house		
<p>PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p>AO3 The windows of habitable rooms:</p> <ul style="list-style-type: none"> (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or 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"> (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: <ul style="list-style-type: none"> (i) a minimum sill height of 1.5 	<p>Complies with AO3. Windows of habitable rooms have been placed to appropriately consider privacy of adjoining dwellings. All windows are to be separated by a minimum of 2 metres at ground level. All sill heights achieve a minimum of 1.5 metres.</p>

	<p>(ii) metres above floor level; or fixed opaque glassed installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	
--	---	--

Performance outcomes	Acceptable outcomes	
<p>PO4 Accommodation activities are provided with sufficient private and communal open space areas which:</p> <ul style="list-style-type: none"> (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. 	<p>AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or 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.</p>	<p>Complies with AO4.1. The proposed development includes areas outside the dwellings and it's designated private open space that exceeds a minimum area of 50m² and achieves a minimum dimension of 5 metres. It is relevant to note that the development is small in relation to the size of the subject site. There is ample remaining areas on the site to achieve Communal Open Space Requirements.</p>
	<p>AO4.2 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.</p>	<p>Complies with AO4.2. The development provides private open space areas in accordance with Table 9.3.1.3D. As shown on the architectural plans, each dwelling is afforded 35m² Private Open Space area's, part of which are included with the attached roofed deck area that is directly accessible from the living room.</p>
	<p>AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p>	<p>Will Comply with AO4.3. Clothes drying areas will be provided at the rear of the dwellings to ensure they are not visible to the street.</p>
	<p>AO4.4 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:</p> <ul style="list-style-type: none"> (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 2.4m² 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. 	<p>Complies with PO4. The proposed Multiple Dwelling is to be located on a large site (875m²) in comparison to the small-scale of development that is proposed. The proposal include 35m² of dedicated Private open space for each of the dwelling, of which includes a secure deck area. Additional the site has ample remaining areas for the provision of landscaping across the site.</p>

If for Caretaker's Accommodation		
<p>PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.</p> <p>Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".</p>	<p>AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings. No Caretaker's Accommodation is proposed.</p>
	<p>AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m².</p>	<p>Not applicable. The proposed development is for Multiple Dwellings. No Caretaker's Accommodation is proposed.</p>

Performance outcomes		Acceptable outcomes	
If for Dwelling house			
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> (d) not dominate the site; (e) remain subservient to the primary dwelling; and (f) be consistent with the character of the surrounding area; 	AO6.1 The secondary dwelling is located within: <ul style="list-style-type: none"> (c) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (d) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. 	Not applicable. The proposed development is for Multiple Dwellings.	
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² .	Not applicable. The proposed development is for Multiple Dwellings.	
If for Dual occupancy			
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages. 	AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage.	Not applicable. The proposed development is for Multiple Dwellings.	
	AO7.2 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.	Not applicable. The proposed development is for Multiple Dwellings.	
If for Multiple dwelling, Residential care facility or Retirement facility			
PO8 Development is appropriately located within the Shire to: <ul style="list-style-type: none"> (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	AO8 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	Complies with AO8. The proposed development is for Multiple Dwellings and is located approximately 500 metres from the nearest boundary of a Centre zone.	
	PO9 Buildings are designed to: <ul style="list-style-type: none"> (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment</p>	AO9.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: <ul style="list-style-type: none"> (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	Complies with AO9.1. No external walls on the Multiple Dwellings exceed 10 metres in continuous length. The longest wall length on each of the dwellings is the side wall, which is approximately 8.7 metres in length.
AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.		Complies with AO9.2. The opening for the proposed carport is approximate 3.1 metres.	

benchmarks are provided under “for assessable development”.

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Performance outcomes	Acceptable outcomes	
	<p>AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	<p>Not applicable. The dwellings do not contain awnings.</p>
	<p>AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.</p>	<p>Complies with AO9.4. Each of the proposed dwellings include a gable roof form.</p>
If for Residential care facility or Retirement facility		
<p>PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>AO10.1 The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>	<p>Not applicable. The proposed development is for a Multiple Dwelling. A Residential care facility or Retirement facility is not proposed.</p>
	<p>AO10.2 Pedestrian paths include navigational signage at intersections.</p>	<p>Not applicable. The proposed development is for a Multiple Dwelling. A Residential care facility or Retirement facility is not proposed.</p>
	<p>AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.</p>	<p>Not applicable. The proposed development is for a Multiple Dwelling. A Residential care facility or Retirement facility is not proposed.</p>
	<p>AO10.4 An illuminated sign and site map is provided at the main site entry.</p>	<p>Not applicable. The proposed development is for a Multiple Dwelling. A Residential care facility or Retirement facility is not proposed.</p>
	<p>AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.</p>	<p>Not applicable. The proposed development is for a Multiple Dwelling. A Residential care facility or Retirement facility is not proposed.</p>
If for Home based business		
<p>PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area. having</p>	<p>AO11.1 The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.</p>	<p>Not applicable. The proposed development is for a Multiple Dwelling. A Home based business land use is not proposed.</p>

Performance outcomes Acceptable outcomes		
	<p>AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.</p>	<p>Not applicable. A Home based business land use is not proposed.</p>
	<p>AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.</p>	<p>Not applicable. A Home based business land use is not proposed.</p>
	<p>AO11.8 The business does not involve the use of power tools or similar noise generating devices.</p>	<p>Not applicable. A Home based business land use is not proposed.</p>
<p>PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.</p>	<p>AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E.</p>	<p>Not applicable. A Home based business land use is not proposed.</p>
	<p>AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO12.3 A farm stay is setback 100 metres from any property boundary.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
<p>If for Rural workers' accommodation</p>		
<p>PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.</p>	<p>AO13.1 A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>

Performance outcomes	Acceptable outcomes	
<p>PO14 Rural workers' accommodation is provided with amenities commensurate with the:</p> <ul style="list-style-type: none"> (a) needs of the employees; and (b) permanent or seasonal nature of the employment. 	<p>AO14.1 The Rural workers' accommodation is:</p> <ul style="list-style-type: none"> (a) for permanent occupation; and (b) fully self-contained. OR 	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO14.2 The Rural workers' accommodation:</p> <ul style="list-style-type: none"> (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence. 	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
For assessable development		
If for Caretaker's Accommodation		
<p>PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses. 	<p>AO15 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
If for Residential care facility or Retirement facility		
<p>PO16 Retirement facilities include a range of housing designs and types that:</p> <ul style="list-style-type: none"> (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types. 	<p>AO16 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
If for Tourist park		
<p>PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.</p>	<p>AO17 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>

Performance outcomes	Acceptable outcomes	
<p>PO18 The density of accommodation provided within the Tourist park:</p> <ul style="list-style-type: none"> (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area. 	<p>AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <ul style="list-style-type: none"> (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m² gross floor area per cabin) per hectare of the nominated area(s). 	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
<p>PO19 Accommodation sites are designed and located:</p> <ul style="list-style-type: none"> (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses. 	<p>AO19.1 A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of:</p> <ul style="list-style-type: none"> (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site. 	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
<p>PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.</p>	<p>AO20.1 A central refuse collection area is provided to service all accommodation sites.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>

	<p>AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>
	<p>AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.</p>	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>

Table 9.3.1.3B – Minimum site area and minimum site frontage

Use	Minimum site area	Minimum frontage
Dual occupancy	(a) 600m ² in the Medium density residential zone; or (b) 1,000m ² in the Low density residential zone; or (c) 600m ² in the Centre zone.	20 metres
Home based business	600m ²	-
Multiple dwelling	800m ²	20 metres
Residential care facility	2,000m ²	30 metres
Retirement facility	2,000m ²	30 metres
Rooming accommodation	800m ²	20 metres
Short-term accommodation	800m ²	20 metres
Tourist park	1 hectare	50 metres
<ul style="list-style-type: none"> Caravan and motor home sites 	100m ² including sufficient area for the parking of a motor vehicle.	10 metres to an internal road
<ul style="list-style-type: none"> Tent sites 	40m ² including sufficient area for the parking of a motor vehicle.	6 metres to an internal road
<ul style="list-style-type: none"> Cabin sites 	130m ² including sufficient area for the parking of a motor vehicle.	10 metres to an internal road

Table 9.3.1.3C – Communal open space

Use	Minimum area	Minimum dimension	Design elements
Multiple dwelling	50m ²	5 metres	<ul style="list-style-type: none"> Provides for clothes drying and recreational facilities; One continuous area; and Separated from any habitable room by a minimum of 3 metres.
Retirement facility or Residential care facility	Indoor communal space and communal open space as specified below.		
Rooming accommodation	Rate of 5m ² per resident	5 metres	<ul style="list-style-type: none"> One continuous area; 20% shaded; and 10% of the provided area is screened for use for clothes drying.
<ul style="list-style-type: none"> Indoor communal space 	Rate of 1m ² per resident and 40m ²	-	<ul style="list-style-type: none"> Located centrally; and Provides a range of facilities.
<ul style="list-style-type: none"> Communal open space 	30% site area and 50m ²	5 metres	<ul style="list-style-type: none"> Provided at ground level.

Use	Minimum area	Minimum dimension	Design elements
Short-term accommodation	50m ² and 20% site area	5 metres	<ul style="list-style-type: none"> • Located at ground level; • One continuous area; and • 10% of the provided area is screened for use for clothes drying.
Tourist park	Includes at least each of the below communal facilities.		<ul style="list-style-type: none"> • Located within 100 metres of the sites they serve (unless private recreation facilities are provided); and • Separated from any site by a minimum of 10 metres.
<ul style="list-style-type: none"> • Covered cooking area 	50m ²	-	<ul style="list-style-type: none"> • Including barbeque and dish washing facilities
<ul style="list-style-type: none"> • Laundry 	-	-	<ul style="list-style-type: none"> • Including clothes drying facilities.
<ul style="list-style-type: none"> • Recreational open space 	Rate of 5m ² per site	-	<ul style="list-style-type: none"> • Including a children's playground.

Note—Provision of communal open space for a Multiple dwelling is not required by **Table 9.3.1.3C** where more than 75% have access to ground floor private open space.

Note—For a Tourist park, the calculation of recreational open space is inclusive of pool areas, sporting facilities, such as football fields and tennis courts, and any unobstructed grassed areas having a minimum dimension of 3 metres that are provided in addition to accommodation sites for recreational purposes. Planted landscape areas and vegetated areas are excluded from the calculation.

Note—Indoor communal space may include lounge areas, a library / reading room, a TV/games/recreation room, meeting space/s, hairdresser or a convenience store.

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.		
<ul style="list-style-type: none"> • Ground level 	50m ²	5 metres	<ul style="list-style-type: none"> • Provided as unobstructed area; and • Directly accessible from the main living area.
<ul style="list-style-type: none"> • Above ground level 	15m ²	2.5 metres	<ul style="list-style-type: none"> • Provided as a balcony.
<ul style="list-style-type: none"> • Outdoor service court 	5m ²	-	<ul style="list-style-type: none"> • Provided for clothes drying
Dual occupancy	40m ²	3 metres	<ul style="list-style-type: none"> • Located at ground level. • 20% shaded; and • Accessed from the main living area of the dwelling.
Dwelling house	40m ²	3 metres	<ul style="list-style-type: none"> • Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Home based business	40m ²	3 metres	<ul style="list-style-type: none"> • Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
<ul style="list-style-type: none"> • Ground level 	15m ²	3 metres	<ul style="list-style-type: none"> • 20% shaded; and • Directly accessible from the main living area.
<ul style="list-style-type: none"> • Above ground level 	10m ²	3 metres	<ul style="list-style-type: none"> • Directly accessible from the main living area.
Multiple dwelling	As specified below.		
<ul style="list-style-type: none"> • Ground level 	35m ²	3 metres	<ul style="list-style-type: none"> • 20% shaded; and • Directly accessible from the main living area.
<ul style="list-style-type: none"> • Above ground level 	15m ²	3 metres	<ul style="list-style-type: none"> • Directly accessible from the main living area.
Residential care facility	6m ²	2 metres	<ul style="list-style-type: none"> • Provided as a shaded courtyard or balcony; and • Directly accessible from the main living area.
Retirement facility	As specified below.		
<ul style="list-style-type: none"> • Ground level 	20m ²	3 metres	<ul style="list-style-type: none"> • Provided as a courtyard or similar space; • Grade does not exceed 5%; and • Directly accessible from the main living area at ground level.
<ul style="list-style-type: none"> • Above ground level 	6m ²	2 metres	<ul style="list-style-type: none"> • Provided as a balcony or similar space; and • Directly accessible from the main living area.
Rooming accommodation	As specified below.		
Short-term accommodation	As specified below.		
<ul style="list-style-type: none"> • Ground level 	15m ²	3 metres	<ul style="list-style-type: none"> • 20% shaded; and • Directly accessible from the main living area.
<ul style="list-style-type: none"> • Above ground level 	10m ²	3 metres	<ul style="list-style-type: none"> • Directly accessible from the main living area.

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

8.2.2 Airport environs overlay code

8.2.2.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Airport environs overlay maps (OM-002a-f)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Strategic airports and aviation facilities are appropriately reflected in Overlay Map 2 and is required to be mapped by State Government in response to Infrastructure State Interests.

8.2.2.2 Purpose

- (1) The purpose of the Airport environs overlay code is to protect the current and ongoing operations of established airports, aerodromes and aviation infrastructure in Mareeba Shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The ongoing operation of Mareeba Airport and its associated infrastructure are protected from incompatible development;
 - (b) Aerodromes in Chillagoe and Dimbulah are maintained to support recreation, mining and rural uses;
 - (c) Operational airspace is protected;
 - (d) Threats to aviation safety such as bird and bat strike and distraction or blinding of pilots are avoided or minimised;
 - (e) State significant aviation facilities associated with the Mareeba Airport are protected from encroachment by sensitive land uses; and
 - (f) Development in the vicinity of airports, aerodromes and aviation infrastructure does not compromise public safety.

8.2.2.3 Criteria for assessment

Table 8.2.2.3 - Airport environs overlay code - For accepted development subject to requirements and assessable development

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
Protection of operational airspace		
<p>PO1 Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the:</p> <p>(a) Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or</p> <p>(b) Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or</p> <p>(c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f); or</p> <p>(d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>AO1.1 Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of:</p> <p>(a) Mareeba Airport identified on Airport environs overlay map (OM-002c); or</p> <p>(b) Cairns Airport identified on Airport environs overlay map (OM-002c.1).</p>	<p>Not applicable. The subject site is not located within the OLS overlay of the Airport environs overlay. Notwithstanding, the proposal is one storey and does not exceed 4 metres in height.</p>
	<p>AO1.2 Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>Not applicable. The subject site is not located within the OLS overlay of the Airport environs overlay. Notwithstanding, the proposal is one storey and does not exceed 4 metres in height.</p>
	<p>AO1.3 Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>Not applicable. The subject site is not located within the OLS overlay of the Airport environs overlay. Notwithstanding, the proposal is one storey and does not exceed 4 metres in height.</p>
Lighting		
<p>PO2 Development does not include lighting that:</p> <p>(a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or</p> <p>(b) could distract or confuse pilots.</p>	<p>AO2 Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) does not:</p> <p>(a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and</p> <p>(b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.</p>	<p>Not applicable. The subject site is not located within the Distance from airport – 6 kilometres or Distance from airport – 3 kilometres overlays.</p>

Performance outcomes		Acceptable outcomes
Noise exposure		
<p>PO3 Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.</p>	<p>AO3 Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on Airport environs overlay map (OM-002d).</p>	<p>Not applicable. The subject site is not located in any ANEF contour overlays.</p>
Public safety		
<p>PO4 Development does not compromise public safety or risk to property.</p>	<p>AO4 Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on Airport environs overlay map (OM-002e).</p>	<p>Not applicable. The subject site is not located in any identified Airport environs: Mareeba Airport public safety area overlays.</p>
State significant aviation facilities associated with Mareeba Airport		
<p>PO5 Development does not impair the function of state significant aviation facilities by creating:</p> <ul style="list-style-type: none"> (a) physical obstructions; or (b) electrical or electro-magnetic interference; or (c) deflection of signals. 	<p>AO5.1 Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on Airport environs overlay map (OM-002a.1) does not exceed a height of 640 metres AHD.</p>	<p>Not applicable. The subject site is not located within the specified overlay.</p>
	<p>AO5.2 Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on Airport environs overlay map (OM-002a) does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.</p>	<p>Not applicable. The subject site is not located within the specified overlay.</p>
	<p>AO5.3 Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a) unless associated with the Biboohra CVOR facility.</p>	<p>Not applicable. The subject site is not located within the specified overlay.</p>

Performance outcomes	Acceptable outcomes	
	<p>AO5.4 Development within 'Airport environs: Zone B (1,500 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a), but outside 'Zone A (200 metre buffer)' identified on Airport environs overlay map (OM-002a), does not include:</p> <ul style="list-style-type: none"> (a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or (b) overhead power lines exceeding 5 metres in height; or (c) metallic structures exceeding 7.5 metres in height; or (d) trees and open lattice towers exceeding 10 metres in height; or (e) wooden structures exceeding 13 metres in height. 	<p>Not applicable. The subject site is not located within the specified overlay.</p>
For assessable development		
Mareeba Airport		
Protection of operational airspace		
<p>PO6 Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the:</p> <ul style="list-style-type: none"> (a) movement of aircraft; or (b) safe operation of the airport or facility. 	<p>AO6.1 Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of:</p> <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) Cairns Airport identified on Airport environs overlay map (OM-002c.1). 	<p>Not applicable. The proposed development is not located in any OLS overlays.</p>
	<p>AO6.2 Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>Not applicable. The proposal is for Multiple Dwellings.</p>
<p>PO7 Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.</p>	<p>AO7 Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within:</p> <ul style="list-style-type: none"> (a) the Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) the Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or (c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on Airport environs overlay map (OM-002f). 	<p>Not applicable. The proposal is for Multiple Dwellings and is not located within the OLS overlays or Airport buffer overlays.</p>

Performance outcomes	Acceptable outcomes	
Managing bird and bat strike hazard to aircraft		
<p>PO8 Development in the environs of Mareeba Airport or an aerodrome does not contribute to the potentially serious hazard from wildlife (bird or bat) strike.</p>	<p>AO8.1 Development within the 'Airport environs: Distance from airport - 8 kilometres' Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) provides that potential food and waste sources are covered and collected so that they are not accessible to wildlife.</p>	<p>Not applicable. The subject site is not located within the Distance from airport - 8 kilometres' Bird and bat strike zone or the 'Airport environs: Airport buffer - 3 kilometres' overlay.</p>
	<p>AO8.2 Development within the 'Airport environs: Distance from airport - 3 kilometres' Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) does not include:</p> <ul style="list-style-type: none"> (a) food processing; or (b) abattoir; or (c) intensive horticulture; or (d) intensive animal husbandry; or (e) garden centre; or (f) aquaculture. 	<p>Not applicable. The subject site is not located in the 'Airport environs: Distance from airport - 3 kilometres' Bird and bat strike zone' or the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome'.</p>
	<p>AO8.3 Putrescible waste disposal sites do not occur within the 'Airport environs: Distance from airport - 13 kilometres' Bird and bat strike zone of:</p> <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002b); or (b) Cairns Airport identified on Airport environs overlay map (OM-002b.1). 	<p>Complies with AO8.3. The subject site is located in the 'Airport environs: Distance from airport - 13 kilometres' Bird and bat strike zone. No Putrescible waste disposal is proposed as part of this development.</p>

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
 - (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
 - (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
 - (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

8.2.3.3 Criteria for assessment

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Water supply for fire-fighting purposes	
<p>PO1 Development where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR</p> <p>AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade</p>
	<p>Will Comply with PO1. The subject site is located within the Potential impact buffer of the Bushfire hazard overlay map and will be connected to adequate and reliable water source being the available water reticulation main within Adams Street.</p>

Performance outcomes		Acceptable outcomes
		<p> fittings and the tank is provided with a hardstand area for heavy vehicles.</p>
For assessable development		
Land use		
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	<p>Not applicable. The proposed development is for a Multiple Dwelling.</p>
Lot design		

<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) allows efficient emergency access to buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created. OR</p> <p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	<p>Not applicable. The proposed development is for Material Change of Use for Multiple Dwelling.</p>
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Performance outcomes	Acceptable outcomes	
Firebreaks and access		
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>Not applicable. No new roads are proposed to be constructed.</p>
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>Will Comply with PO4. The site is currently vacant and located towards the outer boundary of the Potential Impact Buffer of the Bushfire hazard overlay. The proposal will be appropriately designed to withstand impacts of a Bushfire event occurring. Adequate access to the site will be achieved via the three individual vehicle crossovers and driveways to each dwelling. The site is separated via Adams Street to the Medium potential buffer to the west.</p>
Hazardous materials		
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO5 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	<p>Complies with AO5. The proposed development is for a small-scale residential use. No processing or storage of dangerous goods or hazardous materials is included within this development application.</p>



Performance outcomes		Acceptable outcomes
Landscaping		
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Will Comply with PO6. Provided landscaping will not result in a material increase in bushfire hazard. Council may impose reasonable and relevant conditions to ensure this is maintained.</p>
Infrastructure		
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7 The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	<p>Will Comply with PO7. The site is currently vacant and will require to be connected to relevant infrastructure services. It appears that all infrastructure within Adams Street is underground apart from electricity. Notwithstanding, all infrastructure connections and provisions will be adequately designed to prevent and withstand damage or destruction in the event of a bushfire.</p>
Private driveways		

<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	<p>Complies with PO8. The proposed development is to include three individual driveways that are proposed to individually service each of the proposed dwellings. Fire fighting vehicles will be able to gain adequate access to the site for fire-fighting reasons.</p>
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8.2.4 Environmental significance overlay code

8.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
 - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
 - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
 - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
 - (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	
For accepted development subject to requirements and assessable development		
Regulated vegetation		
<p>PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Not applicable. The subject site does not contain any mapped Regulated vegetation.</p>
<p>PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2</p>	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies with AO2. The subject site is not located within 20 metres of mapped Regulated vegetation.</p>

– Ecological Assessment Reports.

Performance outcomes	Acceptable outcomes	
Regulated vegetation intersecting a watercourse		
<p>PO3 Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>Complies with AO3.1. The front boundary of the subject site is marginally located within the MSES Waterway Buffer. However, the site is located greater than 50 metres from the top bank of the identified Waterway.</p>
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p>Complies with AO3.2. The proposal does not include any clearing works.</p>
Waterways and wetlands		
<p>PO4 ‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>Complies with AO4.1. The front boundary of the subject site is marginally located within the MSES Waterway Buffer. However, the site is located greater than 50 metres from the top bank of the identified Waterway.</p>
	<p>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Not applicable. The subject site is not located in a High ecological significance wetland buffer.</p>

<p>(d) erosion and slumping; maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.3</p> <p>No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater</p>	<p>Will Comply with AO4.3.</p> <p>All stormwater flows will be lawfully discharged to the kerb and channel of Adams Street.</p>
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.4</p> <p>No wastewater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	<p>Complies with AO4.4.</p> <p>No wastewater will be discharged to the identified waterway to the west.</p>

For assessable development

Wildlife Habitat

<p>PO5</p> <p>Development within a ‘Wildlife habitat’ area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p>	<p>AO5</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable.</p> <p>The subject site does not have any identified Wildlife habitat areas.</p>
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<p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse</p>		
<p>impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
Legally secured offset areas		
<p>PO6 Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Not applicable. The subject site does not include any legally secured offset areas.</p>
Protected areas		

<p>PO7 Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>A07 No acceptable outcome is provided</p>	<p>Not applicable. The subject site does not include any identified protected areas.</p>
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Performance outcomes	Acceptable outcomes	
Ecological corridors and Habitat linkages		
<p>PO8 Development located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o) (c) does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to: <ul style="list-style-type: none"> (a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; (b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage'; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity. <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>	<p>AO8 No acceptable outcome is provided</p>	<p>Not applicable. The subject site is in the Medium density residential zone and is not identified in an Ecological corridor or Habitat linkage.</p>

Table 8.2.4.3B - Setback and buffer distances from waterways

Stream order	Setback and buffer from waterways
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note—The stream order of a 'waterway' is to be determined on a case by case basis.

9.4.2 Landscaping code

9.4.2.1 Application

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

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character; and
 - (d) ensures effective buffering of incompatible land uses to protect local amenity.

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

9.4.2.3 Criteria for assessment

Table 9.4.2.3A—Landscaping code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable Outcomes	
For accepted development subject to requirements and assessable development		
<p>PO1 Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	<p>AO1 Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	<p>Will Comply with AO1. The proposed Multiple Dwelling is to be situated on a site with an area of 875m². The development is small scale in relation to its site, and has dedicated 59% of remaining areas to landscaping. As such, it is relevant to note that ample areas remaining on the site are available to achieve landscaping in accordance with requirements stipulated in sections (a) – (d) of AO1.</p>
<p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (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. 	<p>AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (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. <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>Will Comply with AO2. The proposed development will include a 1.5 metre landscape strip along the sites frontage to Adams Street.</p>
<p>PO3 Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land 	<p>AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>Will Comply with AO3.1. The development maintains appropriate separation to side and rear boundaries for the allowance of landscape treatments. The development will ensure landscape treatments are provided along side and rear boundaries in accordance with Table</p>

<p>(b) assists to break up and soften elements of built form;</p> <p>(c) screens areas of limited visual interest;</p> <p>(d) preserves the amenity of sensitive land uses; and includes a range and variety of planting.</p>		9.4.2.3B.
	<p>AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <p>(a) are planted at a maximum spacing of 1 metre;</p> <p>(b) will grow to a height of at least 2 metres;</p> <p>(c) will grow to form a screen of no less than 2 metres in height; and</p> <p>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>Will Comply with AO3.2. Shrubs and trees will be provided in landscape strips along side and rear boundaries in accordance with requirements of AO3.2.</p>
	<p>AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Will Comply with AO3.3. Landscape strips will be provided and designed along side and rear boundaries in accordance with PSP 6 – Landscaping and preferred plant species.</p>

Performance outcomes	Acceptable outcomes	
<p>PO4 Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1 Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	<p>Not applicable. Only three (3) parking spaces are proposed.</p>
	<p>AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Not applicable. Only three (3) parking spaces are proposed.</p>
<p>PO5 Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> (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. 	<p>AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Will Comply with AO5.1. Plant species will be provided in accordance with the plant schedule of PSP 6 – Landscaping and preferred plant species.</p>
	<p>AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>Will Comply with AO5.2. A minimum of 25% of plants will be provided in accordance with requirements of AO5.2.</p>
<p>PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1 Tree planting is a minimum of</p> <ul style="list-style-type: none"> (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber. 	<p>Will Comply with AO6.1. Tree planting will be provided in accordance with sections (a) and (b) of AO6.1, where required.</p>
	<p>AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p>Not applicable. No over head electricity lines or power poles are within 4 metres of the sites boundaries. However, if overhead power is supplied, vegetation will not exceed 3.5 metres at maturity.</p>

Performance outcomes	Acceptable outcomes	
	<p>AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <ul style="list-style-type: none"> (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. 	<p>Not applicable. The subject site does not adjoin an electricity substation.</p>
For assessable development		
<p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (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. 	<p>AO7 No acceptable outcome is provided.</p>	<p>Will Comply with PO7. Landscaping will be provided and designed in accordance with the requirements of (a) – (d) of PO7. All landscaping anticipates to positively contribute to the development and the surrounding streetscape and neighboring properties of Adams Street.</p>

Table 9.4.2.3B—Side and rear boundary landscape treatments

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

6.2.7 Medium density residential zone code

6.2.7.1 Application

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

6.2.7.2 Purpose

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

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

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

6.2.7.3 Criteria for assessment

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

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	<p>Complies with AO1. The proposed Multiple Dwellings are one storey and less than 4 metres in height.</p>
Outbuildings and residential scale		
<p>PO2 Domestic outbuildings:</p> <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Medium density residential zone. 	<p>AO2 Domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	<p>Not applicable. Domestic outbuildings are not included within this proposal.</p>
Siting		
<p>PO3 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors. 	<p>AO3.1 Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. <p>AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.</p>	<p>Complies with PO3. Refer to section 5.6.2.3 of the Town Planning Report.</p>

Performance outcomes	Acceptable outcomes	
Accommodation density		
<p>PO4 The density of Accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site. 	<p>AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.7.3B.</p>	<p>Complies with AO4. The proposal does not exceed the density requirements stipulated in Table 6.2.7.3B.</p>
Gross floor area		
<p>PO5 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	<p>AO5 Gross floor area does not exceed 600m².</p>	<p>Complies with AO5. The total development has a Gross Floor Area of 180m².</p>
For assessable development		
Building design		
<p>PO6 Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 	<p>AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<p>Complies with AO6. Each of the proposed dwellings include an open plan living / dining / kitchen area and Private Open Space that is orientated to Adams Street.</p>
<p>PO7 Development complements and integrates with the established built character of the Medium density residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO7 No acceptable outcome is provided.</p>	<p>Complies with PO7. The proposed development is of a form, scale and intensity that is compatible with the intent of the Medium density residential zone. The development includes a simple gable roof form with a 5 degree pitch, in the colour surfmist (neutral white). The dwellings are to include colorbond cladding in basalt (grey) and are to be elevated on posts. The proposal includes appropriate window and doors of a standard size that are generally orientated towards the street. The proposed Multiple Dwelling development is appropriate within it's locality and will integrate within the Adams Street streetscape character.</p>

Performance outcomes	Acceptable outcomes	
Non-residential development		
<p>PO8 Non-residential development:</p> <ul style="list-style-type: none"> (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. 	<p>AO8 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for a residential development.</p>
Amenity		
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO9 No acceptable outcome is provided.</p>	<p>Complies with PO9. The proposal is for a small-scale, low-intensity residential development that appears appropriate within its current established residential surrounds. The proposal will present as an appropriate residential development and will not cause adverse impact to matters outlined in sections (a) to (i) of PO9.</p>
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO10 No acceptable outcome is provided.</p>	<p>Complies with PO10. The proposal is for a low-intensity Multiple Dwelling development that does not anticipate any adverse impacts to matters outlined in sections (a) to (i).</p>

Table 6.2.7.3B—Maximum densities for Accommodation activities

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

9.4.3 Parking and access code

9.4.3.1 Application

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

9.4.3.2 Purpose

- (1) The purpose of the Parking and access code is to ensure:
 - (a) parking areas are appropriately designed, constructed and maintained;
 - (b) the efficient functioning of the development and the local road network; and
 - (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

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

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	
For accepted development subject to requirements and assessable development		
Car parking spaces		
<p>PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (f) nature of the use; (g) location of the site; (h) proximity of the use to public transport services; (i) availability of active transport infrastructure; and (j) accessibility of the use to all members of the community. 	<p>AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>Complies with AO1. The proposed development provides one covered car parking space per dwelling in accordance with requirements of Table 9.4.3.3B.</p>

Performance outcomes	Acceptable outcomes	
Vehicle crossovers		
PO2 Vehicle crossovers are provided to: <ul style="list-style-type: none"> (d) ensure safe and efficient access between the road and premises; (e) minimize interference with the function and operation of roads; and (f) minimise pedestrian to vehicle conflict. 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Will Comply with AO2.1. Vehicular access to and from Council roads will be provided in accordance with requirements of AO2.1.
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> (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. 	Not applicable. The subject site does not contain two or more road frontages.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.	Not applicable. The proposal is for Multiple Dwellings, which is not a listed land use in Table 9.4.3.3E.
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> (d) the intensity of anticipated vehicle movements; (e) the nature of the use that they service; and (f) the character of the surrounding locality. 	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.	Will Comply with AO3. Access, maneuvering and car parking areas will be constructed in accordance with the requirements of Table 9.4.3.3C.
For assessable development		
Parking area location and design		
PO4 Car parking areas are located and designed to: <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. 	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	Will Comply with AO4.1. Car parking spaces and access arrangements will be provided and constructed in accordance with AS/NZS 2890.1.
	AO4.2 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.	Not applicable. No dedicated car parking areas for people with disabilities are proposed.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	Complies with AO4.3. Pedestrians can gain safe, direct and convenient access to the dwellings entrances.



Performance outcomes	Acceptable outcomes	
	<p>AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.</p>	<p>Complies with AO4.4. The proposed parking areas comply with the relevant requirements of AO4.4 as described below: (a) The proposed parking spaces are wholly contained within the site; (b) Not applicable. The proposal is for a residential activity within the Medium density residential zone. (c) As shown on the provided architectural plans, each of the proposed carports are setback behind the main building line. (d) The provided carports are located on the southern side of the dwellings.</p>
Site access and manoeuvring		
<p>PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.</p>	<p>AO5.1 Access and manoeuvrability is in accordance with: (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<p>Will Comply with AO5.1. Access and manoeuvrability of dedicated car ports will be provided in accordance with AS28901. No commercial vehicles are anticipated to the residential development and therefore, AS2890.2 is not applicable.</p>
	<p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<p>Will Comply with AO5.2. Minimum sight distances will be provided in accordance with Part 5 of AUSTROADS.</p>
	<p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>Complies with PO5. Whilst the proposal cannot achieve entering and exiting the site in a forward gear. It is relevant to note that in accordance with PO5, the development can achieve safe and efficient access and maneuvering that is</p>

		<p>anticipated for a small-scale residential land use.</p> <p>The site intends to operate as three individual dwellings with separate access crossovers and driveways that lead directly to the dedicated carports. Due to the sites large frontage, each crossover is able to achieve adequate separation to allow for vehicles to reverse out of the carport and onto Adams Street. Adams Street is a low-intensity residential street with traffic occurring at a residential intensity.</p>
	<p>A05.4 Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> (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). 	<p>Complies with A05.4.</p> <p>The pedestrian access to the site and each of the proposed dwelling is clearly identifiable to the street, with a path way that leads directly to the entrance areas. Refer to the architectural plan for further information.</p>

Performance outcomes	Acceptable outcomes	
<p>PO6 Development that involves an internal road network ensures that it's design:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: <ul style="list-style-type: none"> (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation. 	<p>AO6.1 Internal roads for a Tourist park have a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres if one way; or (b) 6 metres if two way. 	<p>Not applicable. The proposal is not for a Tourist park.</p>
	<p>AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <ul style="list-style-type: none"> (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres. 	<p>Not applicable. The proposal is not for a Tourist park.</p>
	<p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p>Not applicable. The proposal is not for an Energy and infrastructure activity or Rural activity.</p>
	<p>AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	<p>Not applicable. The proposal is not for an Energy and infrastructure activity or Rural activity.</p>
	<p>AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	<p>Not applicable. The proposal is not for an Energy and infrastructure activity or Rural activity.</p>
	<p>AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	<p>Not applicable. The proposal does not include any internal roads.</p>
	<p>AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <ul style="list-style-type: none"> (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed. 	<p>Not applicable. The proposal is not for an Energy and infrastructure activity or Rural activity.</p>
	<p>Servicing</p>	

<p>PO7 Development provides access, maneuvering and servicing areas on site that:</p> <ul style="list-style-type: none"> (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and <p>are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p>AO7.1 All unloading, loading, service and waste disposal areas are located:</p> <ul style="list-style-type: none"> (a) on the site; (b) to the side or rear of the building, behind the main building line; <p>not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	<p>Will Comply with AO7.1. The proposal is for a small-scale Multiple Dwelling (x 3). Unloading, loading and service areas are not required as the development includes a typical residential intensity. However, waste disposal areas will be provided on site and to the side / rear of the dwellings, behind the main building line in accordance with AO7.1.</p>
	<p>AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	<p>Not applicable. Unloading, loading and service areas are not required as the development includes a typical residential intensity. Waste will be collected via kerbside collection and as such service vehicles are not required to enter the site.</p>
	<p>AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p>	<p>Not applicable. As per Table 9.4.3.3B, Service vehicle space provision is not required for Multiple Dwellings.</p>
Maintenance		
<p>PO8 Parking areas are used and maintained for their intended purpose.</p>	<p>AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	<p>Will Comply with AO8.1. Parking areas will be kept and used and maintained to ensure a suitable condition for their intended purpose.</p>
	<p>AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	<p>Will Comply with AO8.2. Parking areas will be completed in accordance with AO8.2 until such time as the development ceases.</p>
End of trip facilities		
<p>PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <ul style="list-style-type: none"> (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and <p>provide end of trip facilities for all active transport users.</p>	<p>AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.</p>	<p>Not applicable. Multiple Dwellings is not a listed use in Table 9.4.3.3D and therefore End of trip facilities are not required.</p>
	<p>AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	<p>Not applicable. Multiple Dwellings is not a listed use in Table 9.4.3.3D and therefore End of trip facilities are not required.</p>
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
<p>PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and 	<p>Not applicable. The proposed development is for Multiple Dwellings.</p>

	any works that will be required to address the identified impacts.	
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	Not applicable. The proposed development is for Multiple Dwellings.

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 20m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p>	One SRV space.
Agricultural supplies store	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 30m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p>Queuing for 3 vehicles should be supplied where a GFA is greater than 600m².</p>	One HRV space.
Air services	<p><u>If accepted development subject to requirements development:</u> One space per 90m² or part thereof of net lettable area; or</p> <p><u>If Assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> One space per 200m² or part thereof of net lettable area.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Animal husbandry	<p><u>If accepted development subject to requirements :</u> One space.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Animal keeping	Minimum of three spaces or one space per 200m ² of use area, whichever is greater.	One SRV space.
Aquaculture	<p><u>If accepted development subject to requirements:</u></p> <ul style="list-style-type: none"> • In the rural or rural residential zones - two spaces; or • Enclosed within a building - one space per 90m² of net lettable area. <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>

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

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil
Educational establishment	<u>For all establishments:</u> 1 space per every 10 students plus 1 space per employee, and Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.	<u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas. <u>For assessable development:</u> As determined by Council.
Emergency services	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.
Food and drink outlet	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA and one space per 15m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA and one space per 10m ² or part thereof of GFA above 400m ² . <u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries. One service vehicle space per use or one service vehicle space per 1,000m ² GFA, whichever is greater.	One HRV space.
Function facility	One space per 30m ² or part thereof of GFA.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Funeral parlour	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One SRV space.
Garden centre	<p>A minimum of 5 spaces for customer parking or one space per 150m² or part thereof of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m² use area, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Hardware and trade supplies	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Health care services	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 40m² or part thereof of net lettable area.</p> <p><u>Outside the Centre zone:</u> One space per 20m² of or part thereof of net lettable area.</p>	One SRV space per 500m ² GFA.
High impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Home based business	<p><u>Bed and breakfasts:</u> One space per guest room.</p> <p><u>Other home based business:</u> One space for home based business and one covered space for the dwelling.</p>	Nil.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m ² of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m ² or part thereof of GFA per bar, beer garden and other public area. One space per 50m ² or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.
Indoor sport and recreation	<u>If accepted development subject to requirements:</u> One space per 25m ² of net lettable area. <u>If assessable development:</u> As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Intensive animal industries	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	One SRV space.
Intensive horticulture	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.
Marine industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Market	As determined by Council.	As determined by Council.
Medium impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Motor sport facility	As determined by Council.	As determined by Council.
Multiple dwelling	One covered space per dwelling. One dedicated vehicle wash-down bay for premises containing 5 or more dwellings. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m ² GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 20m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One SRV space.
Outdoor sales	A minimum of 5 spaces for customer parking or one space per 150m ² of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m ² , whichever is greater.	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Outdoor sport and recreation	<p>Coursing, horse racing, pacing or trotting:</p> <ul style="list-style-type: none"> One space per five seated spectators; plus One space per 5m² of other spectator areas. <p>Football:</p> <ul style="list-style-type: none"> 50 spaces per field. <p>Lawn bowls:</p> <ul style="list-style-type: none"> 30 spaces per green. <p>Swimming pool:</p> <ul style="list-style-type: none"> 15 spaces; plus One space per 100m² of useable site area. <p>Tennis or other Court:</p> <ul style="list-style-type: none"> Four spaces per court. <p>Golf Course:</p> <ul style="list-style-type: none"> Four spaces per tee on the course; plus One space per 50m² of net lettable area. <p><u>Any other use:</u> As determined by council.</p>	<p>An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite</p> <p>Internal dedicated taxi bays provided within 200 metres of the site entrance.</p>
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Place of worship	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m ² GFA or part thereof.	One AV space.
Rural workers' accommodation	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.
Sales office	One space per 25m ² GFA or part thereof.	Nil.
Service industry	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
Shop	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Shopping centre	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 25m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p>	One AV space per 1,000m ² ; and One SRV space per 500m ² ; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.
Showroom	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One AV space and One SRV space if the site is greater than 2,000m ² ; or One HRV space; and One SRV Space.
Special industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Substation	<u>If assessable development:</u> As determined by Council.	As determined by Council.
Telecommunications facility	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Theatre	One space per 15m ² or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.

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

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

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

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

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

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

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one bicycle rack space per 750m² NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building. 	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m ² GFA.	As determined by Council.
Educational establishment	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: <ul style="list-style-type: none"> - minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. 	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m ² GFA.	As determined by Council.
Function facility	One space per 300m ² GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Health care services	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 5% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For visitors: <ul style="list-style-type: none"> - facilities with in-patient accommodation provide one space per each 30 beds; - facilities without in-patient accommodation provide one space per each 4 practitioners; - aged care facilities provide one space per each 60 beds; - In every instance above, provide a minimum of 5 bicycle parking spaces; and - bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building. 	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m ² GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Shop or Shopping centre	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one space per 500m² GLA or part thereof for centres under 30,000m²; or - one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and - bicycle parking is signposted and within 10m of a major public entrance to the building. 	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m ² GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	<p>Site access involves:</p> <ul style="list-style-type: none"> (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
Service station	
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	<ul style="list-style-type: none"> (a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

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

9.4.5.2 Purpose

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

9.4.5.3 Criteria for assessment

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

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
Water supply		
<p>PO1 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	<p>Will Comply with AO1.1. The proposed development will be connected to the available reticulated water supply system within Adams Street. Connections will be undertaken in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
	<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (c) 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 (d) on-site water storage tank/s: <ul style="list-style-type: none"> (iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the development. 	<p>Not applicable. The proposed development is located within a reticulated water supply service area.</p>
Wastewater disposal		
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the 	<p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	<p>Will Comply with AO2.1. The proposed development will be connected to the reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. As shown on the provided Detail and Contour Survey, this infrastructure is available within Adams Street.</p>



receiving environment.	<p>AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	
Stormwater infrastructure		
<p>PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Complies with AO3.1. The proposed development will be connected to the available stormwater infrastructure within Adams Street in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>

Performance outcomes		Acceptable outcomes
		<p>AO3.2 On-site drainage systems are constructed:</p> <p>(a) to convey stormwater from the premises to a lawful point of discharge; and</p> <p>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
		<p>Not applicable. No on-site drainage systems are proposed.</p>
Electricity supply		
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <p>(d) is connected to the electricity supply network; or</p> <p>(e) has arranged a connection to the transmission grid; or</p> <p>(f) 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:</p> <p>(iv) it is approved by the relevant regulatory authority; and</p> <p>(v) it can be demonstrated that no air or noise emissions; and</p> <p>(vi) it can be demonstrated that no adverse impact on visual amenity will occur.</p>	<p>Complies with AO4. The site will be appropriately connected to the relevant electricity supply network.</p>
Telecommunications infrastructure		
<p>PO5 Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5 Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>Will Comply with AO5. Each of the Multiple Dwellings will be provided with telecommunication services connection.</p>
Existing public utility services		

<p>PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>A06 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Will Comply with PO6. If public utility mains or services require to be relocated, altered or repaired, the works will be completed in accordance with PSP 4 – FNQROC Regional Development Manual.</p>
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Performance outcomes	Acceptable outcomes	
<p>PO7 Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> (g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises. 	<p>AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>Complies with AO7.1 . The proposal does not include any filling works. Minor excavation works are required for the establishment of posts in which the dwellings are to be constructed on. No excavation is proposed within 1.5 metres of any site boundary.</p>
	<p>AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p>Complies with AO7.2. No filling works are proposed as part of this development. No excavation is to occur 1.5 metres above or below natural ground level. Minor excavation works are required for the establishment of posts.</p>
	<p>AO7.3 Earthworks batters:</p> <ul style="list-style-type: none"> (f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (i) have a slope no greater than 1 in 4; and (j) are retained. 	<p>Not applicable. The development does not propose any batters.</p>
	<p>AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	<p>Not applicable. No soil is anticipated to be stockpiled as part of this development.</p>
	<p>AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Not applicable. The proposed development does not require batters or berms.</p>
	<p>AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>Not applicable. No retaining walls are proposed as part of this development.</p>



	<p>AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>Will Comply with AO7.7. No filling is proposed as part of this development. Any excavation works will appropriately protect trees in accordance with AO7.7.</p>
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Performance outcomes		Acceptable outcomes
For assessable development		
Transport network		
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Will Comply with AO8.1. Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage of the site will be designed and constructed in accordance with PSP 4 – FNQROC Regional Development.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Will Comply with AO8.2. The proposed development will ensure that footpaths are treated in accordance with PSP 9 – Footpath Paving.
Public infrastructure		
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable. No infrastructure is anticipated to be dedicated to Council.
Stormwater quality		
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design 	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> (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 (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"> (i) drainage control; (ii) erosion control; 	Complies with PO10. The proposed development will ensure that all stormwater flows are lawfully discharged to the kerb and channel of Adams Street. The proposed development is for a small - scale residential use being a Multiple Dwelling that does not expect to generate stormwater flows greater than that expected of a standard Dwelling House. The proposed development does not anticipate any adverse impacts to stormwater quality.

<p>(f) principles; maximise community benefit; and (g) minimise risk to public safety.</p>	<p>(iii) sediment control; and (iv) water quality outcomes.</p>	
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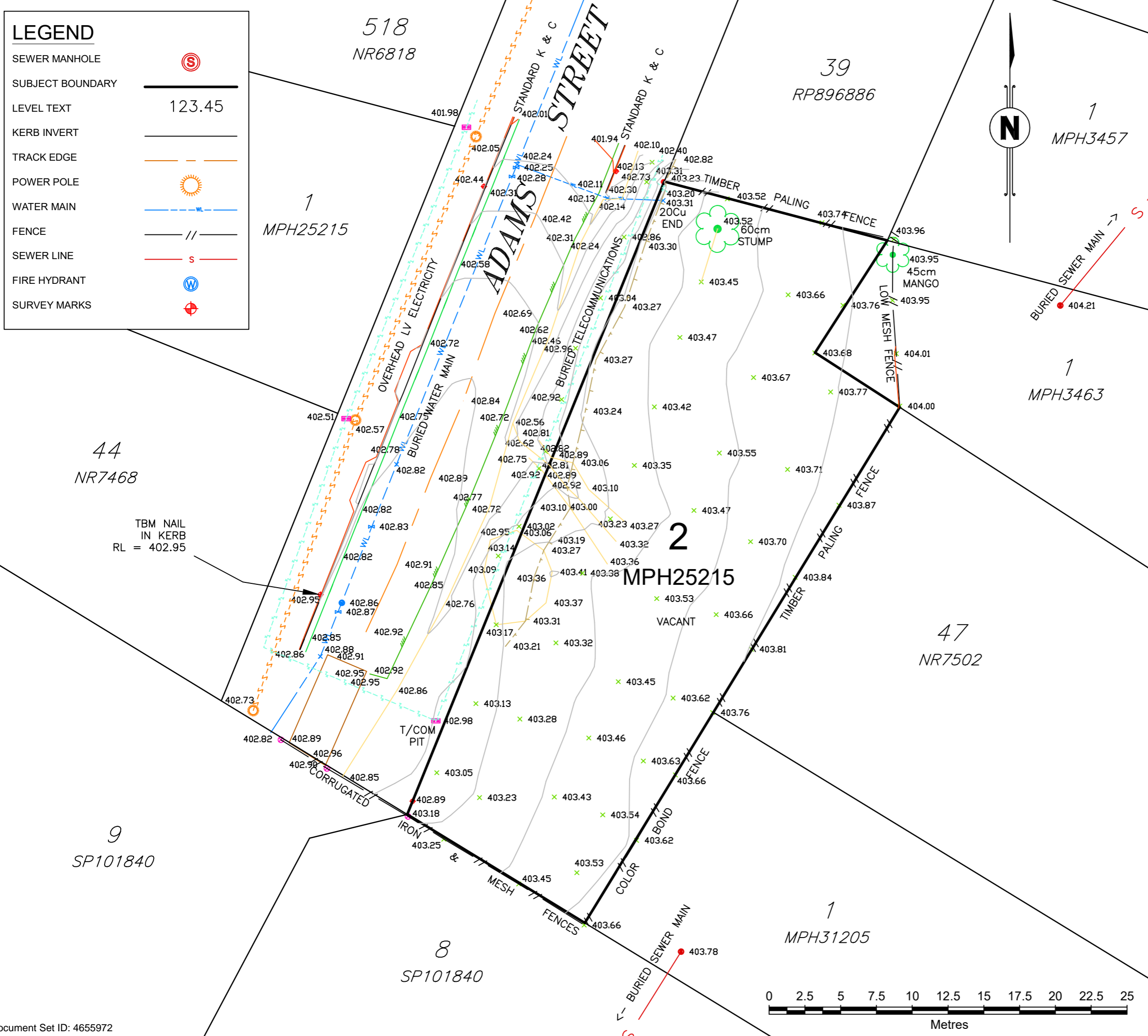
Performance outcomes	Acceptable outcomes	
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	<p>Not applicable. The proposed development is located on a 875m² site.</p>
<p>PO11 Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11 No acceptable outcome is provided.</p>	<p>Not applicable. No stormwater detention or retention is proposed.</p>
Excavation or filling		
<p>PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>Not applicable. The proposed development will only require minor excavation works for the establishment of the dwellings in ground posts. No haul routes are required.</p>

	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. 	<p>Not applicable. No transportation of fill to or from the site is required.</p>
<p>PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1 Dust emissions do not extend beyond the boundary of the site.</p>	<p>Will Comply with AO13.1. Best modern day construction practices will be utilized to ensure that dust emissions will not extend beyond the boundary of the site.</p>
	<p>AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p>Will Comply with AO13.2. The proposal does not anticipate excessive air pollutants to occur. However, if occurred, they will be managed and not detectable beyond the boundaries of the site.</p>
	<p>AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p>Will Comply with AO13.3. As mentioned above, the construction works anticipate minor excavation works for the establishment of pole footings. As such, dust and air pollutants (if any) are expected to be very minimal. If required, a management plan will be devised and implemented.</p>
<p>PO14 Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; and privacy of adjoining premises. 	<p>AO14 Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. 	<p>Will Comply with AO14. Access to the site will be constructed to ensure that the sites contours are followed as close as possible, to be contained within the subject site and in accordance with PSP 4 – FNQROC Regional Development manual.</p>
Weed and pest management		
<p>PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15 No acceptable outcome is provided.</p>	<p>Will Comply with PO15. The proposed development will utilized modern day construction practices to ensure weeds, seeds and other pests are not speak into clean area. It is not anticipated that the site contains any infested areas.</p>
Contaminated land		
<p>PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16 Development is located where:</p> <ul style="list-style-type: none"> (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit. 	<p>Not applicable. The site is not located in the Contaminated Land overlay on the Mareeba Shire Council Interactive Planning Scheme Mapping.</p>
Fire services in developments accessed by common private title		

<p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and 90 metres for any other development.</p>	<p>Not applicable. The development is not access by common private title.</p>
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	

LEGEND

- SEWER MANHOLE
- SUBJECT BOUNDARY
- LEVEL TEXT 123.45
- KERB INVERT
- TRACK EDGE
- POWER POLE
- WATER MAIN
- FENCE
- SEWER LINE
- FIRE HYDRANT
- SURVEY MARKS



Greenslopes SURVEYING
 04 5566 2162
 WWW.GREENSLOPESURVEYING.COM.AU

This drawing is confidential and shall only be used for the purposes of this project.

REV	DATE	DESCRIPTION	APPD
A	21-5-26	ISSUED FOR INFORMATION	NSB

PROJECT
 DETAIL AND CONTOUR SURVEY
 OVER LOT 2 on MPH25215 -
 7 ADAMS STREET, MAREEBA

CLIENT
 Homes and Granny Flats Retail

Drawing No. 118-01A.dwg Rev. A

SURVEYOR NSB	20/05/26
DRAWN NSB	21/05/26
CHECKED NSB	21/05/26

SCALE 1:250 @ A3

NOTES:

HORIZONTAL DATUM: CADASTRAL RP896886 & MPH25215
 Vide OPSM 9923 - 5002.871mE 9999.177mN

VERTICAL DATUM: AHD Derived
 Vide OPSM 9923 RL = 404.06

CONTOUR INTERVAL: 0.2

MAJOR CONTOUR: 1.0

BOUNDARIES HAVE NOT BEEN MARKED ON SITE REFER MPH25215. AN IDENTIFICATION SURVEY SHOULD BE CARRIED OUT PRIOR TO ANY DESIGN OR CONSTRUCTION ON OR NEAR THE BOUNDARY. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM EXISTING PITS AND FEATURES ON SITE AND COMPILED FROM DBYD PLANS. DETAILED INVESTIGATION OF UNDERGROUND SERVICES SHOULD BE CONDUCTED BEFORE ANY EXCAVATION ON SITE.



BRISBANE
Level 12, 126 Maragret Street,
Brisbane, QLD 4000
t. 07 3217 5800

GOLD COAST
Level 4, Central Tower One,
56 Scarborough Street,
Southport, QLD 4215
t. 07 3101 4157

HPC Ref: 26302

Sent via: email

Mareeba Shire Council

PO Box 154
Mareeba QLD 4880
info@msc.qld.gov.au

Dear Sir/Madam,

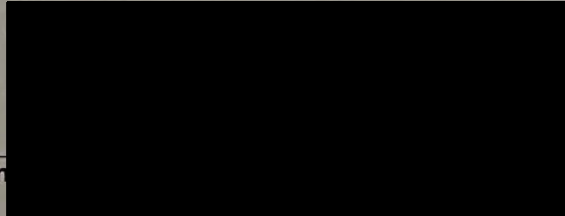
Re: Land owner's consent over land at 7 Adams Street, Mareeba, QLD 4880 and described as Lot 2 on MPH25215.

We, Kyle Spanos and Julia Bree Spanos, owners of Adams Street, Mareeba, QLD 4880 and described as Lot 2 on MPH25215, hereby give HPC Planning (A.B.N. 93 670 815 022) permission to lodge a Development Application for Material Change of Use for Multiple Dwellings over our land.

Kyle Spanos

Name

Sign



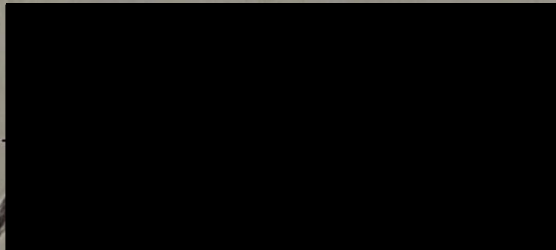
Date

29/5/26

Julia Bree Spanos

Name

Date



29/5/26

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Kyle Spanos and Julia Bree Spanos
Contact name (only applicable for companies)	C/- HPC Planning (Attn: Hilary Barrett)
Postal address (P.O. Box or street address)	PO Box 15038
Suburb	City East
State	QLD
Postcode	4002
Country	Australia
Contact number	07 3217 5800
Email address (non-mandatory)	hilary.b@hpcplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	26302

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Adams Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	MPH25215	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Development Permit for Material Change of Use for Multiple Dwellings (x 3)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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



6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Multiple Dwelling (x 3)	Premises containing three or more dwellings for separate households.	3	180m ²

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

- Yes
- No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

No

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

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

Environmental offsets

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

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

Note: The environmental offset section of the Queensland Government’s website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

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

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



Water resources

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

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

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

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

Waterway barrier works

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

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

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

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

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

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

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

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

No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

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

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

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

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

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

No

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



Queensland
Government

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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