24 September 2026

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
MAREEBA QLD 4880

Attention - Planning Department

Dear Sir,

COMBINED APPLICATION – MULTIPLE DWELLINGS & RECNFIGURING A LOT (1 LOT INTO 2 LOTS) OVER LAND AT 19 MASON STREET MAREEBA

Application is lodged seeking a Development Permit for a combined development application over land located at 19 Mason Street Mareeba. The development application comprises:-

- A Material Change of Use for Multiple Dwelling; and
- The reconfiguration of the site to create an additional residential lot fronting Warren Street.

In this instance, both elements of the proposal are code assessable development as prescribed by the Mareeba Shire Planning Scheme.

The site is located within the Medium density residential zone and has a total site area of 915m^2. The site is currently improved by an existing lowset dwelling fronting Mason Street.

In support of the application, please find attached:-

- Completed DA Form 1(Please note the Applicant is the owner and therefore owner's consent is not required);
- Supporting Plans;
- Statement of compliance against the applicable codes;
- Planning report providing an overview of the site and assessment against the Planning Scheme.

The following submission sets out details of the site and the proposed development along with the assessment of the proposal against the applicable benchmarks of the Planning Scheme.

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Site

The land is located at 19 Mason Street Mareeba being formally described as Lot 2 on RP715731.

The site has an area of 915m^2, is regular in shape and is currently improved by a lowset dwelling fronting Mason Street.

The site is gently sloping from east to west and is unconstrained with respect to site features and characteristics. The allotment has road frontage of approximately 45 metres to Warren Street and approximately 20 metres to Mason Street.

Surrounding development consists predominately of single detached dwellings on allotments of similar size and proportions. It is noted other higher density residential development in the form of multiple dwellings and dual occupancy developments are located proximate to the site.

The site is located within a well established residential area and therefore all urban services to support the development are available.



Locality Plan (Source - Qld Globe)

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Proposal

The proposed development seeks to establish Multiple Dwellings on the site as the first stage of the development comprising of the existing dwelling and 2 x 3 bedroom attached units at the rear of the existing dwelling fronting Warren Street.

Following the completion of the units, the land will be reconfigured to place the existing dwelling and the newly completed units on their own respective allotment. The reconfiguration of the site forms the second stage of the development.

The new dwelling units fronting Warren Street will share a common wall with each dwelling having its own access from Warren Street with each unit serviced by a double garage.

Each unit is provided with private storage, rear patio and private open space complimented by a dividing fence. Building setbacks are maintained to side and rear boundaries and to the future boundary between the existing house and the new units.

The reconfiguration component will place the existing house on its own allotment and will have a site area of 456m^2. The new units will also be contained on a separate allotment having a site area of 458m^2.

The development represents an appropriate form of development to take place on the site which has the ability to demonstrate compliance with the applicable assessment benchmarks and performance outcomes of the applicable codes.

The site has access to all services required to support the development.

Plans detailing the development are located at Attachment 2.

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Planning Context

The planning context of the site is summarized as follows:

Regional Plan	Urban Footprint
Local Plan	None Applicable
Zone	Medium Density Residential zone
Overlays	Transport Infrastructure Flood Hazard Overlay

LEGISLATIVE FRAMEWORK

Assessable Development

The development proposed by this application is "assessable development" pursuant to section 43 of the *Planning Act 2016*.

Assessment Manager

The Assessment Manager for this development application is Mareeba Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

Level of Assessment

The reconfiguration of land and the establishment of Multiple dwellings in the design proposed constitute code assessable development. There are several non-compliant elements of the development when assessed against the Medium density residential zone code and the Residential activities code. These items are further discussed when addressing the nominated benchmarks and performance outcomes of the codes in Attachment 3.

Referral Agencies

The application does not trigger referral to SARA in accordance with Schedule 10 of the Planning Regulation 2017.

Mareeba Shire Planning Scheme

As previously identified, the development of this site in the manner proposed is identified as code assessable development.

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The following codes are applicable to the development:-

- Medium density residential zone code;
- Accommodation activities code;
- Reconfiguring a Lot code
- Flood Hazard Overlay Code;
- Transport Infrastructure Overlay Code;
- Landscaping code;
- Parking & access code;
- Works, services and infrastructure code.

With respect to several of the listed codes above, the following advice is provided:-

- No significant earthworks are proposed other than those works that are typically associated with the construction of a domestic residential building.

- Both Mason & Warren Streets are identified as Access Streets in the local traffic hierarchy. No issues are identified with respect to the proposed and existing access arrangements onto these streets as a consequence of the development.

- The site is serviced by all urban utilities that are required to support and service the proposed development. Warren and Mason Streets is the lawful point of discharge for the development. All captured stormwater from the development will be directed to these respective streets.

- It is understood Councils water main is available in Warren Street however this may require augmenting to service the new the new units.

- While impacting the site, the Flood Hazard mapping affects part of the site fronting Mason Street being the location of the existing dwelling. As new works are proposed on that part not impacted by flooding, the Flood hazard code has limited applicability and therefore is not included at Attachment 3.

- In terms of the Landscaping code, landscaping of the development will be undertaken in a manner which will be consistent with landscaping treatments of surrounding residential properties. Rather than Council requesting a Landscape plan be prepared and lodged for approval, it is requested that Council place a condition on the approval to require landscaping treatments be undertaken to create a pleasant streetscape which is consistent with other residential properties in the locality.

An assessment against the applicable codes forms Attachment 3.

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Please don't hesitate to contact the undersigned should Council have any queries.

Yours Sincerely



Neil Beck
Town Planner

0477006782

Attachments

1. DA Form 1
2. Plans of Development
3. Planning Scheme Codes – Statement of Compliance

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ATTACHMENT 1 – DA FORM 1

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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.

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*)	MR. ANDREI WELLS
Contact name *(only applicable for companies)*	C/- NEIL BECK
Postal address *(P.O. Box or street address)*	32 YARUN CLOSE
Suburb	WONGA BEACH
State	QLD
Postcode	4873
Country	AUSTRALIA
Contact number	0477006782
Email address *(non-mandatory)*	NEILRB11@OUTLOOK.COM
Mobile number *(non-mandatory)*	0477006782
Fax number *(non-mandatory)*	-
Applicant's reference number(s) *(if applicable)*	-

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
		19	MASON STREET	MAREEBA
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		2	RP715731	MAREEBA SHIRE
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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

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)*

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☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

☒ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

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

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☒ Code assessment ☐ Impact assessment *(requires public notification)*

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

MULTIPLE DWELLING & RECONFIGURING A LOT

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
MULTIPLE DWELLING	MULTIPLE DWELLING	3	332

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?
ONE

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	2			

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

Queensland Government

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

PART 4 – ASSESSMENT MANAGER DETAILS

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

MAREEBA SHIRE COUNCIL

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

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

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

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

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

☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

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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 2under 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
☐ Approval ☐ 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

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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 Form1 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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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):

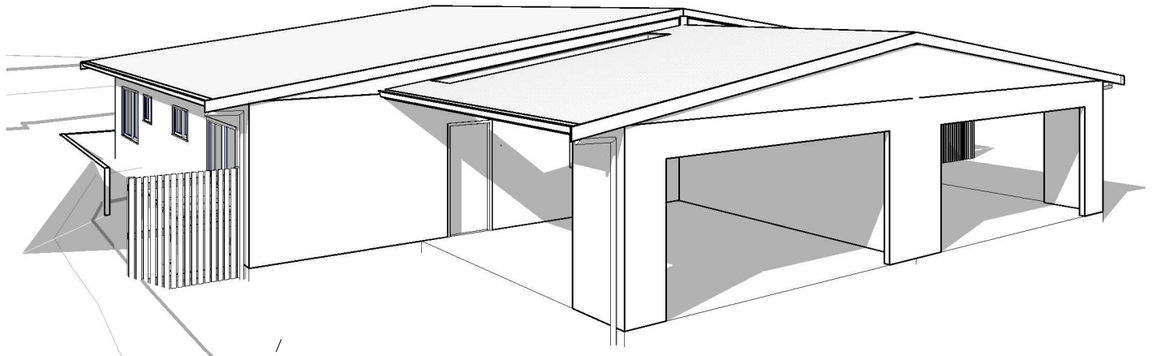
Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

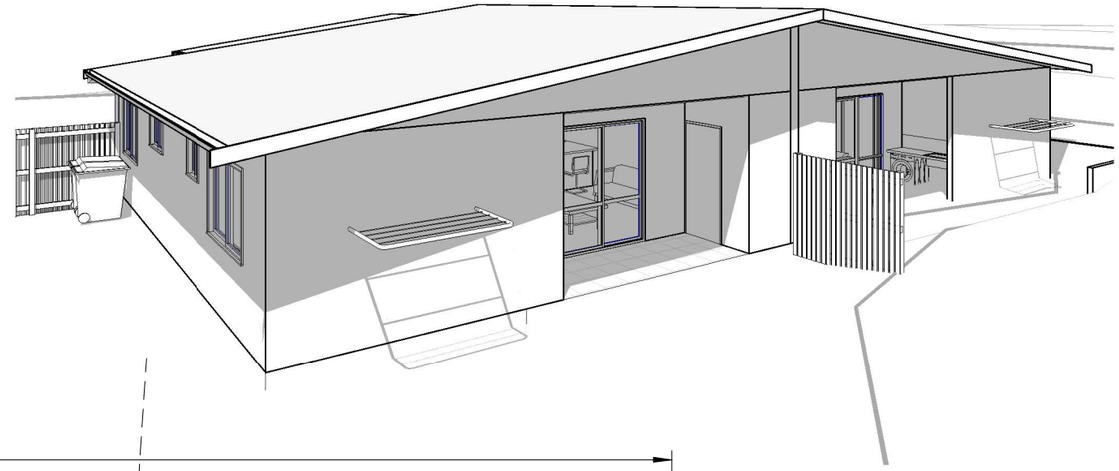
QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

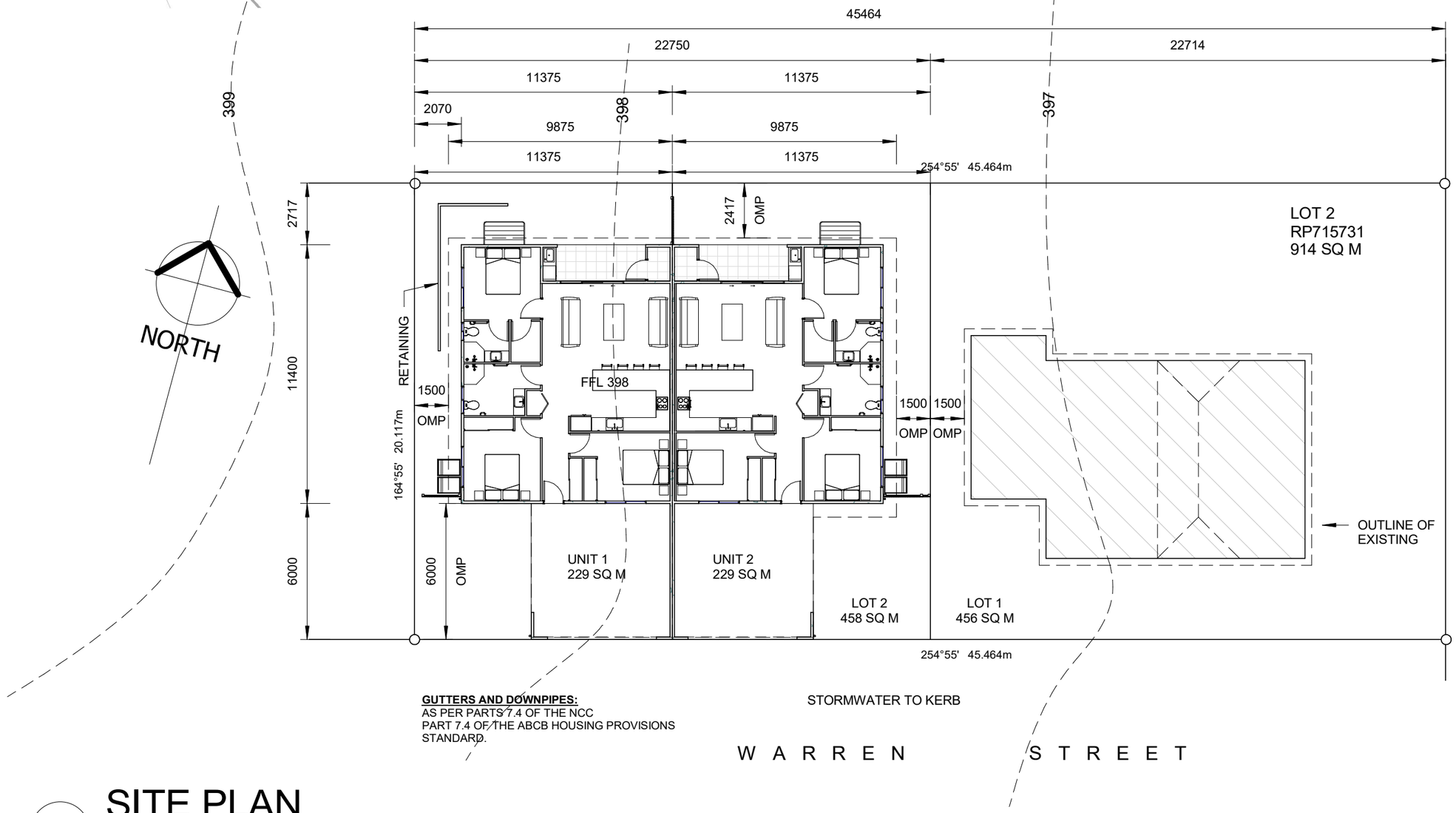
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Version: 1, Version Date: 30/09/2026

ATTACHMENT 2 – PLANS OF DEVELOPMENT

Document Set ID: 4704995
Version: 1, Version Date: 30/09/2026







GUTTERS AND DOWNPIPES:
AS PER PARTS 7.4 OF THE NCC
PART 7.4 OF THE ABCB HOUSING PROVISIONS
STANDARD.

STORMWATER TO KERB

A SITE PLAN

1 : 200

FRANCIS KERR DESIGN
ARCHITECTURAL DRAFTSMAN

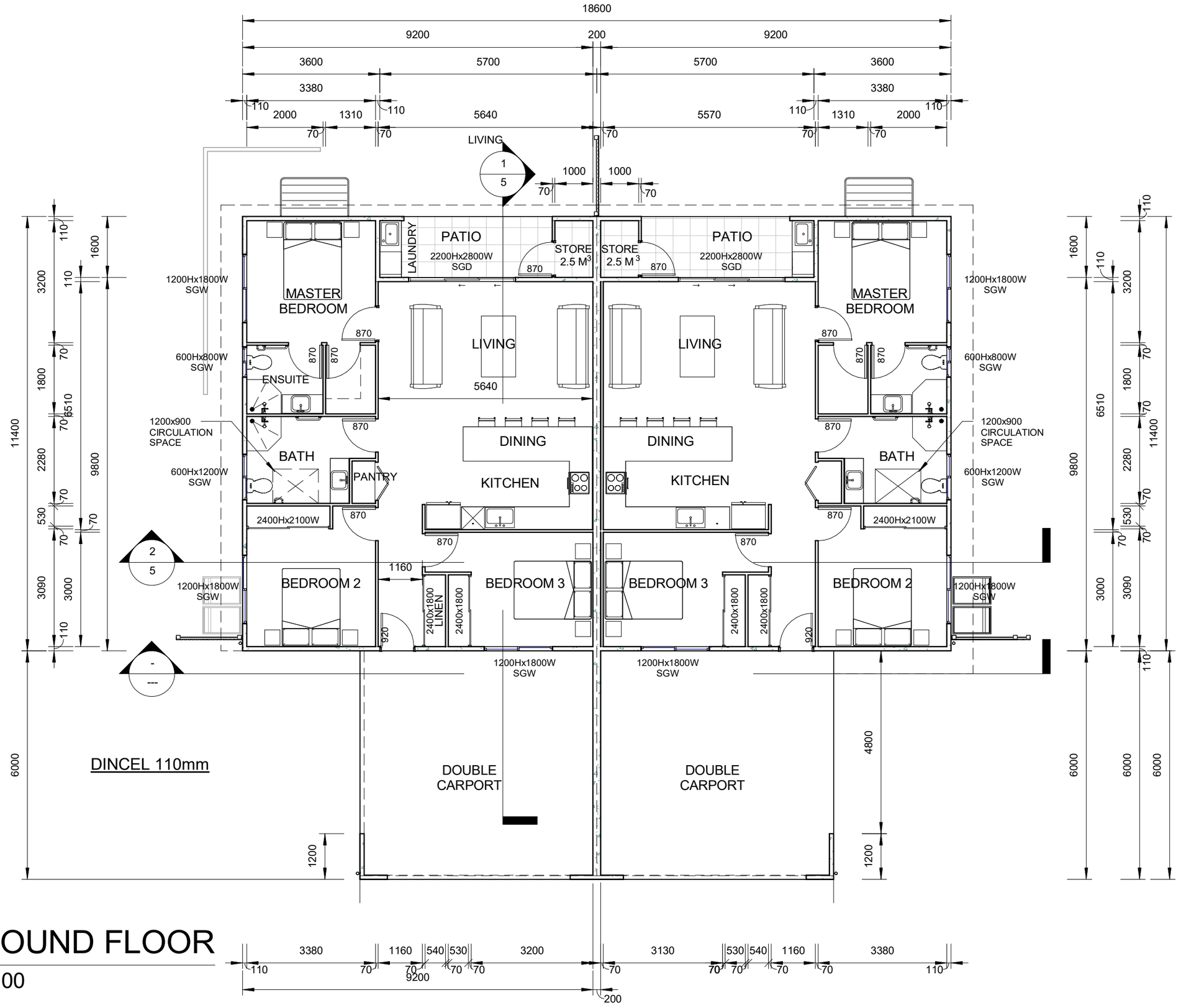
NEW HOMES - ADDITIONS - ALTERATIONS
PHONE: 04 3009 1676 QBCC 1122471
e mail: fandm_kerr@bigpond.com

PROPOSED DUPLEX AT 19 MASON STREET
MAREEBA QLD 4880

Date	16 SEPT 2026	PRELIMINARY	1
Drawn by	F. KERR.	SITE PLAN	Scale 1 : 200

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1 GROUND FLOOR

1 : 100

FLOOR SCHEDULE	
Type	Area
LIVING UNIT 1	96.90
PATIO UNIT 1	9.12
CARPORT UNIT 1	37.32
LIVING UNIT 2	96.90
PATIO UNIT 2	9.12
CARPORT UNIT 2	37.32
Grand total: 6	286.68

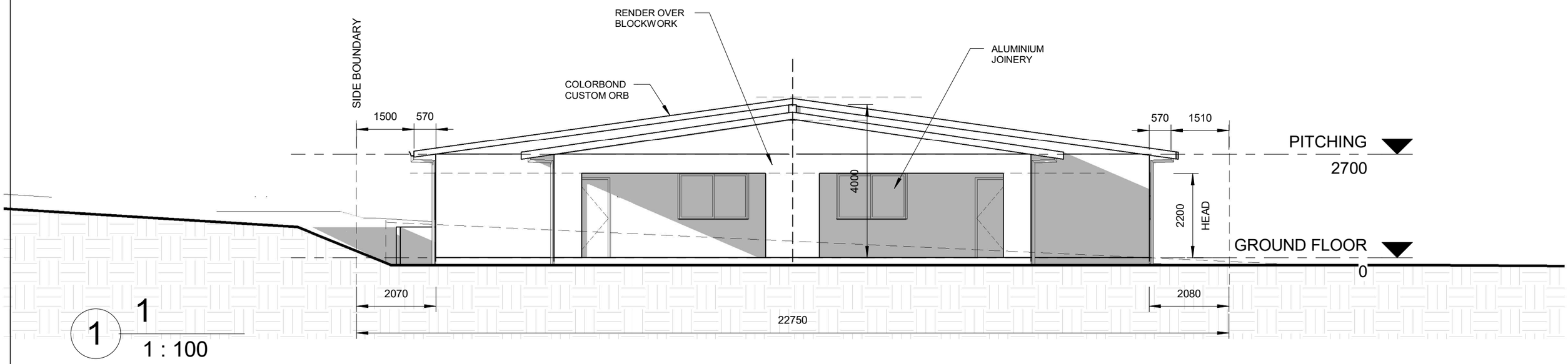
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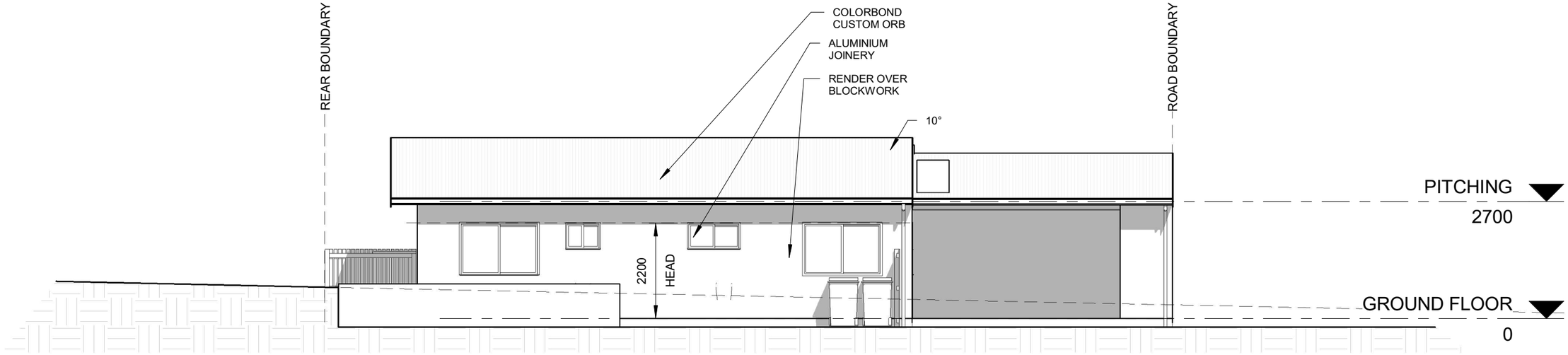
PROPOSED DUPLEX AT 19 MASON STREET
MAREEBA QLD 4880

Date	16 SEPT 2026	PRELIMINARY	2
Drawn by	F. KERR.	FLOOR PLAN	Scale 1 : 100

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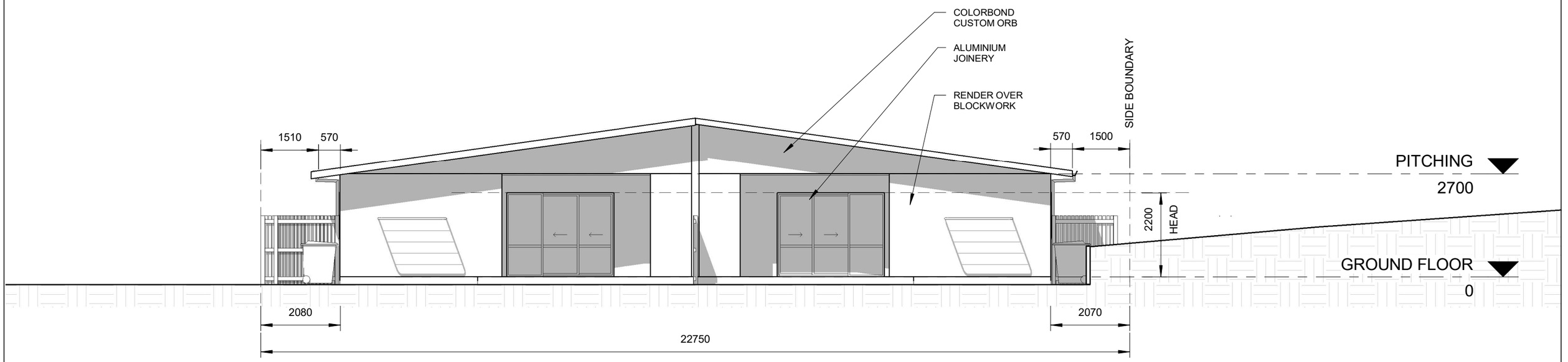


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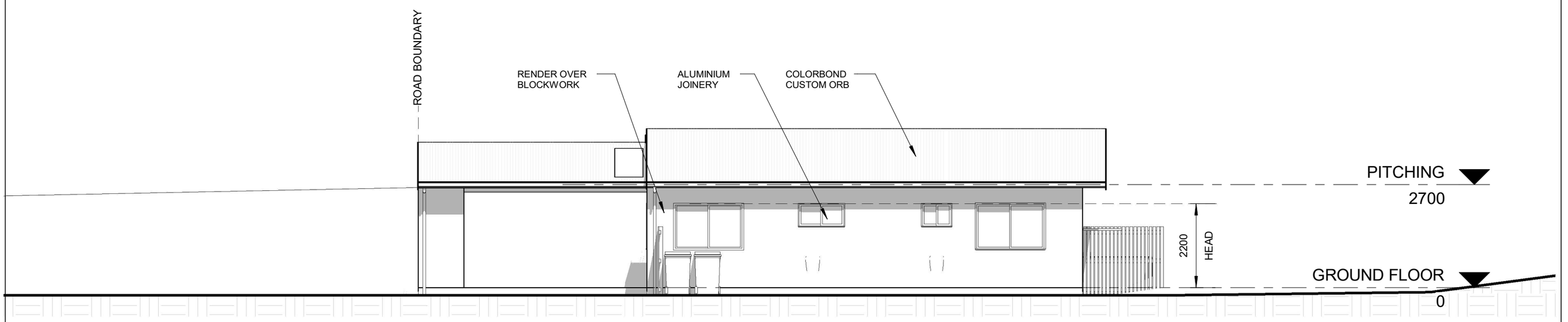
FRANCIS KERR DESIGN ARCHITECTURAL DRAFTSMAN	NEW HOMES - ADDITIONS - ALTERATIONS PHONE: 04 3009 1676 QBCC 1122471 e mail: fandm_kerr@bigpond.com	PROPOSED DUPLEX AT 19 MASON STREET MAREEBA QLD 4880	Date 16 SEPT 2026 / Drawn by F KERR PRELIMINARY ELEVATIONS 3 Scale 1 : 100

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1 3
1 : 100



2 C
1 : 100

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ARCHITECTURAL DRAFTSMAN

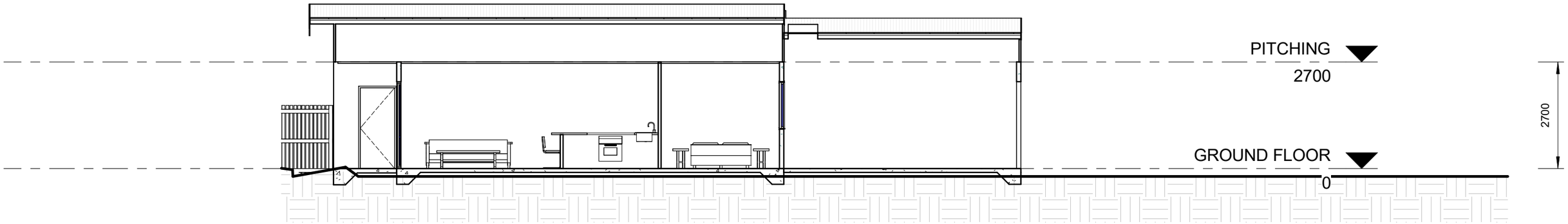
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e mail: fandm_kerr@bigpond.com

PROPOSED DUPLEX AT 19 MASON STREET
MAREEBA QLD 4880

Date	16 SEPT 2026	PRELIMINARY	4
Drawn by	F . KERR .	ELEVATIONS	Scale 1 : 100

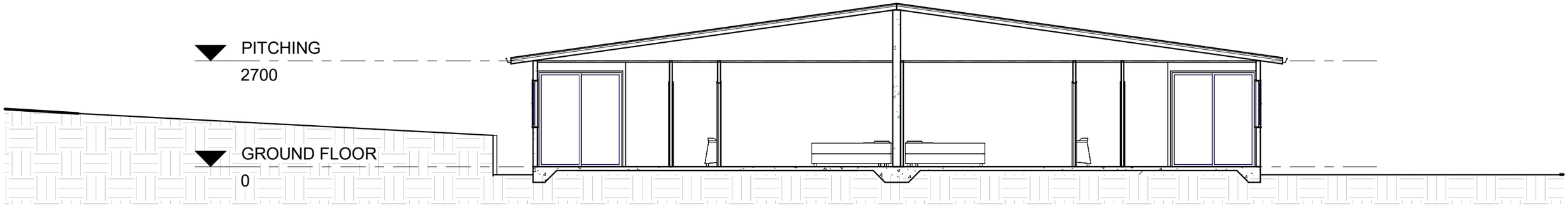
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1 SECTION X-X

1 : 100



2 SECTION Y-Y

1 : 100

NOTE:

ROOF FRAMING DESIGN AND CERTIFICATION TO MANUFACTURERS SPECIFICATIONS INCLUDING WALL BRACING

METAL COLORBOND GUTTER ON METAL COLORBOND FASCIA.
MIN SLOPE OF EAVE GUTTERS 1:200.
GUTTERS, DOWN PIPES AND FLASHINGS FABRICATED IN METEL ARE TO MEET AS/NZS2179 REQUIREMENTS AND P.V.C. COMPONENTS ARE TO COMPLY WITH AS1273
SEAL FASTENERS AND GUTTER JOINS WITH SILICON SEALANT.
REMOVE SWARF FROM ROOF SCREWS AND ALL OTHER DEBRIS AS SOON AS IT DEPOSITED.

TRUSSES AND TRUSS HOLD DOWN, ROOF BRACING DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER

ROOF TRUSSES AT 900 CTS
ROOF BATTENS SIZE. SPACING AND FIXING IN ACCORDANCE WITH CYCLONIC DESIGN MANUAL FOR WIND CLASSIFICATION.

ROOF INSULATION OVER BATTENS AS PER MANUFACTURERS SPECIFICATIONS AS AS PER ENERGY EFFICIENCY REPORT

CUSTOM ORB COLOR BOND ROOFING FIXED TO MANUFACTURERS SPECIFICATIONS AND AS1562.1 DESIGN & INSTALLATION OF SHEET ROOF AND WALL CLADDING METAL ROOFING. DOORS AND WINDOWS TO BE INSTALLED TO PREVENT WATER PENETRATION INTO THE BUILDING STRUCTURE.
ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTALLATON INSTRUCTIONS & AS/NZS4200 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY.

SOFFIT LINING: 6mm FC PERFORATED AND PRE PAINTED SHEET. BIRD AND VERMIN PROOF

FRAMED WALLS WITH 10mm PLASTER BOARD LINING GENERALLY. 6mm VILLA BOARD LINING TO WET AREAS. FIX SHEETING IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

FRANCIS KERR DESIGN
ARCHITECTURAL DRAFTSMAN

NEW HOMES - ADDITIONS - ALTERATIONS
PHONE: 04 3009 1676 QBCC 1122471
e mail: fandm_kerr@bigpond.com

PROPOSED DUPLEX AT 19 MASON STREET
MAREEBA QLD 4880

Date	16 SEPT 2026	PRELIMINARY	5
Drawn by	F KERR	SECTIONS	Scale 1 : 100

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ATTACHMENT 3 – PLANNING SCHEME CODES – STATEMENT OF COMPLIANCE

Document Set ID: 4704995
Version: 1, Version Date: 30/09/2026

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	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (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.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	✔	**Development is single storey in height**
Outbuildings and residential scale			
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Medium density residential zone.	**AO2** Domestic outbuildings do not exceed: (a) 100m^2 in gross floor area; and (b) 5.5 metres in height above natural ground level.	✔	**No outbuildings are proposed**
Siting			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (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.	**AO3.1** Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage.	×	**The development provides for an open carport constructed to the Warren Street frontage. Open carports constructed to road frontages is common place in residential areas and does not impact on the listed performance outcomes in PO3. The balance of the development is setback 6m from Warren Street.**
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	×	**The development has a side setback of 1.5m for the garage component adjacent the northern and southern boundary which is increased to 1.5m from the side boundary (existing and proposed) and 2.417m from the rear boundary. While not compliant with the 2m requirement,**

Performance outcomes	Acceptable outcomes	Complies	Comments
			the proposal is consistent with the side setback requirements for a single storey dwelling under the QDC and therefore is considered to satisfy the requirements of PO3 in relation to access to sunlight and breezes, privacy considerations and the like. **The proposed development has compliant rear setbacks.**
Accommodation density			
PO4 The density of Accommodation activities: (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.	**AO4** Development provides a maximum density for Accommodation activities in compliance with **Table 6.2.7.3B**.	✔	**Complies**
Gross floor area			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	**AO5** Gross floor area does not exceed 600m^2.	✔	**Complies with GFA requirements**
For assessable development			
Building design			
PO6 Building facades are appropriately designed to: (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.	**AO6** Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	✔	**Complies with design criteria. Refer to attached plans**
PO7 Development complements and integrates with the established built character of the Medium density residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size	**AO7** No acceptable outcome is provided.	✔	**Complies. Refer to attached plans**

Performance outcomes	Acceptable outcomes	Complies	Comments
and location.			
Non-residential development			
PO8 Non-residential development: (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.	**AO8** No acceptable outcome is provided.	**N/A**	**N/A**
Amenity			
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO9** No acceptable outcome is provided.	**N/A**	**N/A**
PO10 Development must take into account and seek to ameliorate any existing	**AO10** No acceptable outcome is provided.	**N/A**	**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			

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

9.3.1 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:
  (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
  (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
  (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
  (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:
    (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
    (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
    (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
    (iv) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
  (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

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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	Complies	Comments
For accepted development subject to requirements and assessable development			
All Accommodation activities, apart from Dwelling house			
PO1 Accommodation activities are located on a site that includes sufficient area: (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.	**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**.	✔	**Complies**
All Accommodation activities, apart from Tourist park and Dwelling house			
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (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.	**AO2.1** A refuse area is provided that: (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.	✔	**Each dwelling will be provided with 2 bins. Refer to attached plans which illustrate bin location**
All Accommodation activities, except for Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	**AO3** The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.	×	**Refer to comments previously made with respect to side and rear boundary setbacks and compliance with QDC requirements.** **A dviding fence will be installed along the common boundary for increased privacy and amenity. The fence will locate between the proposed units and between the units and the existing dwelling.**
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of	**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**.	×	**While the development is applied for as Multiple dwellings, the form of the development fronting Warren Street will function as a dual occupoancy once the land is reconfigured. Refer to comment below.**

Performance outcomes	Acceptable outcomes	Complies	Comments
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.	**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**.	×	**The development meets the minimum requirement of 40m2 of private open space but does not meet the minimum dimension of 3m. The proposal is largely compliant with 2.417m in width. The private open space includes the area at the rear of the propeorty and the front setback area adjacent the garage. Refer to attached plans.**
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✔	**Complies**
	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: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of $2.4m^2$ 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.	✔	**Development provides for locakable storage on the back patio for each unit. This area is $2.5m^3$**
If for Caretaker's Accommodation			
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.	**AO5.1** Only one caretaker's accommodation is established on the title of the non-residential use.		**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO5.2** In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m^2.		**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
If for Dwelling house			
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	**AO6.1** The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.		**N/A**
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m^2.		
If for Dual occupancy			
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (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.	**N/A**	
	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.	**N/A**	
If for Multiple dwelling, Residential care facility or Retirement facility			
PO8 Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	**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**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO9 Buildings are designed to: (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 Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	**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: (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.	✔	**The development has two double carports fronting Wartrent Street. The carports are open carports and not enclosed thereby reducing building bulk to the street. The development also seeks to utilize the higher density residential zoning and provide a more compact urban form.**
	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.	×	
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.	×	**The units include a suitable gable roof structure. The eaves are 450mm isn width which is standard for this type of build.**
	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.	✓	
If for Residential care facility or Retirement facility			
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle	**AO10.1** The development incorporates covered walkways and ramps on site for weather protection between all buildings.	**N/A**	**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO10.2** Pedestrian paths include navigational signage at intersections.		
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.		
	AO10.4 An illuminated sign and site map is provided at the main site entry.		
	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%.		
If for Home based business			
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	**AO11.1** The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	**N/A**	**N/A**
	AO11.2 The Home based business does not occupy a gross floor area of more than $50m^2$.		
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.		
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.		
	AO11.5 The Home based business does not involve the public display of goods external to the building.		
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.		

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.		
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.		
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	**AO12.1** Home based businesses involving accommodation activities are limited to the scale specified in **Table 9.3.1.3E**.		
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.		
	AO12.3 A farm stay is setback 100 metres from any property boundary.		
	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.		
If for Rural workers' accommodation			
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.	**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.	**N/A**	**N/A**
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	**AO14.1** The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR **AO14.2** The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.		
For assessable development			
If for Caretaker's Accommodation			
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	**AO15** No acceptable outcome is provided.	**N/A**	**N/A**
PO16 Retirement facilities include a range of housing designs and types that: (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.	**AO16** No acceptable outcome is provided.	**N/A**	**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	**AO17** No acceptable outcome is provided.	**N/A**	**N/A**
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	**AO18.1** Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum $30m^2$ gross floor area per cabin) per hectare of the nominated area(s).		
	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).		
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	**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.		
	AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.	**AO20.1** A central refuse collection area is provided to service all accommodation sites.		
	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.		
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.		
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.		
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.		

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
• Caravan and motor home sites	100m^2 including sufficient area for the parking of a motor vehicle.	10 metres to an internal road
• Tent sites	40m^2 including sufficient area for the parking of a motor vehicle.	6 metres to an internal road
• 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	• 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	• One continuous area; • 20% shaded; and • 10% of the provided area is screened for use for clothes drying.
• Indoor communal space	Rate of 1m^2 per resident and 40m^2	-	• Located centrally; and • Provides a range of facilities.
• Communal open space	30% site area and 50m^2	5 metres	• Provided at ground level.

Use	Minimum area	Minimum dimension	Design elements
Short-term accommodation	50m^2 and 20% site area	5 metres	• 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.		• 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.
• Covered cooking area	50m^2	-	• Including barbeque and dish washing facilities
• Laundry	-	-	• Including clothes drying facilities.
• Recreational open space	Rate of 5m^2 per site	-	• 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.		
• Ground level	50m^2	5 metres	• Provided as unobstructed area; and • Directly accessible from the main living area.
• Above ground level	15m^2	2.5 metres	• Provided as a balcony.
• Outdoor service court	5m^2	-	• Provided for clothes drying
Dual occupancy	40m^2	3 metres	• 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
Dwelling house	40m^2	3 metres	• Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
Home based business	40m^2	3 metres	• Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
• Ground level	15m^2	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	10m^2	3 metres	• Directly accessible from the main living area.
Multiple dwelling	As specified below.		
• Ground level	35m^2	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	15m^2	3 metres	• Directly accessible from the main living area.
Residential care facility	6m^2	2 metres	• Provided as a shaded courtyard or balcony; and • Directly accessible from the main living area.
Retirement facility	As specified below.		
• Ground level	20m^2	3 metres	• Provided as a courtyard or similar space; • Grade does not exceed 5%; and • Directly accessible from the main living area at ground level.

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Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
• Above ground level	$6m^2$	2 metres	• 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.		
• Ground level	$15m^2$	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	$10m^2$	3 metres	• 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

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	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 Development, other than in the Rural zone, includes landscaping that: (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.	**AO1** Development, other than in the Rural zone, provides: (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. 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.	✔	**Suitable areas available for landscaping. Refer to proposal plan**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	**AO2** Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	✔	**Will Comply.** **Can be conditioned to comply**
PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	**AO3.1** Development provides landscape treatments along side and rear boundaries in accordance with **Table 9.4.2.3B**.	✔	**Will Comply**
	AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	✔	**Will Comply**

Performance outcomes	Acceptable outcomes	Complies	Comments
	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.	✔	**Will Comply**
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	**AO4.1** Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m^2: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.		**N/A**
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.		**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	**AO5.1** Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.		
	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.		
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	**AO6.1** Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.		
	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.		
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.		
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	**AO7** No acceptable outcome is provided.	✔	**Landscaping to be maintained by owners and occupiers of each unit. No onstreet plantings are proposed**

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.

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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	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	**AO1** The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B**. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✔	**Complies – refer to attached plans**
Vehicle crossovers			
PO2 Vehicle crossovers are provided to:: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	**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**
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	✔	**Complies – refer to comments on the residential activities code**

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Performance outcomes	Acceptable outcomes	Complies	Comments
	AO2.3 Vehicular access for particular uses is provided in accordance with **Table 9.4.3.3E**.	N/A	**Not specified for Dual Occupancy development or Multiple dwellings**
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	**AO3** Access, manoeuvring and car parking areas include pavements that are constructed in accordance with **Table 9.4.3.3C**.	✔	**Will Comply**
For assessable development			
Parking area location and design			
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	**AO4.1** Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✔	**Complies**
	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.		**N/A**
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.		**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
	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.	✔	**Complies**
Site access and manoeuvring			
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.	**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. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	✔	**Complies**

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	✔	**Complies**
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	✘	**Not considered necessary for Multiple dwellings as proposed or for dual occupancy development.**
	AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	✔	**Complies**
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential	**AO6.1** Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.		**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	**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: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.		**N/A**
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.		
	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.		
	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.		

Performance outcomes	Acceptable outcomes	Complies	Comments
	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.		
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.		
Servicing			
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on	**AO7.1** All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.		**Complies**
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.		

Performance outcomes	Acceptable outcomes	Complies	Comments
adjoining sensitive land uses and streetscape quality.	**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**.		
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	**AO8.1** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✔	**Complies**
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.		**N/A**
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	**AO9.1** The number of bicycle parking spaces provided for the use is in accordance with **Table 9.4.3.3D**.		**N/A**
	AO9.2 End of trip facilities are provided in accordance with **Table 9.4.3.3D**.		
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			

Performance outcomes	Acceptable outcomes	Complies	Comments
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.	**AO10** A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.		**N/A**
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.		**N/A**

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	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 20m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: 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.	One SRV space.
Agricultural supplies store	Inside the Centre zone: 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. Outside the Centre zone: One space per 30m^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. Queuing for 3 vehicles should be supplied where a GFA is greater than 600m^2.	One HRV space.
Air services	If accepted development subject to requirements development: One space per 90m^2 or part thereof of net lettable area; or If Assessable development: As determined by Council.	If accepted development subject to requirements: One space per 200m^2 or part thereof of net lettable area. If assessable development: As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Animal husbandry	If accepted development subject to requirements : One space. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Animal keeping	Minimum of three spaces or one space per 200m^2 of use area, whichever is greater.	One SRV space.
Aquaculture	If accepted development subject to requirements: • In the rural or rural residential zones - two spaces; or • Enclosed within a building - one space per 90m^2 of net lettable area. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
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.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
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.
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

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Educational establishment	For all establishments: 1 space per every10 students plus 1 space per employee, and Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.	For accepted development subject to requirements: One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas. For assessable development: 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. Inside the Centre zone: 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. Outside the Centre zone: 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. Drive-through: 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.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Function facility	One space per 30m^2 or part thereof of GFA.	One SRV space.
Funeral parlour	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.
Garden centre	A minimum of 5 spaces for customer parking or one space per 150m^2 or part thereof of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m^2 use area, whichever is greater.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Hardware and trade supplies	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 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 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 AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Health care services	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 40m^2 or part thereof of net lettable area. <u>Outside the Centre zone:</u> One space per 20m^2 of or part thereof of net lettable area.	One SRV space per 500m^2 GFA.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
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	Bed and breakfasts: One space per guest room. Other home based business: One space for home based business and one covered space for the dwelling.	Nil.
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	If accepted development subject to requirements: One space per 25m^2 of net lettable area. If assessable development: 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.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Intensive animal industries	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	One SRV space.
Intensive horticulture	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: 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.
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.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
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	Coursing, horse racing, pacing or trotting: • One space per five seated spectators; plus • One space per $5m^2$ of other spectator areas. Football: • 50 spaces per field. Lawn bowls: • 30 spaces per green. Swimming pool: • 15 spaces; plus • One space per $100m^2$ of useable site area. Tennis or other Court: • Four spaces per court. Golf Course: • Four spaces per tee on the course; plus • One space per $50m^2$ of net lettable area. <u>Any other use:</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.
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<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.
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.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
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.
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	Inside the Centre zone: One space per 15 beds. Outside the Centre zone: 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	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.
Sales office	One space per 25m^2 GFA or part thereof.	Nil.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
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.
Shopping centre	<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 25m^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 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.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.
Showroom	Accepted in an existing building within the Centre zone. Inside the Centre zone: 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. Outside the Centre zone: 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.	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	If assessable development: As determined by Council.	As determined by Council.
Telecommunications facility	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
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	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites. 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.	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	<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.
Veterinary services	Accepted in an existing building within the Centre zone. <u>Inside Centre zone:</u> One space per 40m^2 or part thereof of net lettable area. <u>Outside Centre zone:</u> One space per 20m^2 or part thereof of net lettable area.	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.

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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: • 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: • 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	New or redeveloped commercial activities buildings (other than a shopping centre), provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one bicycle rack space per 750m^2 NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building.	New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees: • 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 60m^2 GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m^2 GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Educational establishment	New or redeveloped education facilities, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: - 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.	New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees: • 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 75m^2 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	New or redeveloped healthcare facilities, provide the following facilities: • For employees - secure bicycle storage for 5% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For visitors: - 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.	New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees: • 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 75m^2 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.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
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.
Shop or Shopping centre	New or redeveloped shopping centres, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one space per 500m^2 GLA or part thereof for centres under 30,000m^2; or - one space per 750m^2 GLA or part thereof for centres between 30,000m^2 and 50,000m^2; and - bicycle parking is signposted and within 10m of a major public entrance to the building.	New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees: • 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 60m^2 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	Site access involves: (a) a maximum width of 9 metres of any vehicle crossover across a

Service station	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.
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	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

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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	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Each lot has an adequate volume and supply of water that: (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.	**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: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	✔	**Water main is located in Warren Street. Likely require augmenting to service the development. Can form a condition of the approval.**
	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: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.		**N/A**
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (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.	**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: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	✔	**Connection to sewer is available**
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.		**N/A**
Stormwater infrastructure			
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.	**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.	✔	**Complies**

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✔	**Complies**
Electricity supply			
PO4 Each lot is provided with an adequate supply of electricity	**AO4** The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	✔	**Complies**
Telecommunications infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	**AO5** Development is provided with a connection to the national broadband network or telecommunication services.	✔	**Complies**
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO6** 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.	✔	**Complies**
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary.	✔	**Complies**
	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.	✔	**Complies**
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	✔	**Complies**

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	✔	**Complies**
	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.	✔	**Complies – no batters proposed**
	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.	✔	**Complies – minor retaining wall proposed.**
	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.		**N/A**
For assessable development			
Transport network			

Performance outcomes	Acceptable outcomes	Complies	Comments
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.	✔	**Complies**
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.		**N/A**
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.		**N/A**
Stormwater quality			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (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 principles; (f) maximise community benefit; and (g) minimise risk to public safety.	**AO10.1** The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (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: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	✔	**Condition to comply. Sediment and erosion control will be undertaken at the time of construction.**

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO10.2 For development on land greater than 2,500m^2 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: (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.		**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 Storage areas for stormwater detention and retention: (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.	**AO11** No acceptable outcome is provided.		**N/A**
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.		**N/A**
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.		**N/A**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site.	✔	**Applicable to construction phase of the development – to be complied with by builder**
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	✔	
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	✔	
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (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.	✔	**Complies – refer to attached plans**
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	**AO15** No acceptable outcome is provided.	✔	**Complies**
Contaminated land			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	**AO16** Development is located where: (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.	✔	**Site is not contaminated**
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**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 (b) 90 metres for any other development.		**N/A**
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	✔ / ✕	

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

(1) This code applies to assessing development where:
- (a) for Reconfiguring a lot; 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.

9.4.4.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to ensure that land is:
- (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
- (b) provided with access to appropriate movement and open space networks; and
- (c) contributes to housing diversity and accommodates a range of land uses.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
- (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
- (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
- (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
- (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
- (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
- (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
- (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
- (i) Subdivision within the Rural zone maintains lots equal to or larger than 60ha, except for where:
  - (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional *rural lifestyle* lot or *rural residential purposes* lot; or
  - (b) The subdivision is limited to the creation of one additional allotment to accommodate a *public reconfiguration purpose*;
- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
  - i. topography;
  - ii. climate responsive design and solar orientation;
  - iii. efficient and sustainable infrastructure provision;
  - iv. environmental values;
  - v. water sensitive urban design;
  - vi. good quality agricultural land; and
  - vii. the character and scale of surrounding development.

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9.4.4.3 Criteria for assessment

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
Area and frontage of lots – except for Rural zone			
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	**AO1.1** Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.	✔	**Complies with allotment size and road frontage requirements**
Area and frontage of lots – Rural zone			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1.1 No lots are created with an area of less than 60ha, except for where: (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional *rural lifestyle* lot or *rural residential purposes* lot; or (b) The subdivision is limited to the creation of one additional allotment to accommodate a *public reconfiguration purpose*. Note: This also applies to applications for boundary realignment.	**AO1.1** No acceptable outcome is provided.	**N/A**	
PO1.2 Where for a boundary realignment, the realignment only occurs where it would: (a) Improve agricultural efficiency; or (b) Facilitate agricultural activity or conservation outcomes; or (c) Resolve boundary issues where a house, structure or works is built over the boundary line of the lots.	**AO1.2** No acceptable outcome is provided.	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1.3 Where for a boundary realignment, the proposed lots are: (a) Able to accommodate all buildings, structures and works associated with the rural use; (b) Suitable to allow the site to be provided with sufficient access; (c) Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke and ash; (d) Do not constrain existing industries from expanding or new agricultural enterprises from being established; (e) Do not create new lots for *rural lifestyle* or *rural residential purposes*; and (f) Are not for the purposes of creating a separate house lot.	**AO1.3** No acceptable outcome is provided.		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1.4 Where for the creation of one additional lot to accommodate a *public reconfiguration purpose*: (a) The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and (b) The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.	**AO1.4** No acceptable outcome is provided.	✔ / ✖ ✔ / ✖	
PO1.5 Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where: (a) The subdivision divides one lot into two; and (b) The existing lot is severed by a road that was gazetted before 9 May 2008; and (c) The resulting lot boundaries use the road as the boundary of division; and (d) The development: (i) facilitates agricultural activity; or (ii) facilitates conservation outcomes; and (e) The development ensures agricultural activity is not compromised.	**AO1.5** No acceptable outcome is provided.		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1.6 All lots include a frontage that allows the site to be provided with sufficient access.	**AO1.6** Lots provided a minimum frontage is accordance with **Table 9.4.4.3B**		
Existing buildings and easements			
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	**AO2.1** Each land use and associated infrastructure is contained within its individual lot.	✔	**Will Comply**
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	✖	**1.5m setback proposed to the new boundary for the existing residence. Setback consistent with the Queensland Development Code for single storey dwellings.**
PO3 Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	**AO3** No acceptable outcome is provided.	**N/A**	
Boundary realignment			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	**AO4** No acceptable outcome is provided.	**N/A**	
Access and road network			
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	**AO5** No acceptable outcome is provided.	✔	**Comples. Existing access and drainage regime maintained**
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. Note—The Parking and access code should be considered in demonstrating compliance with PO6.	**AO6** Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✔	**Complies. No concerns raised with access arrangements**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Roads in the Industry zone are designed having regard to: (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. Note—The Parking and access code should be considered in demonstrating compliance with PO7.	**AO7** No acceptable outcome is provided.	**N/A**	
Rear lots			
PO8 Rear lots are designed to: (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained.	**AO8.1** Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	**N/A**	
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.		
	AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.		
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.		

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.		
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.		
Crime prevention and community safety			
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	**AO9** No acceptable outcome is provided.	✔	**Complies**
Pedestrian and cycle movement network			
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	**AO10** No acceptable outcome is provided.	✔	**Complies. No change to existing road verge proposed**
Public transport network			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	**AO11** No acceptable outcome is provided.	**N/A**	
Residential subdivision			
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	**AO12** No acceptable outcome is provided.	✔	**Complies. Development provides housing choice.**
Rural residential zone			
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m^2 precinct, the 1 hectare precinct or the 2 hectare precinct.	**AO13** No acceptable outcome is provided.	**N/A**	
Additional provisions for greenfield development only			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO14 The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.	**AO14** No acceptable outcome provided.	**N/A**	
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	**AO15** No acceptable outcome provided.		
PO16 The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. Note—Figure B provides further guidance in relation to the desired outcome.	**AO16** No acceptable outcome provided.		
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	**AO17** The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.		
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	**AO18** No acceptable outcome provided.		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO19 Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	**AO19.1** A minimum of 10% of the site area is dedicated as open space.	**N/A**	
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.		
PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;	**AO20** No acceptable outcome is provided.	**N/A**	

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m^2	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m^2	5 metres
	All other lots	350m^2	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m^2	5 metres
	All other lots	600m^2	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m^2	5 metres
	All other lots	800m^2	16 metres
Medium density residential	Rear lot	600m^2	5 metres
	All other lots	400m^2	10 metres
Industry	All lots	1,500m^2	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m^2 precinct		
	All lots	4,000m^2	40 metres

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Figure A – Examples of access to rear lots

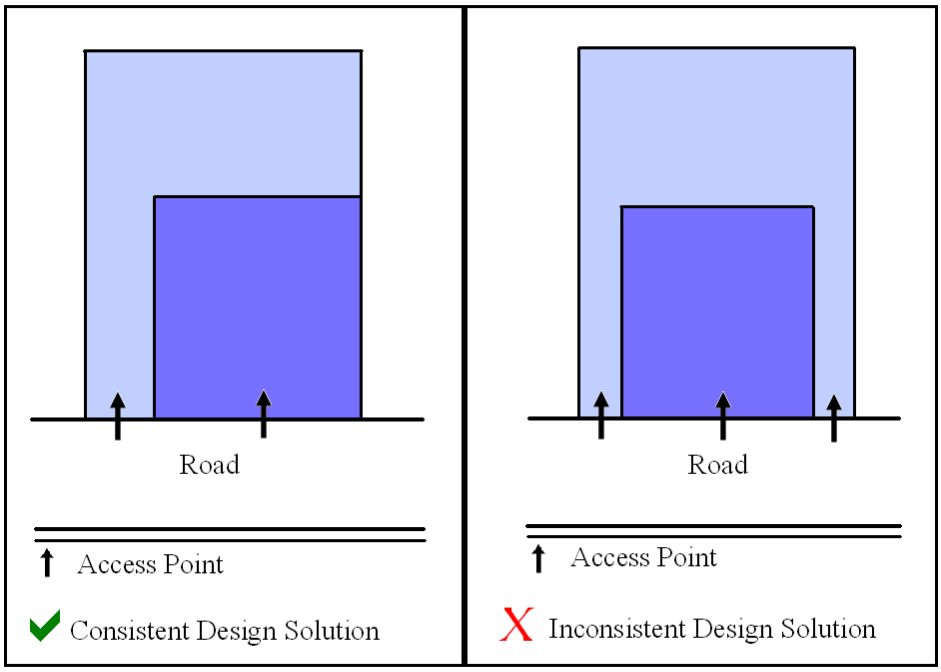
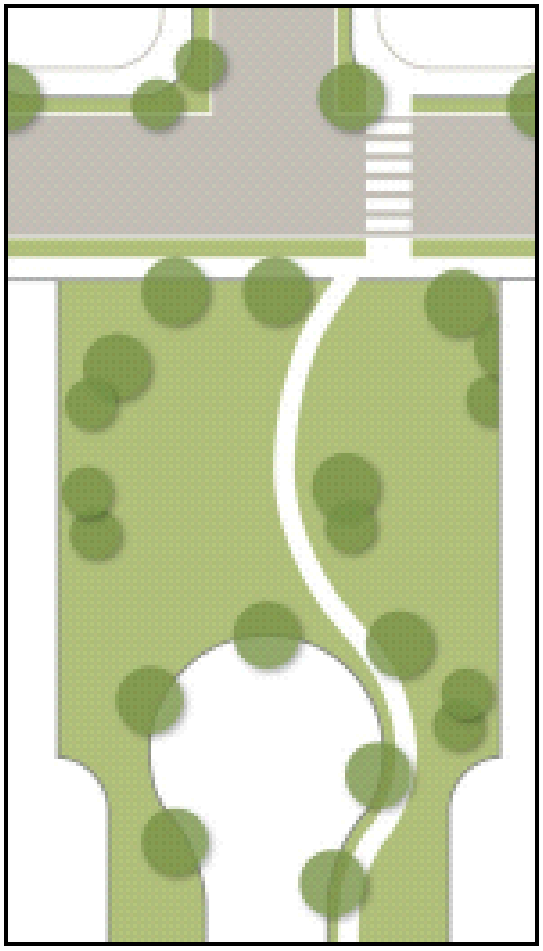


Figure B – Example of cul-de-sac design



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