

**From:** Planz Town Planning - Susie Lord  
**Sent:** 2 Aug 2018 13:58:13 +1000  
**To:** Brian Millard; Carl Ewin  
**Cc:** Natacha Jones  
**Subject:** P71758 | MCU Industry Packing Shed | Lot 324 SP297023 and (part of) Lot 323 SP276124 Effley Street, Mareeba Industrial Estate  
**Attachments:** 1. Cover Letter MCU - Industry Packing Shed Effley St Mareeba .pdf, 2. DA Form 1-MCU Industry Packing Shed Effley St.pdf, 2a. Lindsay Aus Signed landowner consent.pdf, 3. 71872 Planning Report MCU Effley Street Mareeba.pdf, 4. Proposal Plans 9032-A-DA-01 - DA06.pdf

Good afternoon,

I am pleased to lodge this application for Material Change of Use Industry (Packing Shed) at Effley Street, Mareeba. The site is part of a newly established stage in the Mareeba Industrial Estate and **does not trigger any referrals** to SARA. On the application form I have agreed to accept an information request if more information is required.

Attached are 5 Documents that relate to the application. The relevant information for the application is:

**Applicant:** Citricorp Pty Ltd  
c/- Planz Town Planning  
**Mailing address:** PO Box 181  
Edge Hill, Cairns QLD 4870  
**Landowner:** Lot 324 SP297023 Mareeba Shire Council selling to Citricorp Pty Ltd  
Lot 323 SP276124 Lindsay Australia  
**Application Fee:** \$4,085.00

I will pay via credit card, please call me when convenient. Kind regards, Susie



Susie Lord | Project Manager  
PO Box 181 Edge Hill, QLD 4870  
Phone. 07 4041 0445 | Mobile. 0447 323 384

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Our Ref: P71872

2 August 2018

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

via email: [info@msc.qld.gov.au](mailto:info@msc.qld.gov.au)

Attention: Planning Department

Dear Brian

**Material Change of Use Industry (Packing Shed)  
Lot 324 SP297023 and (part of) Lot 323 SP276124 Effley Street, Mareeba Industrial Estate**

I am pleased to lodge this application for Material Change of Use Industry (Packing Shed) at Effley Street, Mareeba.

The site is part of a newly established stage in the Mareeba Industrial Estate and **does not trigger any referrals** to SARA.

On the application form I have agreed to accept an information request if more information is required.

The relevant information for the application is:

**Applicant:** Citricorp Pty Ltd  
c/- Planz Town Planning

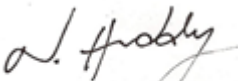
**Mailing address:** PO Box 181  
Edge Hill, Cairns QLD 4870

**Landowner:** Lot 324 SP297023 Mareeba Shire Council selling to Citricorp Pty Ltd  
Lot 323 SP276124 Lindsay Australia

**Application Fee:** **\$4,085.00**

If you require any further information please do call me.

Yours faithfully,



Nikki Huddy (FPIA)  
**Managing Director**

**Att.** DA form 1  
Landowner consent (Lindsay Australia)  
Planning Report  
Proposal Plans and Elevations

# DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Citricorp Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/ Planz Town Planning
Postal address <i>(P.O. Box or street address)</i>	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4041 0445
Email address <i>(non-mandatory)</i>	info@planztp.com
Mobile number <i>(non-mandatory)</i>	0447 323 384
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	P71872

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		L324	Effley Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		324	SP297023	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
		L323	4-6 Effley Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		323	SP276124	Mareeba

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

**Note:** Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

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

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):

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:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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):*

**Industry (Packing Shed)**

e) Relevant plans

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

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

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

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Industry (Packing Shed)	Industry (Packing Shed)	-	2923m <sup>2</sup>

8.2) Does the proposed use involve the use of existing buildings on the premises?		
<input type="checkbox"/> Yes		
<input checked="" type="checkbox"/> No		

### Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

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

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

**12) Boundary realignment**

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

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

12.2) What is the reason for the boundary realignment?

--

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

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

**Division 3 – Operational work***Note: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?

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

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

 Yes – specify number of new lots:  No

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

\$ **PART 4 – ASSESSMENT MANAGER DETAILS**

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

**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
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

**PART 5 – REFERRAL DETAILS**

17) Do any aspects of the proposed development require referral for any referral requirements?

*Note: A development application will require referral if prescribed by the Planning Regulation 2017.* No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:** Clearing native vegetation

- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane’s port limits
- 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
- 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- Local heritage places

**Matters requiring referral to the chief executive of the distribution entity or transmission entity:**

- 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
- Oil and gas infrastructure

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

- Brisbane core port land



Matters requiring referral to the <b>Minister under the <i>Transport Infrastructure Act 1994</i></b> : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the <b>relevant port operator</b> : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the <b>Chief Executive of the relevant port authority</b> : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the <b>Gold Coast Waterways Authority</b> : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the <b>Queensland Fire and Emergency Service</b> : <input type="checkbox"/> Tidal works marina ( <i>more than six vessel berths</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application <b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> <li>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</li> <li>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> <i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

<b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- Yes – a copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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

- Yes – show cause or enforcement notice is attached
- No

23) Further legislative requirements

**Environmentally relevant activities**

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

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

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

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

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

**Hazardous chemical facilities**

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

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- No

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

**Clearing native vegetation**

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

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

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

**Environmental offsets**

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

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

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

### **Koala conservation**

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

- Yes  
 No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

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

### **Waterway barrier works**

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

- Yes – the relevant template is completed and attached to this development application  
 No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*  
 No

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

### **Quarry materials from a watercourse or lake**

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

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

### **Quarry materials from land under tidal waters**

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.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.dnrme.qld.gov.au](http://www.dnrme.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.des.qld.gov.au](http://www.des.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.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **Brothels**

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

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

No

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

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

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

No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	<input checked="" type="checkbox"/> Yes
<b>Note:</b> See the <i>Planning Regulation 2017</i> for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application	<input checked="" type="checkbox"/> Yes
<b>Note:</b> 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 <a href="#">DA Forms Guide: Planning Report Template</a> .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
<b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	

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

Yes  
 Not applicable

**25) Applicant declaration**

By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

**PART 9 – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

**Notification of engagement of alternative assessment manager**

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

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

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

# Consent to the making of a development application under the *Planning Act 2016*

I/we: LINDSAY AUSTRALIA LIMITED ACN 061642733 .  
Insert landowner names. Refer to guide below\*\*

As: OWNER .  
Confirm if Owner or Director

Of premises identified as: 4-6 Effley Street Mareeba  
Insert street address

Described as: Lot 323 SP276124  
Insert Real Property Description

Consent to Planz Town Planning making a development application for: Material Change of Use Industry (Packing Shed) on Part of Lot 879 SP276129 and including access over lots Lot 322 SP276124 and 323 SP276124  
Insert MCU / ROL proposed use

me lindsay MICHAEL LINDSAY 27/6/2018 .  
[Signature of Owner / Director\*\* / Body Corporate\*\*] [Date]

\*\* If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

Blair BRODERICK JONES 27/6/2018 .  
[Signature of Owner / Director / Body Corporate] [Date]  
COMPANY SECRETARY

\*\* If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

## \*\*Guide – To determine who is the owner of the land

**Landowner:** The Person, Company, or Body Corporate shown on the rates notice or lease documents.

**When there are multiple owners:** The consent of each owner must be obtained.

**When there are multiple lots:** The consent of each of those landowners is required.

**When the owner is a company:** The company must consent to the application in accordance with Section 127 of The Corporations Act 2001

**Easements:** The consent of easement owners is not always required. This is considered on an application by application basis.

**Leases:** If the land leased to you from someone else, Council or State, the lessors (not you) of the land must give the owner's consent.

**State owned land:** If the land is state-owned land that is leased or subleased, The State as the lessor of the land must give owner's consent

**Power of attorney:** If power of attorney has been granted authorising another person to sign on the owner's behalf, a certified copy of the power of attorney is required to accompany the consent.



## APPLICATION FOR A DEVELOPMENT PERMIT

MCU INDUSTRY (PACKING SHED)  
LOT 324 EFFLEY STREET, MAREEBA

2 AUGUST 2018

PREPARED BY

PLANZ TOWN PLANNING PTY LTD

on behalf of

CITRICORP PTY LTD

CREATING GREAT PLACES FOR PEOPLE

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# Application Summary

Application details	
<b>Proposal</b>	MCU Industry (Packing Shed)
<b>Applicant</b>	Citricorp Pty Ltd
<b>Property Owner</b>	Mareeba Shire Council sale of property / transfer of title to Citricorp Pty Ltd subject to planning approval.
<b>Address</b>	Lot 324 Effley Street, Mareeba Industrial Estate And Lot 323 SP276124 Effley Street, Mareeba Industrial Estate
<b>Real Property Description</b>	Lot 324 SP297023 formerly part of Lot 879 SP276129 and Adjoining Lot 323 – 2.353ha (Lindsay Australia)
<b>Lot Size</b>	Lot 324 – 1.496ha Lot 323 – 2.353ha
<b>Zone</b>	Industry zone (Precinct C – Heavy Industry)
<b>Current Use</b>	Lot 324 – 1.496ha Vacant Lot 323 – 2.353ha Lindsay Australia distribution centre
<b>Level of Assessment</b>	Code
<b>Applicable Codes</b>	Industry zone code Mareeba local plan code Airport environs overlay code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
<b>Referral Triggers</b>	Nil

## 1 INTRODUCTION

This application is to facilitate a new packing shed on Lot 324 Effley Street Mareeba, Mareeba Industrial Estate. The site (Lot 324) is 1.496ha and the proposed site coverage is 2,923m<sup>2</sup>. The site is located within the Industry Zone – Precinct C Heavy Industry. The packing shed is for Citricorp Pty Ltd, whom have arranged a cooperative work agreement (once the shed is completed and work ready) with two of the surrounding businesses: Lindsay Australia Limited and Visy Packaging (Lots 323 & 322).

The produce will be packed on site with boxes sourced from Visy Packaging (Lot 322) before being transported next door to Lindsay Australia Limited (Lot 323), where it will be stored in onsite refrigerated storage prior to being exported to both local and national markets. The design allows for vehicle movements directly into the Lindsay premises (Lot 323) and this land is included in the application. There is no requirement for access into Visy (Lot 322) and this site does not form part of the application.

The packing shed is intended to operate for peak harvesting season for mandarins in Dimbulaa (approx. one month of the year). The packing shed will have a staff of 60 people onsite, most of whom will be backpackers getting to/from the site via a courtesy bus provided by the grower.

The new packing shed has been designed specifically for the site and the building is a practical, modern design which has the majority of the buildings located towards the south eastern portion of the site. As with most applications, the main considerations of are landscaping and parking. These matters are addressed in section 2 of this report and development complies with the performance outcomes solutions for these provisions. Council is requested to approve the application subject to reasonable conditions.



Figure 1: Locality of proposal

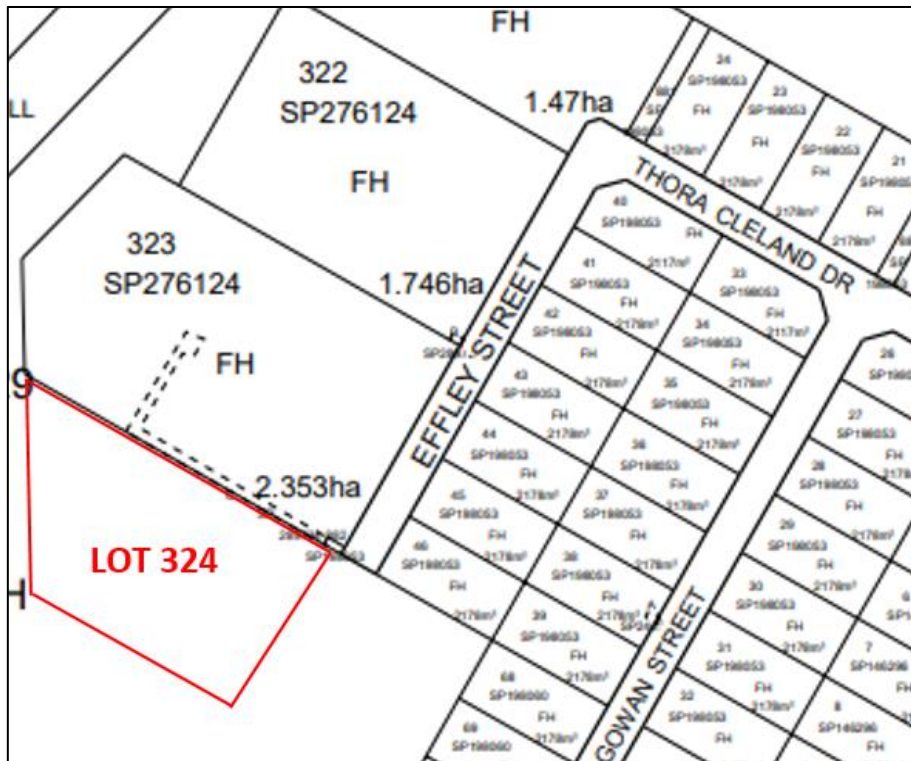


Figure 2: Locality of proposal (approximate)

## 2 THE SITE & USE

The 1.496ha site is located on the western side of the Industrial Estate. The recently subdivided block is currently vacant with plans to place a large packing shed and attached office onto the newly purchased lot.

The proposed packing shed and offices are located towards the south eastern portion of the lot, bordering the road frontage and southern boundary. The site is located in the Industry Zone – Precinct C - Heavy Industry and are located in the Mareeba local plan as part of the Industrial Park Precinct.

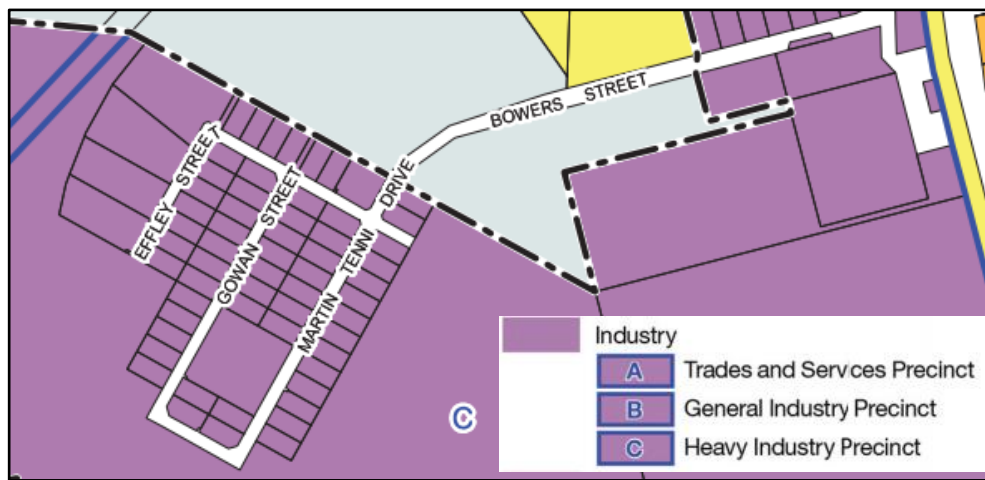


Figure 3: Extract from Zone Map

### 2.1 Proposed MCU Industry (Packing Shed)

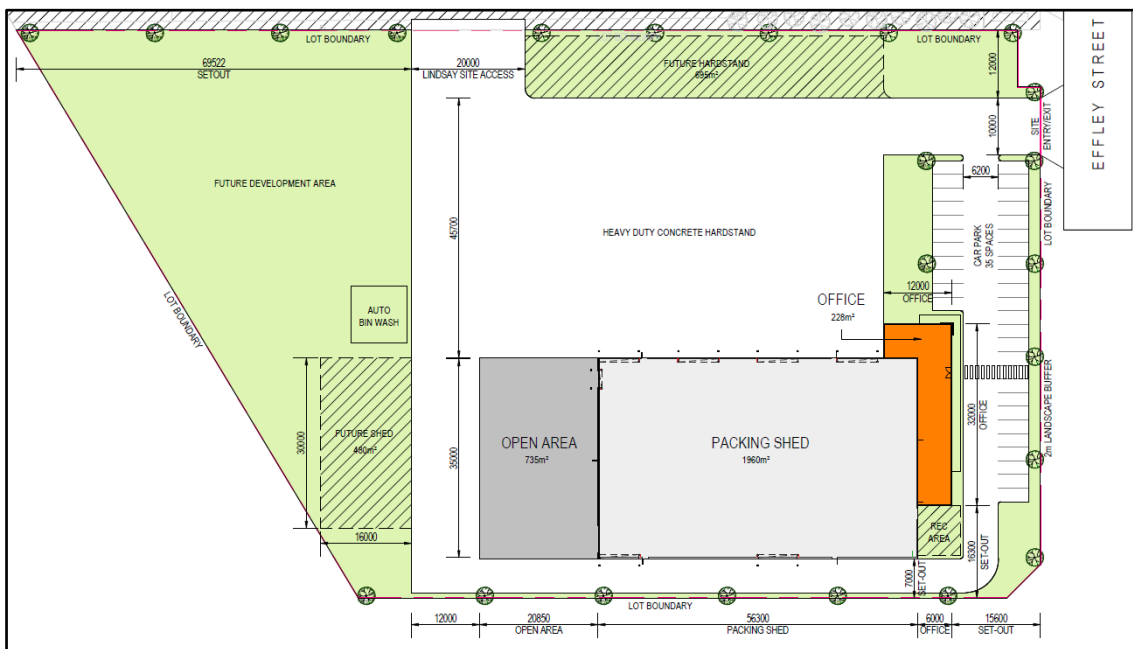
The purpose of the Material Change Use – Medium Impact Industry is to allow the construction of a packing shed and associated office building for Citricorp Pty Ltd. The produce to be packed in this location are mandarins grown locally in Dimbula. The planning scheme defines the use as:

**Medium Impact Industry:** Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- Potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke odour and noise;
- Potential for noticeable offsite impacts in the event of fire, explosion or toxic release;
- Generates high traffic flows in the context of the locality or the road network;
- Generates an elevated demand on the local infrastructure network;
- Onsite controls are required for emissions and dangerous goods risks;
- The use is primarily undertaken indoors;
- Evening or night activities are undertaken indoors and not outdoors.



**Figure 4: Extract from proposed site plans**



**Figure 5: Extract from proposed site plans**

## 2.2 Parking & Access

The development requires Parking at 1 space per 90m<sup>2</sup> i.e. 33 parking spaces for the 2,923m<sup>2</sup> building. 35 parking spaces are provided along with area sufficient for parking a minimum of 1 HRV. Future development is likely to include additional hardstand and a shed (480m<sup>2</sup>) increase the parking requirement by 5 spaces (i.e. to 38 spaces). Council is requested to consider the development to satisfy the parking requirements.

A single 10m wide crossover onto Effley Street will be constructed as part of this development. 35 parking spaces will be provided along with an internal driveway allowing all vehicles to circulate around the site and through the packing shed, and also into the Lindsay Australia site.

### 2.3 Landscaping

The landscaping is required at 10% of the 1.496ha i.e. approx. 1,500m<sup>2</sup>. There is landscaping to the front and side boundaries consisting of approx. 400m<sup>2</sup>. The site has a large area at the rear of the site that is at an odd angle to the overall development, this area contains a minimum of 1500m<sup>2</sup> of landscaping (i.e. 100m x 1.5m).

The landscaping to the side setbacks is required to be 1.5m to the side and rear boundaries. The proposal includes 1m strip on the southern boundary, which varies at the eastern and western ends, and is an average of 1.5m along the entire southern boundary. The landscaping is at least 3m average along all boundaries.

The landscaping complies with the performance outcome and is appropriate and complements the character of the immediate surrounds and there is sufficient landscaped area to assist with breaking up and softening the sheds built form.

### 2.4 Connection to Services

The new development can easily connect to this existing infrastructure and water, electricity, drainage and telecommunications infrastructure are planned to be connected to the site. Existing infrastructure has been extended by Council along the street frontage in accordance with the ongoing subdivision requirements.



**Figure 6: Site view from frontage**

### 3 PLANNING CONSIDERATIONS

#### 3.1 State Interest

The Sustainable Planning Regulations (SP Regs) and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment (**Figure 7**).

**Referral is not required for this application**, as the new lot is not located adjacent to the Future State-controlled road, and the site does not contain remnant vegetation.



**Figure 7: Map of State Interests**

#### 3.2 Mareeba Shire Planning Scheme Assessment

The proposed use is Code Assessable Development against the Mareeba Shire Planning Scheme. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. The Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Appendix 1**. The assessment and compliance table for this development is shown below.

Planning Scheme Assessment Table Codes		Applicability
<b>Zone Code</b>	Industry Zone	✓
<b>Local Plan</b>	Mareeba Local Plan – Precinct D – Industrial Park.	✓
<b>Overlay Codes</b>	Agricultural land	n/a
	Airport environs	✓
	Bushfire hazard	n/a
	Environmental significance	n/a
	Extractive Resources	n/a
	Flood hazard	n/a
	Heritage	n/a
	Hill and slope	n/a
	Regional infrastructure corridors and substations	n/a
	Residential dwelling house and outbuilding	n/a
	Scenic amenity	n/a
<b>Use Codes</b>	Commercial activities	n/a
	Industrial activities	✓
<b>Other Development Codes</b>	Advertising devices	n/a
	Landscaping	✓
	Parking and access	✓
	Reconfiguring a lot	n/a
	Works, services and infrastructure	✓



## APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

### 6.2.5 Industry Zone Code

The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Mareeba Shire Council's purpose of the Industry zone code is to facilitate industrial activity in order to:

- (a) contribute to and strengthen the economic development of the region;
- (b) service the needs of the communities in the shire; and
- (c) provide for a variety of employment opportunities.

The shire's industrial areas will vary in their role and level of service provision and cater for different scales and types of industrial development. Three precincts are identified within the zone in order to establish a hierarchy of industrial areas catering for lower impact to higher impact industries:

- (a) The Trades and services precinct is intended to accommodate service industry and low impact industries. This precinct encompasses the majority of the existing smaller industrial areas which are often located in commercial areas or adjoining residential areas. The precinct is strategically located in serviced areas to provide light industry, service and trades industries to meet local needs and located. Higher impact industries may be appropriate in some locations within this precinct where it can be demonstrated that they will not have any adverse impacts on surrounding development and land uses;
- (b) The General industry precinct is intended to accommodate medium impact industries and existing high impact industries. This precinct encompasses the central industrial area of Mareeba. Further expansion of high impact industries is not encouraged due to the proximity of the precinct to residential areas, meaning a transition to lower impact industries is supported; and
- (c) The Heavy industry precinct is intended to accommodate a range of industrial uses including high impact industries and encompasses the Chillagoe industrial area, the Mareeba major industrial area and the Mareeba Airport industrial area.

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

- (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on surrounding non-industrial land;
- (b) Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, telecommunications infrastructure, proximity to other associated industries and work force;
- (c) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure and facilities;
- (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) The scale, character and built form of development contributes to an appropriate standard of amenity;
- (g) Non-industrial uses, such as offices, retail uses and caretaker’s accommodation that directly support the industrial area are facilitated;
- (h) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses;
- (i) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development;
- (j) Industrial uses are adequately separated and buffered from sensitive land uses to minimise the likelihood of environmental harm including environmental nuisance occurring;
- (k) Land included in the Industry zone is to be protected from incompatible uses to ensure that industrial activities may continue and expand; and
- (l) Development is appropriately coordinated and sequenced to ensure the most effective use of land within the zone.

**Table 6.2.5.3—Industry zone code - For accepted development subject to requirements and assessable development**

Performance outcomes		Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises;	<b>AO1</b> Development has a maximum building height of: (a) 8.5 metres within 10 metres of any common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone;	<b>Complies</b> The proposed development will be less than 12 metres in height to the pitch of the roof.

Performance outcomes		Acceptable outcomes	
(b) the development potential, with respect to height, on adjoining premises;	(c) the height of buildings in the vicinity of the site;	(d) site area and street frontage length.	(b) 35 metres for all buildings and structures where involving a Telecommunication facility; and (c) 12 metres otherwise.
<b>Siting</b>			
<b>PO2</b> Development is sited in a manner that considers and respects:	(a) the siting and use of adjoining premises;	(b) appearance of building bulk; and (c) relationship with road corridors.	<b>AO2</b> Buildings and structures include a minimum setback of: (a) 3 metres from any road frontage; (b) 6 metres from side and rear boundaries where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone; and (c) 0 metres from side and rear boundaries otherwise.
<b>Complies</b> The proposed development will be set back a minimum of 3 metres from all road frontages.  The site does not adjoin land in the Low density residential, Medium density residential or the Rural residential zone.			
<b>For assessable development</b>			
<b>Site cover</b>			
<b>PO3</b> 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.	<b>AO3</b> No acceptable outcome is provided.
<b>Complies with performance outcome</b> The proposed development is of a practical, modern design which: • Efficiently uses the land; • Suits the surrounding land usages.			
<b>Building design</b>			
<b>PO4</b> Building facades are appropriately designed to maintain and enhance the character of the surrounds.	<b>AO4</b> Buildings in the Industrial zone include:	(a) a main entrance which is easily identifiable and is directly accessible from the primary road frontage; and (b) any office space sited and oriented towards the primary road frontage.	<b>Complies</b> The attached office is located towards the Effley Streets road frontage and the main entrance is on Effley Street.

Performance outcomes	Acceptable outcomes	
<p><b>PO5</b> Development complements and integrates with the established built character of the Industry zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) building materials, colours and textures; and</li> <li>(c) window and door size and location.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p><b>Complies with performance outcome</b> The proposed development is of a practical, modern design which:</p> <ul style="list-style-type: none"> <li>• Fits in with surrounding built environment; and</li> <li>• Suits the surrounding land usages.</li> </ul>
<b>Non-industrial uses</b>		
<p><b>PO6</b> Development involving a non-industrial use:</p> <ul style="list-style-type: none"> <li>(a) has access to adequate infrastructure and essential services;</li> <li>(b) is complementary in nature to the character and amenity of the Industry zone; and</li> <li>(c) does not negatively impact on the operation of existing uses within the Industry zone.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>Not applicable</b> Proposed use is industrial in nature.</p>
<b>Amenity</b>		
<p><b>PO7</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> The proposed development is within the Mareeba Industrial Estate and will not detract from the amenity of the surrounding industrial land uses.</p>
<p><b>PO8</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<p><b>Will be complied with as appropriate</b></p>

Performance outcomes	Acceptable outcomes	
(a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		

## 7.2.2 Mareeba local plan code

The purpose of the Mareeba local plan code is to:

- (a) facilitate the continued use of the historic stables area adjacent to the Mareeba Racecourse for residential horse keeping;
- (b) facilitate the continued development of the Mareeba Airport;
- (c) facilitate efficient development that accords with local lifestyle and amenity expectations;
- (d) identify and direct urban growth opportunities;
- (e) facilitate a more vibrant and integrated town centre;
- (f) enhance accessibility to, and activation of, the Barron River and Centenary Lakes as important physical assets for Mareeba;
- (g) enhance Mareeba's heritage and cultural elements; and
- (h) facilitate the development of an appropriate site for special industry.

Ten precincts have been identified in the Mareeba local plan to achieve this purpose, however for this report the only relevant one is the Industrial park precinct:

- (a) The Industrial park precinct provides for the expansion, establishment and operation of General industry and Heavy industry uses within this precinct, where they are appropriately separated from incompatible uses.

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

- (a) Development recognises and protects the town centre as Mareeba's most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture;
- (b) Development within the Town centre core precinct promotes greater walkability and integration between street and built environments through the consolidation and effective design of retail and commercial facilities;
- (c) Development within the Town centre fringe precinct, accommodates destination-specific premises that requires car and service vehicle access;
- (d) Development provides opportunities for greater utilisation of, and improved public access to, the Barron River and open spaces;
- (e) Development protects Mareeba's heritage places and tourist and cultural assets and enhances opportunities for their public appreciation;
- (f) Development facilitates the continuing growth of the Mareeba Airport for passenger and freight movements and industry associated with the airport's primary function. Activities in the Mareeba Airport precinct will be limited to ensure they do not compromise efficient aircraft operation;
- (g) Development in the Stable precinct facilitates the combination of stables and houses whilst maintaining a low density to minimise impacts;

- (h) Development provides for the expansion, establishment and relatively unconstrained operation of Special industry in the Noxious and hazardous industry precinct; and
- (i) The establishment and operation of a range of industries in the Industrial park precinct is supported.

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>If affected by the vegetated buffer area element – PO1 not included in this report</b>		
<b>If in the Stable precinct – PO2 not included in this report</b>		
<b>If on a site with a frontage to the Byrnes Street core element – PO3 not included in this report</b>		
<b>If on a site affected by the Town centre fringe 6 metre setback element – PO4 not included in this report</b>		
<b>If in the Town centre fringe precinct – PO5 not included in this report</b>		
<b>For assessable development</b>		
<b>PO6</b> Development in the Mareeba local plan area: <ul style="list-style-type: none"> <li>(a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire;</li> <li>(b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct;</li> <li>(c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and</li> <li>(d) contributes to the vibrancy and local identity of the Mareeba community.</li> </ul>	<b>AO6</b> No acceptable outcome is provided.	<b>Complies with performance outcome</b> The proposed use is located in the Mareeba Industrial Park and conforms to the requirements for that planning area.
<b>PO7</b> Development does prejudice the future construction of the Mareeba Bypass.	<b>AO7</b> Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.	<b>Complies</b> Development is not located in the area zoned for the Mareeba bypass.
<b>PO8</b>	<b>AO8</b>	<b>Complies</b>

Performance outcomes	Acceptable outcomes	Comments
Development integrates the following elements identified on the Mareeba local plan maps: (a) open space elements; (b) indicative collector roads as higher order road linkages; (c) indicative minor roads in a similar design as shown as mapped; and (d) possible connections as important road linkages between developments.	No acceptable outcome is provided.	
<b>PO9</b> Development integrates small-scale local retail centres that: (a) service the local neighbourhood; and (b) do not prejudice the ongoing operation of the Mareeba town centre.	<b>AO9</b> No acceptable outcome is provided.	<b>Not applicable</b> Development is within Industrial estate.
<b>If in the Stable precinct – PO10 not included in this report</b>		
<b>If in the Mareeba Airport precinct – PO11 not included in this report</b>		
<b>If in the Town centre core precinct – PO12 - PO13 not included in this report</b>		
<b>If in the Town centre fringe precinct – PO14 not included in this report</b>		
<b>If in the Noxious and hazardous industry precinct – PO15 not included in this report</b>		
<b>If in the Industrial park precinct</b>		
<b>PO16</b> Development that attracts the public into the Industrial park precinct does not develop within the Industrial park precinct.	<b>AO16</b> No acceptable outcome is provided.	<b>Complies</b> The development is for industrial purposes and is not intending to attract excess public presence into the area.
<b>If in the Northern investigation precinct – PO17 not included in this report</b>		
<b>If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct – PO18 – PO21 not included in this report</b>		



## 8.2.2 Airport environs overlay code

The purpose of the Airport environs overlay code is to protect the current and ongoing operations of established airports, aerodromes and aviation infrastructure in Mareeba Shire.

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

- (a) The ongoing operation of Mareeba Airport and its associated infrastructure are protected from incompatible development;
- (b) Aerodromes in Chillagoe and Dimbulah are maintained to support recreation, mining and rural uses;
- (c) Operational airspace is protected;
- (d) Threats to aviation safety such as bird and bat strike and distraction or blinding of pilots are avoided or minimised;
- (e) State significant aviation facilities associated with the Mareeba Airport are protected from encroachment by sensitive land uses; and
- (f) Development in the vicinity of airports, aerodromes and aviation infrastructure does not compromise public safety.

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

Performance outcomes	Acceptable outcomes	Comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>Protection of operational airspace</b>		
<b>PO1</b> Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the: (a) Airport environs: OLS area of Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b> ; or (b) Airport environs: OLS area of Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b> ; or (c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> ; or	<b>AO1.1</b> Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of: (a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b> ; or (b) Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b> .	<b>Not applicable</b> Proposed site is located outside of operational airspace zone.
	<b>AO1.2</b> Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	<b>Not applicable</b> Proposed site is located outside of operational airspace zone.

Performance outcomes	Acceptable outcomes	Comment
(d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	<b>AO1.3</b> Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	<b>Not applicable</b> Proposed site is located outside of operational airspace zone.
<b>Lighting</b>		
<b>PO2</b> Development does not include lighting that: (a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or (b) could distract or confuse pilots.	<b>AO2</b> Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b> or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> does not: (a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and (b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.	<b>Not applicable</b> Proposed site is located outside of lighting restricted zone.
<b>Noise exposure</b>		
<b>PO3</b> Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.	<b>AO3</b> Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on <b>Airport environs overlay map (OM-002d)</b> .	<b>Not applicable</b> Proposed site is located outside of noise exposure zone.
<b>Public safety</b>		
<b>PO4</b> Development does not compromise public safety or risk to property.	<b>AO4</b> Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on <b>Airport environs overlay map (OM-002e)</b> .	<b>Not applicable</b> Proposed site is located outside of public safety area.

Performance outcomes	Acceptable outcomes	Comment
<b>State significant aviation facilities associated with Mareeba Airport</b>		
<p><b>PO5</b> Development does not impair the function of state significant aviation facilities by creating:</p> <ul style="list-style-type: none"> <li>(a) physical obstructions; or</li> <li>(b) electrical or electro-magnetic interference; or</li> <li>(c) deflection of signals.</li> </ul>	<p><b>AO5.1</b> Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on <b>Airport environs overlay map (OM-002a.1)</b> does not exceed a height of 640 metres AHD.</p>	<p><b>Not applicable</b></p>
	<p><b>AO5.2</b> Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on <b>Airport environs overlay map (OM-002a)</b> does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.</p>	<p><b>Not applicable</b></p>
	<p><b>AO5.3</b> Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on <b>Airport environs overlay map (OM-002a)</b> unless associated with the Biboohra CVOR facility.</p>	<p><b>Not applicable</b></p>
	<p><b>AO5.4</b> Development within 'Airport environs: Zone B (1,500 metre buffer)' of the 'Biboohra CVOR' facility identified on <b>Airport environs overlay map (OM-002a)</b>, but outside 'Zone A (200 metre buffer)' identified on <b>Airport environs overlay map (OM-002a)</b>, does not include:</p> <ul style="list-style-type: none"> <li>(a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or</li> <li>(b) overhead power lines exceeding 5 metres in height; or</li> <li>(c) metallic structures exceeding 7.5 metres in height; or</li> </ul>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comment
	(d) trees and open lattice towers exceeding 10 metres in height; or (e) wooden structures exceeding 13 metres in height.	
<b>For assessable development</b>		
<b>Mareeba Airport</b>		
<b>Protection of operational airspace</b>		
<b>PO6</b> Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the: (a) movement of aircraft; or (b) safe operation of the airport or facility.	<b>AO6.1</b> Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of: (a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b> ; or (b) Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b> .	<b>Not applicable</b>
	<b>AO6.2</b> Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	<b>Not applicable</b>
<b>PO7</b> Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.	<b>AO7</b> Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within: (a) the Airport environs: OLS area of Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b> ; or (b) the Airport environs: OLS area of Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b> ; or	<b>Not applicable</b>

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

Performance outcomes	Acceptable outcomes	Comment
	(a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b> ; or (b) Cairns Airport identified on <b>Airport environs overlay map (OM-002b.1)</b> .	

### 9.3.5 Industrial activities code

The purpose of the Industrial activities code is to ensure Industrial activities are:

- (a) appropriately located within designated industrial areas;
- (b) established and operated in an efficient manner with minimal impact on the character, scale, amenity and environmental values of the surrounding area; and
- (c) managed to allow for progressive rehabilitation where involving Extractive industry.

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

- (a) Industrial activities are appropriately located having regard to topography, surrounding land uses, natural environment, accessibility, local character and potential social and community impacts;
- (b) Industrial activities meet the needs of the local community and the local economy through well located, safe and convenient points of service;
- (c) Industrial activities are designed to have minimal impact on the character, amenity and environment of the surrounding area;
- (d) Industrial activities provide a safe working environment;
- (e) Industrial activities are designed to promote sustainability and energy efficiency;
- (f) Industrial activities are co-located with complimentary and compatible uses;
- (g) External impacts associated with Extractive industry operations do not impact on the character and amenity of the surrounding area and the safety and wellbeing of the community;
- (h) Extractive industry operations are adequately separated from potentially incompatible land uses; and
- (i) Extractive industry sites are progressively rehabilitated.

**Table 9.3.5.3—Industrial activities code– For accepted development subject to requirements and assessable development**

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
Separation		
<p><b>PO1</b> Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) odour;</li> <li>(c) light; and</li> </ul>	<p><b>AO1</b> Development is separated from sensitive uses as follows:</p> <ul style="list-style-type: none"> <li>(a) medium impact industry—250 metres; or</li> <li>(b) high impact industry—500 metres; or</li> <li>(c) special industry— 1.5 kilometres.</li> </ul>	<p><b>Complies</b> Development is located near or adjacent to to any sensitive land uses.</p>

Performance outcomes	Acceptable outcomes	
<p>(d) emissions.</p> <p>Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.</p>		
<b>For assessable development</b>		
<b>Amenity</b>		
<p><b>PO2</b> Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <ul style="list-style-type: none"> <li>(a) air conditioning;</li> <li>(b) refrigeration plant;</li> <li>(c) mechanical plant; and</li> <li>(d) refuse bin storage areas.</li> </ul>	<p><b>AO2</b> No acceptable outcome is provided.</p>	<p><b>Will be complied with</b></p>
<p><b>PO3</b> Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	<p><b>Will be complied with</b></p>
<b>If for Extractive industry – PO4 – PO8 not included in this report</b>		



## 9.4.2 Landscaping code

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.

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.

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> </ul>	<p><b>Complies</b> 1.496ha and 10% of this area is approx. 1,500m<sup>2</sup>. There is landscaping to the front and side boundaries consisting of approx. 400m<sup>2</sup>.</p> <p>The site has a large area at the rear of the site that is at an odd angle to the overall development, this area contains a minimum of 1500m<sup>2</sup> of landscaping (i.e. 100m x 1.5m)</p>

Performance outcomes	Acceptable outcomes	Comments
(d) provides a source of visual interest.	(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.	
<b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that: <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage: <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	<b>Complies with performance outcome</b> The plan includes: <ul style="list-style-type: none"> <li>• a 2m landscape strip along the frontage of the property</li> <li>• 12m to the north</li> <li>• An average of 1.5m on the southern boundary</li> <li>• complements the character of the immediate surrounds; and</li> <li>• assists with breaking up and softening the sheds built form.</li> </ul>
<b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that: <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b> .  <b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries: <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> </ul>	<b>Complies</b>  <b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comments
	(c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	
<b>PO4</b> Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	<b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	<b>Will be complied with</b>
	<b>AO4.1</b> Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m <sup>2</sup> : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping.  Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	<b>Complies</b> The proposed car park has a total of 35 parking spaces. This area sits at the front of the lot bordering the 2m wide landscaping strip. The proposed plans show: <ul style="list-style-type: none"> <li>• Intended locations for trees along landscaping strips;</li> <li>• Trees help provide shade for pedestrians;</li> <li>• Landscape assists with softening elements of the built environment.</li> </ul>
	<b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	<b>Will be complied with</b>
<b>PO5</b>	<b>AO5.1</b>	<b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comments
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.	Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	
	<b>AO5.2</b> A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	<b>Will be complied with</b>
<b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	<b>AO6.1</b> Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	<b>Will be complied with</b>
	<b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	<b>Will be complied with as appropriate</b>
	<b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	<b>Not applicable</b>
<b>For assessable development</b>		
<b>PO7</b> Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth;	<b>AO7</b> No acceptable outcome is provided.	<b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comments
(c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.		

### 9.4.3 Parking and access code

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.

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.

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

Performance outcomes	Acceptable outcomes	Comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>Car parking spaces</b>		
<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ol style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ol>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p><b>Complies with the performance outcome</b></p> <p>The proposed site coverage is 2923m<sup>2</sup></p> <p>Parking is required at 1 space per 90m<sup>2</sup> i.e. 33 parking spaces</p> <p>1 HRV space is required for the use.</p> <p>Future development is likely to include additional hardstand and a shed (480m<sup>2</sup>) increase the parking requirement by 5 spaces (i.e. to 38 spaces).</p>

Performance outcomes	Acceptable outcomes	Comment
		Council is requested to consider the development to satisfy the parking requirements.
<b>Vehicle crossovers</b>		
<b>PO2</b> Vehicle crossovers are provided to: <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	<b>Will be complied with</b>
	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	<b>Not applicable</b>
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	<b>Complies</b> Only one access point to the road frontage is being proposed.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> <li>(a) the intensity of anticipated vehicle movements;</li> <li>(b) the nature of the use that they service; and</li> <li>(c) the character of the surrounding locality.</li> </ul>	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	<b>Will be complied with</b>
<b>For assessable development</b>		
<b>Parking area location and design</b>		
<b>PO4</b>	<b>AO4.1</b>	<b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comment
<p>Car parking areas are located and designed to:</p> <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation; and</li> <li>(b) be consistent with the character of the surrounding locality.</li> </ul>	<p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	
	<p><b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	<p><b>Will be complied with</b></p>
	<p><b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p><b>Will be complied with</b></p>
	<p><b>AO4.4</b> Parking and any set down areas are:</p> <ul style="list-style-type: none"> <li>(a) wholly contained within the site;</li> <li>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</li> <li>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</li> <li>(d) provided at the side or rear of a building in all other instances.</li> </ul>	<p><b>Will be complied with</b></p>
<p><b>Site access and manoeuvring</b></p>		
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) ensure the safety and efficiency of the external road network;</li> <li>(b) ensure the safety of pedestrians;</li> </ul>	<p><b>AO5.1</b> Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> <li>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</li> <li>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul>	<p><b>Will be complied with</b></p>



Performance outcomes	Acceptable outcomes	Comment
(c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	
	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTRROADS.	<b>Will be complied with</b>
	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	<b>Complies</b>
	<b>AO5.4</b> Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	<b>Will be complied with</b>
<b>PO6</b> Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and	<b>AO6.1</b> Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	<b>Not applicable</b>
	<b>AO6.2</b> For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	<b>Not applicable</b>
	<b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	<b>Not applicable</b>
	<b>AO6.4</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Comment
(e) in the Rural zone, avoids environmental degradation.	Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	
	<b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	<b>Not applicable</b>
	<b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	<b>Not applicable</b>
	<b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	<b>Not applicable</b>
<b>Servicing</b>		
<b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;	<b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	<b>Complies</b>
	<b>AO7.2</b>	<b>Complies</b>

Performance outcomes	Acceptable outcomes	Comment
(c) do not adversely impact on the safety or efficiency of the road network;	Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	
(d) provide for all servicing functions associated with the use; and		
(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	<b>Complies</b>
<b>Maintenance</b>		
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	<b>Will be complied with</b>
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	<b>Will be complied with</b>
<b>End of trip facilities</b>		
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	<b>Not applicable</b>
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	<b>Not applicable</b>
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park – PO10 is not included in this report</b>		
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park – PO11 is not included in this report</b>		

### 9.4.5 Works, services and infrastructure code

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.

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.

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

Performance outcomes	Acceptable outcomes	Comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water supply</b>		
<b>PO1</b> Each lot has an adequate volume and supply of water that: (a) meets the needs of users;	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the	<b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comment
(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.	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.	
	<b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (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.	<b>Not applicable</b>
<b>Wastewater disposal</b>		
<b>PO2</b> 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.	<b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	<b>Will be complied with</b>
	<b>AO2.2</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Comment
	<p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	
<b>Stormwater infrastructure</b>		
<p><b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<b>Not applicable</b>
	<p><b>AO3.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	<b>Will be complied with</b>
<b>Electricity supply</b>		
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b> The premises:</p> <ul style="list-style-type: none"> <li>(a) is connected to the electricity supply network; or</li> <li>(b) has arranged a connection to the transmission grid; or</li> <li>(c) where not connected to the network, an independent energy system with sufficient</li> </ul>	<b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comment
	capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul>	
<b>Telecommunications infrastructure</b>		
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	<b>Will be complied with</b>
<b>Existing public utility services</b>		
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Not applicable</b>
<b>Excavation or filling</b>		
<b>PO7</b> Excavation or filling must not have an adverse impact on the: <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> </ul>	<b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	<b>Will be complied with</b>
	<b>AO7.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	<b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comment
(e) accessibility; or (f) privacy of adjoining premises.	<b>AO7.3</b> 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.	<b>Not applicable</b>
	<b>AO7.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	<b>Will be complied with</b>
	<b>AO7.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Not applicable</b>
	<b>AO7.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<b>Not applicable</b>
	<b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and	<b>Will be complied with</b>



Performance outcomes	Acceptable outcomes	Comment
	Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
<b>For assessable development</b>		
<b>Transport network</b>		
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<b>Will be complied with</b>
	<b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	<b>Not applicable</b>
<b>Public infrastructure</b>		
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Not applicable</b>
<b>Stormwater quality</b>		
<b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development,</li> </ul>	<b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 –</li> </ul>	<b>Will be complied with</b>

Performance outcomes	Acceptable outcomes	Comment
<p>including upstream, on-site and downstream waterbodies;</p> <p>(c) achieve specified water quality objectives;</p> <p>(d) minimise flooding;</p> <p>(e) maximise the use of natural channel design principles;</p> <p>(f) maximise community benefit; and</p> <p>(g) minimise risk to public safety.</p>	<p>FNQROC Regional Development Manual; and</p> <p>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:</p> <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul>	
	<p><b>AO10.2</b></p> <p>For development on land greater than 2,500m<sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>	<p><b>Will be complied with</b></p>

Performance outcomes	Acceptable outcomes	Comment
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p>
<b>Excavation or filling</b>		
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p><b>Will be complied with</b></p>
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> <li>(a) within peak traffic times; and</li> <li>(b) before 7am or after 6pm Monday to Friday;</li> <li>(c) before 7am or after 1pm Saturdays; and</li> <li>(d) on Sundays or Public Holidays.</li> </ul>	<p><b>Will be complied with</b></p>
<p><b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p><b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.</p>	<p><b>Will be complied with</b></p>
	<p><b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p><b>Will be complied with</b></p>
	<p><b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p><b>Will be complied with</b></p>
<p><b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on:</p>	<p><b>AO14</b> Access to the premises (including all works associated with the access):</p>	<p><b>Will be complied with</b></p>

Performance outcomes	Acceptable outcomes	Comment
(a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	(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.	
<b>Weed and pest management</b>		
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	<b>Will be complied with</b>
<b>Contaminated land</b>		
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	<b>AO16</b> 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.	<b>Will be complied with</b>
<b>Fire services in developments accessed by common private title</b>		
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	<b>Not applicable</b>
	<b>AO17.2</b>	<b>Not applicable</b>

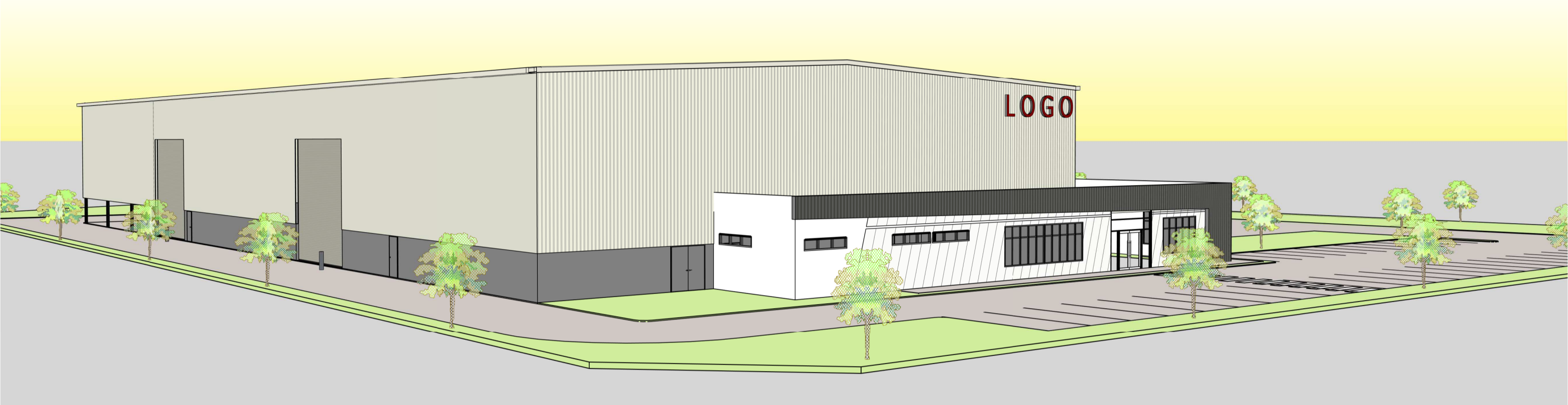
Performance outcomes	Acceptable outcomes	Comment
	Fire hydrants are located at all intersections of accessways or private roads held in common private title.	

## APPENDIX 2: PROPOSAL PLANS

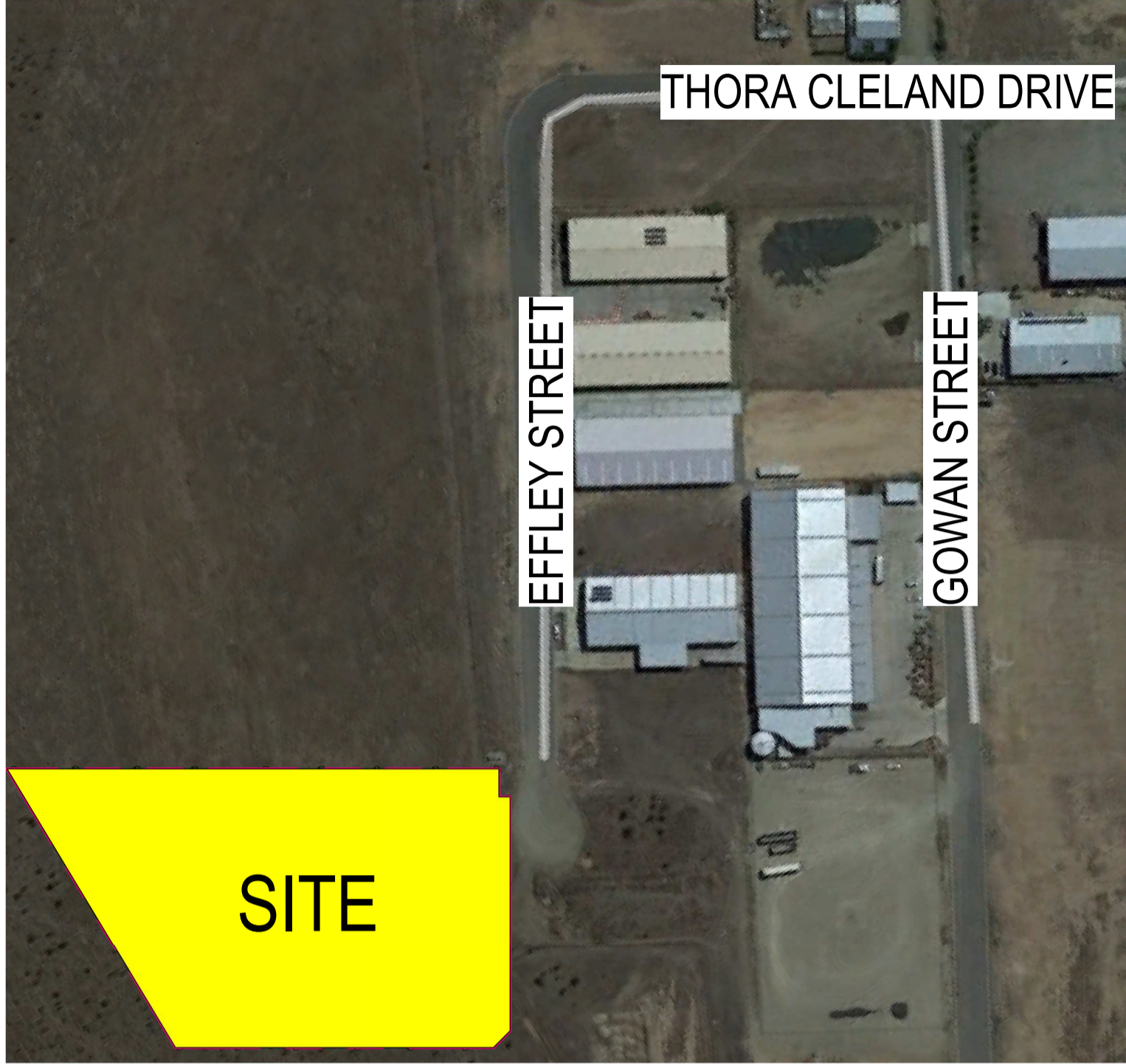
Drawing or Document	Reference	Date
Cover Sheet & Site Location Plan	9032 A-DA-01	June 2018
Overall Site Plan	9032 A-DA-02	June 2018
Ground Floor Plan	9032 A-DA-03	June 2018
Overall Roof Plan	9032 A-DA-04	June 2018
Overall Elevations	9032 A-DA-05	June 2018
Overall Sections	9032 A-DA-06	June 2018

# WAREHOUSE & OFFICE

EFFLEY STREET, MAREEBA, QLD  
LOT 324



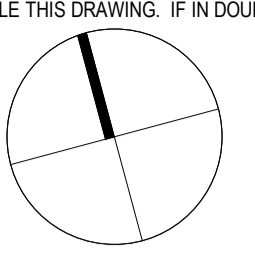
SOUTH EAST PERSPECTIVE  
SCALE



LOCATION PLAN  
SCALE 1:2000



NORTH EAST PERSPECTIVE  
SCALE



DO NOT SCALE THIS DRAWING. IF IN DOUBT - ASK?

CLIENT:

**DA ISSUE**

McVeigh

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PROJECT: 9032  
9032 - 2PH MAREEBA  
EFFLEY STREET, MAREEBA

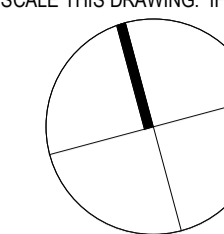
Rev.	Issue Details	Issued	Date
A	DA ISSUE	JC	05/06/18

Drawn: JC  
Checked: MCV  
Approved:

COVER SHEET & SITE LOCATION PLAN

SCALE: 1:2000 AT A1 REV:  
**A-DA-01** A

Document Set ID: 3428466  
Version: 1, Version Date: 03/08/2018



**NOTES:**

1. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION, ASSOCIATED CONSULTANT DRAWINGS AND SUPPLEMENTARY SITE DATA PROVIDED.
2. ALL SUB-CONSULTANTS TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING WORK.
3. CONSTRUCTION OF ALL RAMPS, STAIRS AND ASSOCIATED CIVIL WORKS SHOULD BE CARRIED OUT TO COMPLY WITH RELEVANT STANDARDS, CODES AND REQUIREMENTS OF THE LOCAL AUTHORITY.
4. PROVIDE NEW TURF TO NEW EXPOSED CIVIL WORKS AND EXISTING AFFECTED AREAS. PROVIDE NEW TURF (MINIMUM 600mm WIDE) ON BOTH SIDES OF ALL NEW PATHWAYS AND ALL NEW BUILDING WORKS.
5. MAKE GOOD ALL DISTURBED WORK.
6. PROVIDE TEMPORARY SAFETY FENCING AND GATES AS REQUIRED. CO-ORDINATE FENCING AND ACCESS POINTS WITH THE OWNER BEFORE INSTALLATION.
7. REMOVE VEGETATION, TREES ETC. AS INDICATED ON DRAWINGS. PROTECT ALL OTHER VEGETATION DURING CONSTRUCTION. MAKE GOOD AND RE-INSTATE ALL DISTURBED AREAS.
8. REFER TO HYDRAULIC PACKAGES FOR ALL NEW CONNECTIONS AND OTHER REQUIREMENTS.
9. REFER TO ELECTRICAL PACKAGES FOR ALL NEW CONNECTIONS AND OTHER REQUIREMENTS.
10. REFER TO STRUCTURAL ENGINEER PACKAGES FOR ALL STRUCTURAL INFORMATION INCLUDING DETAIL DRAWINGS, ETC.
11. REFER ALL QUERIES TO THE PROJECT MANAGER AND/OR THE MANAGING CONTRACTOR.
12. PLEASE CHECK AND CONFIRM ALL RAMP GRADES, EXISTING AND PROPOSED RL'S MATCH THOSE ON SITE. IF THERE ARE ANY DISCREPANCIES PLEASE ADVISE SITE FOREMAN IMMEDIATELY. DO NOT POUR CONCRETE IF THERE ARE ANY DOUBTS.
13. BUILDING CERTIFIER WILL BE ENFORCING AS1428.1 AND AS1428.2 AND ALL CONTRACTORS AND SUB-CONTRACTORS WILL BE LIABLE FOR ANY RECTIFICATION WORKS.

**SITE LEVELS AND CONTOURS**  
REFER TO CIVIL ENGINEERS DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LEVELS AND CONTOURS INCLUDING RETAINING WALLS, FLOOR LEVELS, & PAVEMENT LEVELS

**DEVELOPMENT SUMMARY**

**SITE SCHEDULE**

SITE AREA	14,958m <sup>2</sup>
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**BUILDING SCHEDULE (GFA)**

PACKING SHED	1,960m <sup>2</sup>
OPEN AREA	735m <sup>2</sup>
OFFICE	228m <sup>2</sup>
TOTAL	2,923m <sup>2</sup>

**AREA (GFA)**

BUILDING GFA (SITE COVER)	2,923m <sup>2</sup>	19.5%
BUILDING GFA (INCL. FUTURE EXPANSION)	3,403m <sup>2</sup>	22.7%

**PARKING SCHEDULE**

CAR PARKING	35
-------------	----

CLIENT:

**DA ISSUE**

# McVeigh

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PROJECT: 9032  
**9032 - 2PH MAREEBA  
EFFLEY STREET, MAREEBA**

Rev.	Issue Details	Issued	Date
A	DA ISSUE	JC	05/06/18

Drawn: JC  
Checked: MCV  
Approved:

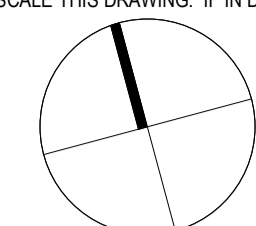
**OVERALL SITE PLAN**

SCALE: As indicated AT A1  
**A-DA-02**  
REV: A



**SITE PLAN - OVERALL**  
SCALE 1:500





NOTES:

1. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION, ASSOCIATED CONSULTANT DRAWINGS AND SUPPLEMENTARY SITE DATA PROVIDED.
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4. PROVIDE NEW TURF TO NEW EXPOSED CIVIL WORKS AND EXISTING AFFECTED AREAS. PROVIDE NEW TURF (MINIMUM 60mm WIDE) ON BOTH SIDES OF ALL NEW PATHWAYS AND ALL NEW BUILDING WORKS.
5. MAKE GOOD ALL DISTURBED WORK.
6. PROVIDE TEMPORARY SAFETY FENCING AND GATES AS REQUIRED. CO-ORDINATE FENCING AND ACCESS POINTS WITH THE OWNER BEFORE INSTALLATION.
7. REMOVE VEGETATION, TREES ETC. AS INDICATED ON DRAWINGS. PROTECT ALL OTHER VEGETATION DURING CONSTRUCTION. MAKE GOOD AND RE-INSTATE ALL DISTURBED AREAS.
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9. REFER TO ELECTRICAL PACKAGES FOR ALL NEW CONNECTIONS AND OTHER REQUIREMENTS.
10. REFER TO STRUCTURAL ENGINEER PACKAGES FOR ALL STRUCTURAL INFORMATION INCLUDING DETAIL DRAWINGS, ETC.
11. REFER ALL QUERIES TO THE PROJECT MANAGER AND/OR THE MANAGING CONTRACTOR.
12. PLEASE CHECK AND CONFIRM ALL RAMP GRADES, EXISTING AND PROPOSED RL'S MATCH THOSE ON SITE. IF THERE ARE ANY DISCREPANCIES PLEASE ADVISE SITE FOREMAN IMMEDIATELY. DO NOT POUR CONCRETE IF THERE ARE ANY DOUBTS.
13. BUILDING CERTIFIER WILL BE ENFORCING AS1428.1 AND AS1428.2 AND ALL CONTRACTORS AND SUB-CONTRACTORS WILL BE LIABLE FOR ANY RECTIFICATION WORKS.

SITE LEVELS AND CONTOURS

REFER TO CIVIL ENGINEERS DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LEVELS AND CONTOURS INCLUDING RETAINING WALLS, FLOOR LEVELS, & PAVEMENT LEVELS

CLIENT:

DA ISSUE

# McVeigh

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 PTY LTD ACN: 096 603 922  
 65 Doggett Street PO Box 2401 Ph: 07 3252 0688  
 Newcastle, Qld 4006 Fortitude Valley, Qld 4006 Fax: 07 3252 0711

PROJECT: 9032  
 9032 - 2PH MAREEBA  
 EFFLEY STREET, MAREEBA

Rev.	Issue Details	Issued	Date
A	DA ISSUE	JC	05/06/18

Drawn: JC  
 Checked: MCV  
 Approved:

GROUND FLOOR PLAN

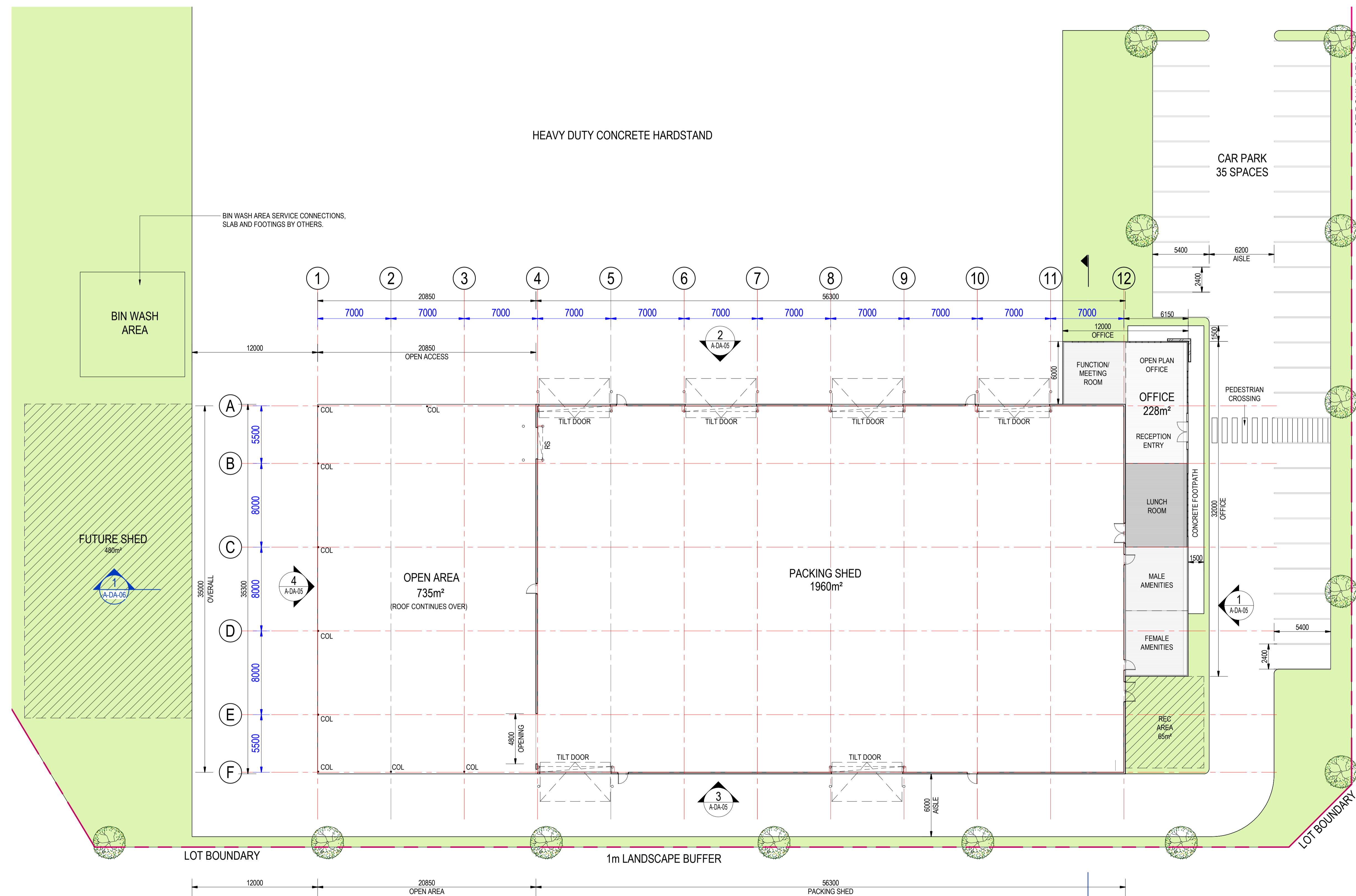
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**A-DA-03** A

EFFLEY STREET

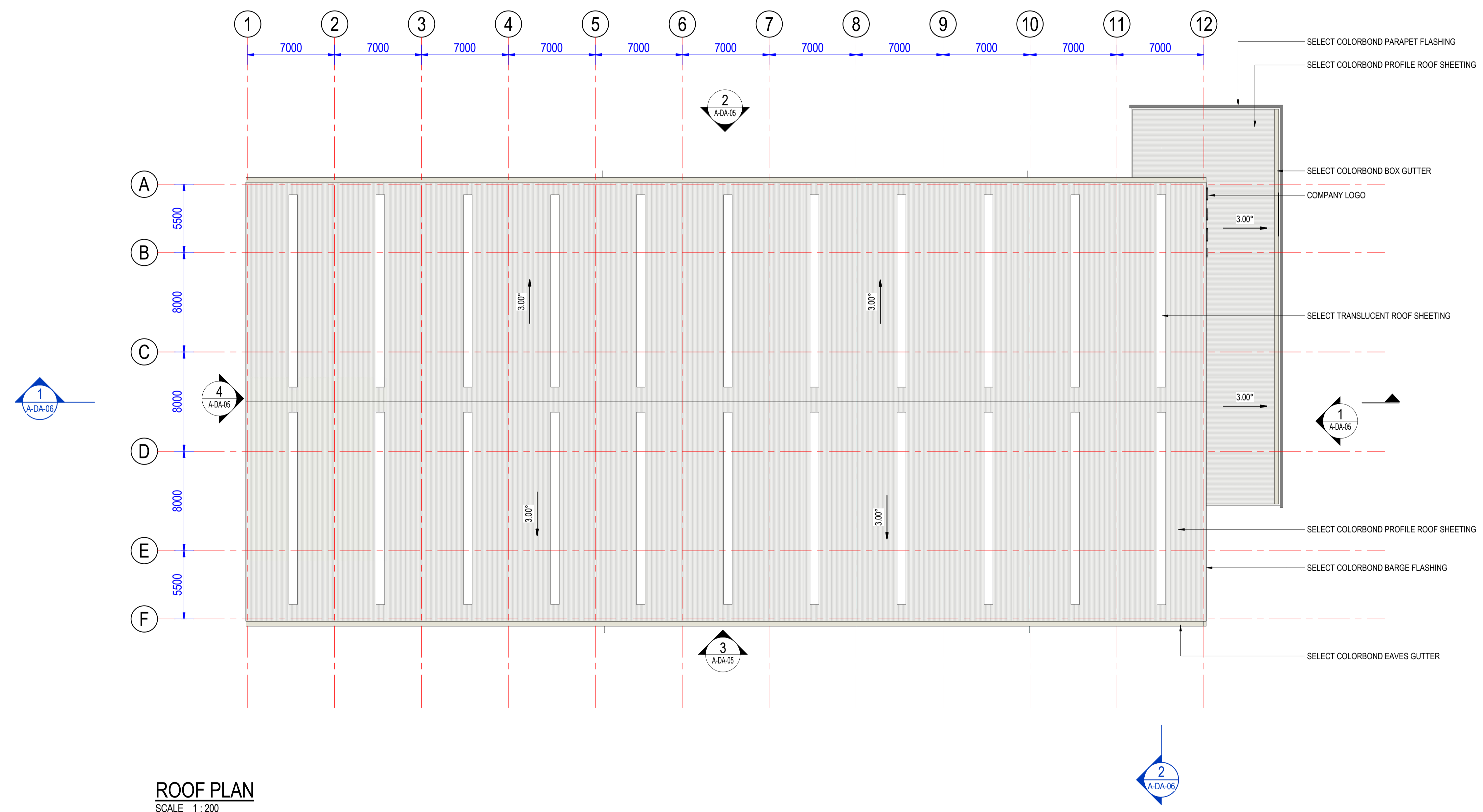
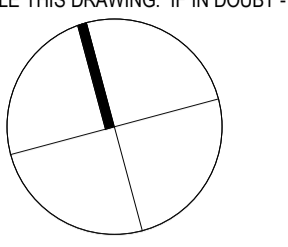
LOT BOUNDARY

2m LANDSCAPE BUFFER

LOT BOUNDARY



GROUND - OVERALL FLOOR PLAN  
 SCALE 1:200



**ROOF PLAN**  
SCALE 1 : 200

CLIENT:

**DA ISSUE**

**McVeigh**

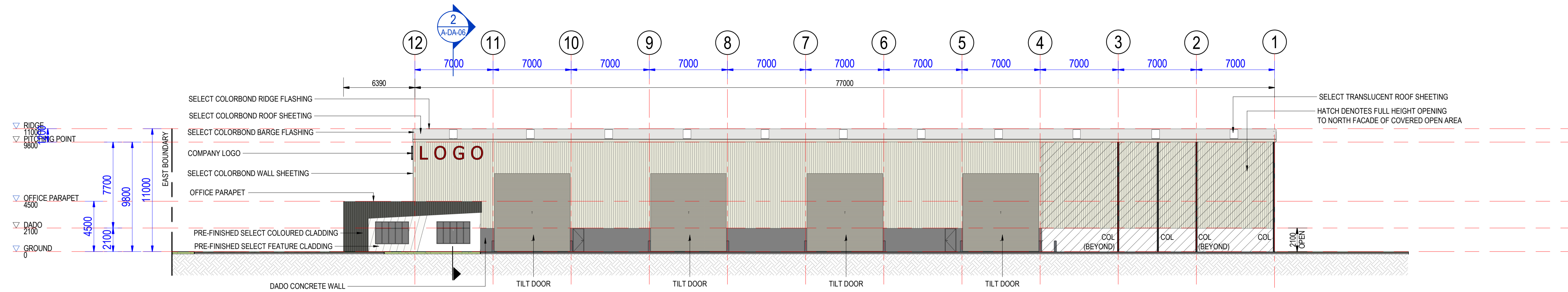
ABN: 50 096 803 922  
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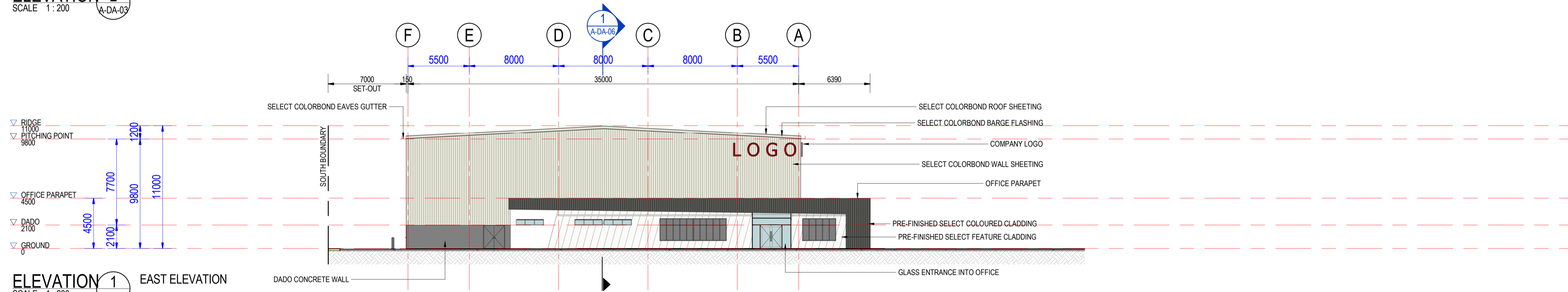
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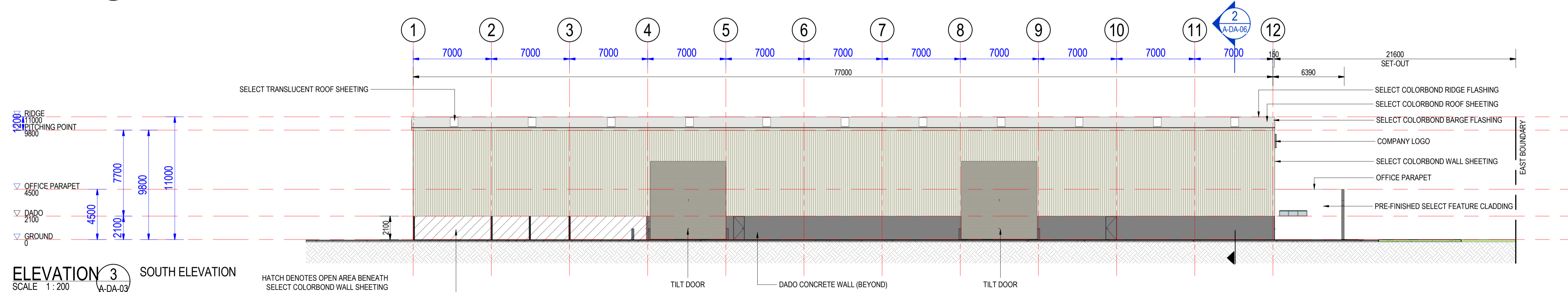
OVERALL ROOF PLAN  
  
SCALE: 1 : 200 AT A1  
**A-DA-04**  
REV: A



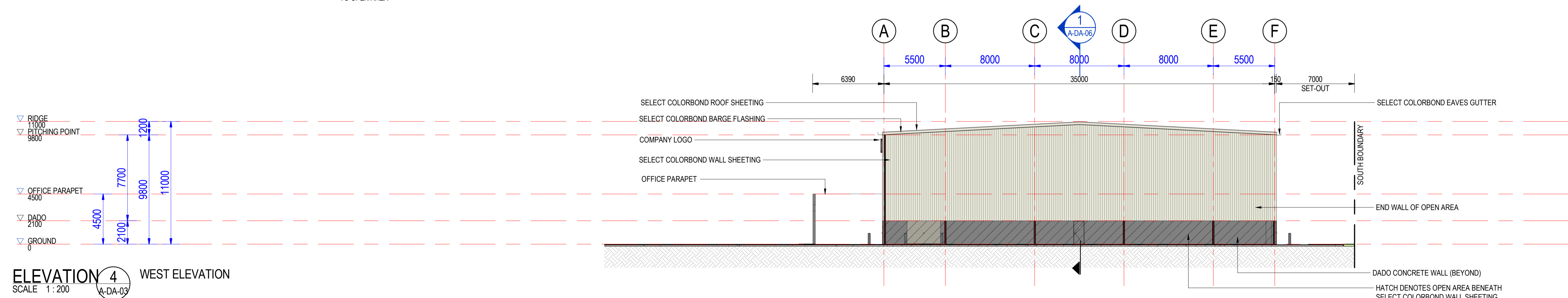
**ELEVATION 2** NORTH ELEVATION  
SCALE 1 : 200  
A-DA-05



**ELEVATION 1** EAST ELEVATION  
SCALE 1 : 200  
A-DA-05



**ELEVATION 3** SOUTH ELEVATION  
SCALE 1 : 200  
A-DA-05



**ELEVATION 4** WEST ELEVATION  
SCALE 1 : 200  
A-DA-05

CLIENT:

**DA ISSUE**

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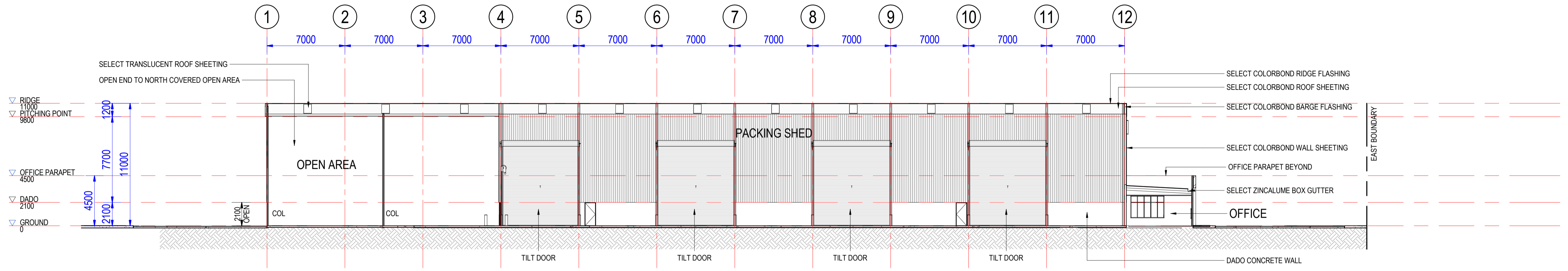
PROJECT: 9032  
9032 - 2PH MAREEBA  
EFFLEY STREET, MAREEBA

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A	DA ISSUE	JC	05/06/18

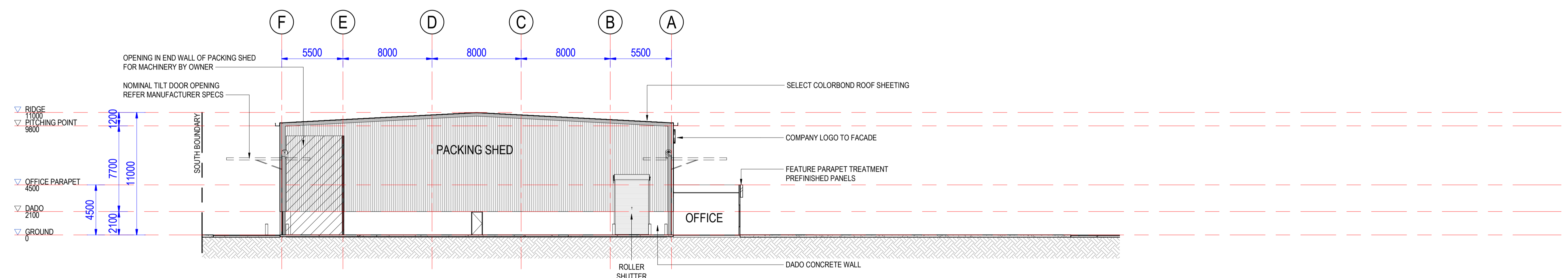
Drawn: JC  
Checked: MCV  
Approved:

**OVERALL ELEVATIONS**

SCALE: 1 : 200 AT A1  
**A-DA-05**  
REV: A



SECTION 1 SECTION EAST WEST  
 SCALE 1 : 200  
 A-DA-03



SECTION 2 SECTION NORTH SOUTH  
 SCALE 1 : 200  
 A-DA-03

CLIENT: DA ISSUE



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 Checked: MCV  
 Approved:

OVERALL SECTIONS

SCALE: 1 : 200 AT A1  
 REV: A-DA-06 A