

**DAVIES DESIGN & DRAFTING SERVICES**

18th July 2019

The Cairns City Council

P O Box 359

Cairns Qld 4870

TO:- TOWN PLANNER

ATTN:- The Manager
Town Planner Department

Dear Sir/Madam,

**Re:- Material Change of Use (Impact Assessable) – Multi Dwelling at 32 Anderson St
Trinity Beach – Lot 0, 01 & 02 SP 241 485**

We confirm that Davies Design and Drafting Services has been engaged by **Brett Roneberg** to lodge the abovementioned Development application with Cairns Regional Council for assessment.

In support of the application we attach:

- Completed DA form form1 and
- The complete application
- Payment for the amount of **\$2,037.30 (Two thousand and thirty-seven dollars thirty cents)** being the relevant application fees under the Cairns Regional Council's Cairns Plan 2016 Schedule of fees and charges.

Should you have any queries regarding the application please do not hesitate to contact the undersigned.

Yours faithfully,

Mr Ross Davies
Principal

Ph. (07) 4059 2133

Mobile: 0408 774 437

Fax: (07) 4059 2155

Email: davies47@bigpond.net.au

76 Veivers Rd Palm Cove Qld 4879



Davies Design and Drafting Services

A.B.N. 56 940 818 004

B.S.A 20877

PLANNING REPORT

Material Change of Use
Impact Assessable

Proposed Multiple Dwelling – Dwelling Unit Code

Lot 142 on SP 241 485
Anderson Street
Trinity Beach,
QLD 4878

Brett Roneberg

Date: July 2019
Ref: 142 AND

CAIRNS
76 Veivers Road Palm Cove Queensland 4879
Telephone (07) 4059 2133 E: Mail Address: kay@daviesdesigns.com.au

Ph: (07) 4059 2133

Mobile: 0408 774 437

Email: kay@daviesdesigns.com.au

76 Veivers Rd Palm Cove Qld 4879

TABLE OF CONTENTS

1.0	Impact of Proposal.....	2
2.0	Proposal.....	3
3.0	Site.....	3
	3.1 Property Description	
	3.2 Site characteristics	
	3.3 Local characteristics	
4.0	Planning Scheme.....	3
5.0	Conclusion.....	3

Appendixes:

- Appendix 1: DA Form 1
- Appendix 2: CCT-6.2.8 Low Density Residential Zone code
- Appendix 3: CCT-8.2.1 Acid-sulfate Soils Overlay Code
- Appendix 4: CCT-8.2.2 Airport-environs – Overlay code
- Appendix 5: CCT-8.2.15 Transport-network Overlay code
- Appendix 6: CCT-9.3.11 Dwelling-unit-code
- Appendix 7: CCT-9.4.4 Excavation and filling Code
- Appendix 8: CCT-9.4.6 Infrastructure works code
- Appendix 9: CCT- 9.4.8 Parking and Access code
- Appendix 10: Owner Signature
- Appendix 11: Project Locality Map
- Appendix 12: Photos
- Appendix 13: Site and plans pages 1 - 1

1.0 IMPACT of PROPOSAL

ZONE CODE

Low density Residential Zone Code 6.2.8

Complies

DEVELOPMENT CODES

Dwelling unit Code

Complies

2.0 PROPOSAL

This report has been prepared to provide an assessment of the proposed two extra units located at **Lot 142 Anderson Street Trinity Beach Qld 4879**

The proposal seeks to build two, single-level, separate dwellings in keeping with the scale of surrounding and existing dwellings; also retain existing dwelling with no change except for the new garage for the existing second dwelling..

The Site is located at 32 Anderson Street trinity Beach

The Planning Area is Low density Res', therefore the application is Impact Assessable.

3.0 SITE

3.1 Property Description

The subject site is described as Lot 142 SP241 485 situated at **32 Anderson Street Trinity Beach Qld 4879**

3.2 Site characteristics

This site location of 1323m², has a duplex dwelling (to remain with only the car accommodation for the back unit to have a garage upgrade) position is ideal land behind to build on.

3.3 Local characteristics

The locality is within an established area. All of the surrounding allotments are developed with a mixture of low, multi density and holiday let accommodation. 33 Petersen St and 28 Anderson St are multi unit dwellings which surround this property.

PLANNING SCHEME

4. Planning Area Code

The site is identified as being within the "low density res zone code" Area. Under the provisions of the CP 2016 Zone Precinct application is subject to Impact assessment and will require Public Notification.

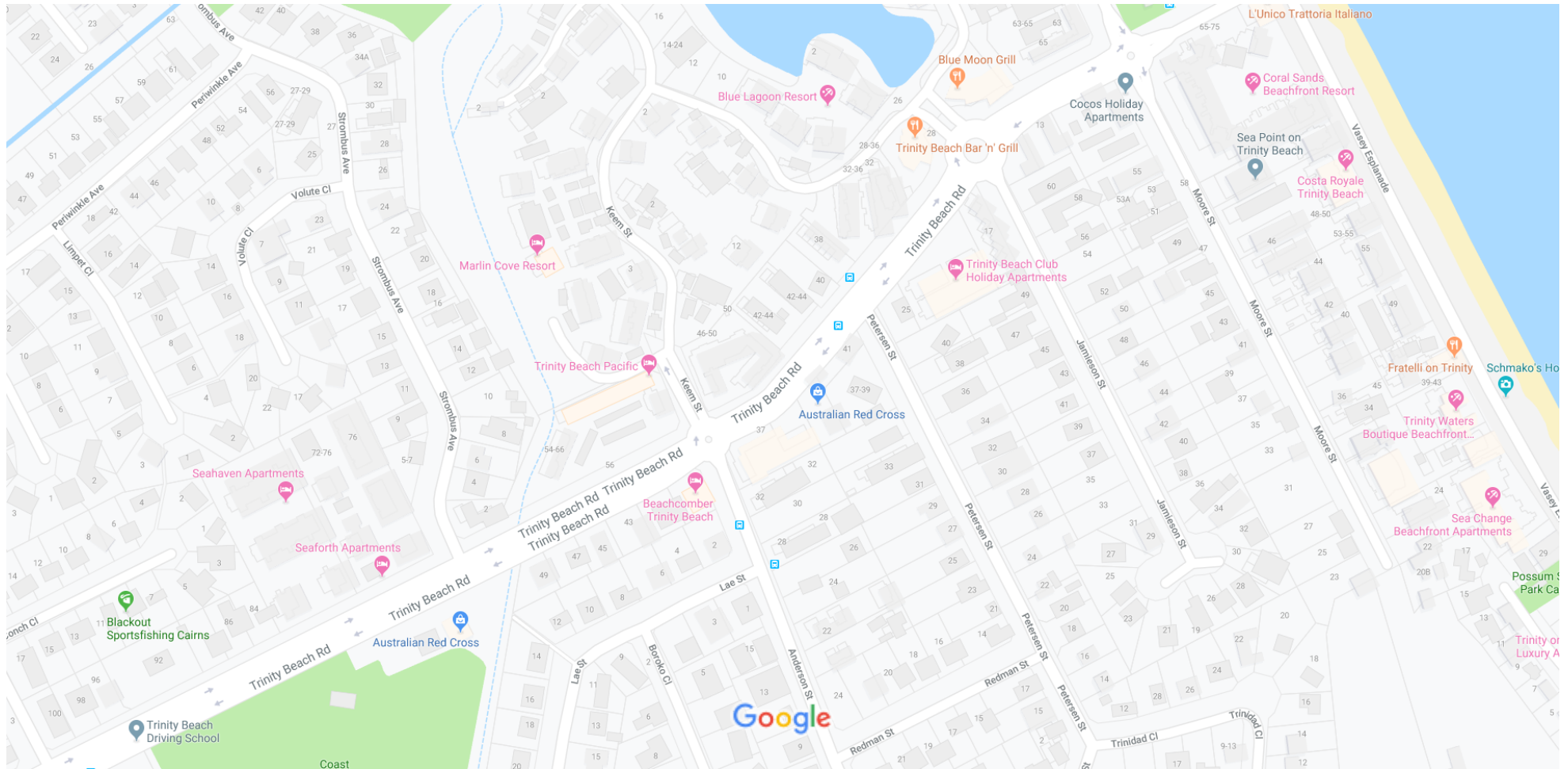
The extra two units complies with each of the code elements as reflected in the attached tables addressing each of the acceptable measures and performance criteria.

4.0 CONCLUSION

The proposal is consistent with existing properties nearby, and compatible with the scale and Design of existing properties. There are holiday units adjoining this property.

There are a number of multi dwellings within this proximity. A public primary school is approx 1.3km or approx 3 minute drive, the beach is approx 550m and shops approx 750m. The Bus arrives every 30 minutes to the bus stop just approx 50 m away.

Trinity Beach is both residential and a popular holiday destination, there is no reason why the proposal should not be approved as it is within keeping of the area and complies to all overlays and codes.





18th July 2019

TO WHOM IT MAY CONCERN

Please be advised I the owner of: 32 Anderson St Trinity Beach

Has authorised Davies Design and Drafting Services to make application for a Material Change of Use for the above property.

NAME: Brett Roneberg

A handwritten signature in blue ink, appearing to read 'Brett Roneberg', is written in a cursive style.

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.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Davies Design & Drafting Services
Contact name (only applicable for companies)	Ross Davies
Postal address (P.O. Box or street address)	76 Veivers Road
Suburb	Palm Cove
State	Qld
Postcode	4879
Country	Australia
Contact number	07 4059 2133
Email address (non-mandatory)	kay@daviesdesigns.com.au
Mobile number (non-mandatory)	0418 773 339
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	001 AND

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
		32	Anderson St	Trinity Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4879	0, 1 & 2	SP 241 485	Cairns Regional
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☐ Not required

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

☐ 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:

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

Two units exist on the block and wanting to build another two, creating four units on the parcel of land

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 <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Units for residential dwelling	Multi unit dwelling	2	

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

<input checked="" type="checkbox"/> Yes		
<input 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 ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

<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: <table border="1" style="width: 100%;"><tr><td></td></tr></table>			

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

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

Cairns Regional council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ 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 : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <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 relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" 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

19) Information request under Part 3 of the DA Rules
<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 Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – Form 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 for further information about hazardous chemical notifications.

Clearing native vegetation

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

section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala 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 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 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 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 and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

☒ No

Note: Contact the Department of Environment and Science at 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 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 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 for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

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

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

☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☒ Yes

☐ Not applicable

25) Applicant declaration

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

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

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

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

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

PART 9 – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment manager

QLeave notification and payment*Note: For completion by assessment manager if applicable*

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

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessing development within the Acid sulfate soils overlay as shown on the Acid sulfate soils overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

- (1) The purpose of the Acid sulfate soils overlay code is to ensure that development which occurs on a site containing or potentially containing acid sulfate soils is undertaken so that the potential risks to the natural and built environment or human health associated with disturbing acid sulfate soils are identified and addressed through avoidance or mitigation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the disturbance of acid sulfate soils is avoided;
 - (b) where the disturbance of acid sulfate soils is reasonably necessary, the generation or release of acid and metal contaminants from acid sulfate soils or potential acid sulfate soils does not have adverse impacts on the natural and built environment and human health.

8.2.1.3 Criteria for assessment

Part A – Criteria for assessable development

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Identification and management of acid sulfate soils		
PO1 The extent and location of acid sulfate soils likely to be disturbed is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note – Planning scheme policy - Acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	There will be minimal excavation and no fill required. Minimal earthworks is required. (Removal of vegetation prior to land preparation for floor slab)

Performance outcomes	Acceptable outcomes	Applicant response

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO2 Development avoids disturbing acid sulfate soils or is managed to prevent the release of acid and metal contaminants.</p>	<p>AO2.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the oxygenation of previously saturated acid sulfate soils; (c) not undertaking filling that results in: <ul style="list-style-type: none"> (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2 The disturbance of acid sulfate soils is undertaken in accordance with an acid sulphate soils management plan and avoids the release of acid and metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidation of acid sulfate soils through ground water level management; (d) appropriately treating acid sulphate soils before disposal occurs on or off site; (e) documenting management strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note – Planning scheme policy - Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	<p>There will be minor scrape and clear - only to construct the new build foot print which will result in minimum disturbance to existing ground</p> <p>AO2.2 Complies</p>
<p>PO3 No environmental harm is caused as a result of exposure of acid sulfate soils or potential acid</p>	<p>AO3.1 No acceptable outcomes are provided.</p>	<p>Complies – Any potential run off will be contained via normal silt trap methods</p>

Performance outcomes	Acceptable outcomes	Applicant response
sulfate soils.		

8.2.2 Airport environs overlay code

8.2.2.1 Application

This code applies to assessing development within the Airport environs overlay as shown on the Airport environs overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

Note: Appendix 5 of the State Planning Policy - State Planning Policy Code: Strategic Airports and Aviation Facilities provides further guidance on the referral of development proposal affected by the Airport environs overlay to the airport manager for assessment.

8.2.2.2 Purpose

- (1) The purpose of the Airport environs code is to protect the existing and future safety, efficiency and operational integrity of Cairns Airport and associated aviation facilities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) conflicts between the Cairns Airport and surrounding land uses are avoided;
 - (b) development does not create incompatible intrusions, or compromise aircraft safety, in operational airspace;
 - (c) development does not adversely affect the functioning of aviation facilities;
 - (d) development avoids increasing risk to public safety in public safety areas;
 - (e) development is compatible with forecast levels of aircraft noise.

8.2.2.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

Table 8.2.2.3.a – Airport environs overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of operational air space		
PO1 Development does not create a permanent or temporary physical or transient obstruction in the operational airspace of Cairns Airport.	AO1.1 Buildings and structures (including construction structures and equipment) do not encroach into the: <ol style="list-style-type: none"> (a) obstacle limitation surface as identified on the Airport environs overlay maps contained in Schedule 2; or 	Complies: The proposed development does not exceed the OLS of the Cairns airport. – single level building with colorbond sheeting

Performance outcomes	Acceptable outcomes	Applicant response
	(b) PANS-OPS for the Cairns Airport identified on the Airport environs overlay maps contained in Schedule 2.	
	AO1.2 Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.	Complies: Vegetation is designed for privacy and will be hedged bushes. Any bushes will not have the ability to encroach into the airports operational airspace
	AO1.3 Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport's operational airspace.	Not applicable
Lighting		
PO2 Development does not impact on the operational aspects of the Cairns Airport with regard to light emission and reflective surfaces.	AO2.1 Development within the lighting buffer zone as identified on the Airport environs light intensity overlay maps contained in Schedule 2, does not emit light that will exceed the maximum light intensity specified for the area. Note – Maximum light intensity of Light Sources measured at 3 degrees above the horizontal.	Not applicable to development application
	AO2.2 Development within the lighting buffer zone identified on the Airport environs light intensity overlay maps contained in Schedule 2 does not include any of the following types of outdoor lighting: (a) straight parallel lines of lighting 500 m to 1000 m long; (b) flare plume; (c) upward shining lights; (d) flashing lights; (e) laser lights; (f) sodium light; (g) reflective surfaces.	Not applicable to development application
Airport public safety area		

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Development in the public safety areas does not increase the risk to life or property.	AO3.1 Development in the public safety areas shown on the Airport environs overlay maps contained in Schedule 2; does not involve: (a) an increase in the number of people living, working or congregating in the public safety area; or (b) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.	Not applicable to development application
Acoustic treatment for noise exposure		
PO4 Development involving a sensitive land use is appropriately located and designed to prevent adverse impacts from aircraft noise.	AO4.1 Development within the 20→35 ANEF contour radius shown on the Airport environs overlay maps contained in Schedule 2 is consistent with Table 8.2.2.3.b.	Complies: compatible with less than 20 ANEF
	AO4.2 Development within the 20→35 ANEF contour radius shown on the Airport environs overlay maps contained in Schedule 2 is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table 8.2.2.3.c.	Complies: Compatible with less than 20 ANEF
Emissions		
PO5 Emissions do not affect air turbulence, visibility or engine operation in the operational airspace of Cairns Airport.	AO5.1 Development does not emit smoke, dust, ash or steam into the Cairns Airport's operational airspace.	Not applicable to development application
	AO5.2 Development does not emit a gaseous plume into the Cairns Airport's operational airspace at a velocity exceeding 4.3 m per second.	Not applicable to development application
Function of aviation facilities		

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility. Note – SPP Guideline – Strategic airports and aviation facilities provides guidance on meeting the outcomes.	AO6.1 Development located within the building restricted area for an aviation facility does not create: <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of sight between antennas; (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility. 	Not applicable to development application
	AO6.2 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.	Not applicable to development application
For assessable development		
Wildlife hazards		
PO7 Development does not cause wildlife to create a safety hazard in the operational airspace of Cairns Airport.	AO7.1 Development located within the 3km Wildlife hazard Zone as shown on the Airport environs overlay maps contained in Schedule 2 does not involve uses listed in column 1 of Table 8.2.2.3.d.	Not applicable to development application
	AO7.2 Development located within the 3km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 2 of Table 8.2.2.3.d, includes measures to reduce the potential to attract birds and bats.	Not applicable to development application
	AO7.3 Development located within the 3km and 8km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 1 or column 2 of Table 8.2.2.3.d includes measures to reduce the potential to attract birds and bats.	Not applicable to development application

Performance outcomes	Acceptable outcomes	Applicant response
	A07.4 Development located within the 8km and 13km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 1 or column 2 of Table 8.2.2.3.d does not increase the potential to attract birds and bats.	Not applicable to development application

Table 8.2.2.3.b — Compatible and incompatible land uses within ANEF contours ^{1,2}

Land use	Compatible	Compatible subject to conditions	Incompatible
<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Retirement facility • Rural workers' accommodation • Tourist park 	Less than 20 ANEF	20 to 25 ANEF	Greater than 25 ANEF
<ul style="list-style-type: none"> • Short-term accommodation • Hotel • Resort complex • Rooming accommodation 	Less than 25 ANEF	25–30 ANEF	Greater than 30 ANEF
<ul style="list-style-type: none"> • Educational establishment • Child care centre 	Less than 20 ANEF	20–25 ANEF	Greater than 25 ANEF

¹ Table 8.2.2.3.b excludes consideration of aircraft noise impacts on outdoor spaces specifically. However, the table does reflect the extent/frequency of outdoor space use associated with particular uses.

² AS 2021 should be referred to by those seeking information / background on the basis for Table 8.2.2.3.b.

<ul style="list-style-type: none"> • Hospital • Health care services 	Less than 20 ANEF	20–25 ANEF	Greater than 25 ANEF
<ul style="list-style-type: none"> • Community use • Place of worship 	Less than 20 ANEF	20–30 ANEF	Greater than 30 ANEF
<ul style="list-style-type: none"> • Office 	Less than 25 ANEF	25–35 ANEF	Greater than 35 ANEF

Table 8.2.2.3.c — Desirable indoor design sound levels for sensitive land uses

Land use	Location within development	Indoor design sound level dB(A)
<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Retirement facility • Rooming accommodation • Rural workers' accommodation • Short-term accommodation • Tourist park 	<ul style="list-style-type: none"> • Sleeping areas 	50
	<ul style="list-style-type: none"> • Other habitable areas 	55
<ul style="list-style-type: none"> • Short-term accommodation • Hotel 	<ul style="list-style-type: none"> • Sleeping areas 	55

Land use	Location within development	Indoor design sound level dB(A)
<ul style="list-style-type: none"> Resort complex Rooming accommodation 		
<ul style="list-style-type: none"> Educational establishment Child care centre 	<ul style="list-style-type: none"> Libraries Classrooms Study areas Sleeping areas 	50
	<ul style="list-style-type: none"> Teaching areas Assembly areas 	55
<ul style="list-style-type: none"> Hospital Health care services 	<ul style="list-style-type: none"> Wards Theatres Treatment and consulting rooms 	50
	<ul style="list-style-type: none"> Laboratories 	65
<ul style="list-style-type: none"> Community use Place of worship 	<ul style="list-style-type: none"> All indoor areas 	50
<ul style="list-style-type: none"> Office 	<ul style="list-style-type: none"> Private offices Conference rooms 	55
	<ul style="list-style-type: none"> Open offices 	65

Table 8.2.2.3.d — Land uses associated with increases in wildlife strikes and hazards

Column 1 High Risk	Column 2 Moderate Risk
<ul style="list-style-type: none"> • Aquaculture (fish processing/packing plant); • Conservation estate (e.g. wetland); • Cropping (turf farm, fruit tree farm); • High-impact industry (food processing plant more than 200 tonnes per annum); • Intensive animal industry (piggery); • Low impact industry (food processing plant); • Major sport, recreation and entertainment facility (showground); • Medium-impact industry (food processing plant less than 200 tonnes per annum); • Utility installation (Food / organic waste facility, Putrescible waste facility (e.g. landfill, transfer station). 	<ul style="list-style-type: none"> • Animal husbandry (cattle/dairy farm); • Conservation estate (all other); • Intensive animal industry (poultry farm); • Major sport, recreation and entertainment facility (all other); • Outdoor sport and recreation; • Park; • Utility installation (Sewage/wastewater treatment facility, Non-putrescible waste facility e.g. landfill, transfer station).

9.3.11 Dwelling unit code

9.3.11.1 Application

- (1) This code applies to assessing development for a Dwelling unit.
- (2) When using this code, reference should be made to Part 5.

9.3.11.2 Purpose

- (1) The purpose of the Dwelling unit code is to ensure that Dwelling units are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) an acceptable level of amenity is provided to the dwelling unit, while maintaining the purpose of the relevant zone.

9.3.11.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.3.11.3.a – Dwelling unit code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Design		
PO1 The dwelling unit is provided with an appropriate level of recreation and service facilities.	AO1.1 The dwelling unit is provided with a patio, balcony, verandah or deck, with an area of not less than 15m ² , with a minimum horizontal dimension of at least 2.5 metres.	Complies: Each unit is provided with a private patio off the main living area – Unit 4 is 18.39 m2 and Unit 3 is 16.10m2
	AO1.2 The dwelling unit is provided with (a) an area for general storage; (b) an area for the storage of a garbage receptacle.	Complies: (a) General storage is located in the back of the garages as shown on attached plan (b) Garbage receptacle located on attached plan.

9.4.4 Excavation and filling code

9.4.4.1 Application

- (1) This code applies to development identified as requiring assessment against the Excavation and filling code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

9.4.4.2 Purpose

- (1) The purpose of the Excavation and filling code is to ensure that excavation and filling occurs in a manner that does not adversely impact upon character and amenity, environmental values, flooding and drainage and land stability.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the character and amenity of the site and the surrounding area is protected;
 - (b) works do not detrimentally impact upon the environment;
 - (c) flooding and drainage problems do not result as a consequence of the works;
 - (d) works do not create land instability;
 - (e) works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Part A - Criteria for assessable development

Table 9.4.4.3.a – Excavation and filling code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Amenity and slope stability		
PO1 Excavation or filling: <ol style="list-style-type: none"> (a) avoids adverse impacts on the amenity, safety, privacy, stability or function of the site or adjoining premises; (c) is not visually intrusive; (d) does not rely on complex engineering solutions; (e) incorporates landscaping to visually soften 	AO1.1 Excavation or fill: <ol style="list-style-type: none"> (a) is not more than 1.8 metres in height for each batter or retaining wall; (b) is set back a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - 	(a) No excavation and no fill is required and no batters will be needed (b) Complies: The new build located to the back has all setbacks in accordance with normal perimeters (c) Some Existing vegetation will remain and conforms with the requirements of Planning

Performance outcomes	Acceptable outcomes	Applicant response
(f) built form elements; avoids adverse impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure.	<p>Landscaping;</p> <p>(d) does not exceed a maximum of 2 batters and 2 berms (i.e. not greater than 3.6 metres in total height) on any one lot.</p> <p>Note – Planning Scheme Policy - FNQROC Regional Development Manual contains requirements for the design and specification for excavation and filling associated with batters and retaining walls.</p>	scheme policy
	<p>AO1.2 Soil used for filling or spoil from excavation is not stockpiled for a period exceeding one month from the commencement of the excavation or filling, in locations that can be viewed from:</p> <p>(a) adjoining premises; or (b) a road frontage.</p>	Complies : No fill will be needed to be stock piled
	<p>AO1.3 Retaining walls:</p> <p>(a) do not exceed 1.8 metres in height except where incorporated within a level change within a building; (b) do not exceed 20 metres in cumulative length, where not incorporated within a level change within a building; (c) where multiple retaining walls are used a landscaped separation of at least 2 metres is used between retaining walls.</p> <p>Note – Cumulative is calculated upon the total length of retaining walls on site.</p>	Nil required
PO2 Excavation or filling does not result in the instability of a site or adjacent land.	<p>AO2.1 All earthworks batters steeper than 1 in 2 (50%) and higher than 1.5 metres require geotechnical certification.</p>	Nil required
	<p>AO2.2 Excavation or filling does not exceed 40% of the site area or 500m² whichever is the lesser.</p>	Complies no fill is required

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Amenity		
PO3 Excavation and filling incorporates construction materials and external finishes that are compatible with the landscape values and amenity of the locality.	AO3.1 The surface treatment of retaining walls has a subdued and non-reflective palette. Note – Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	N/A
Environmental performance		
PO4 Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.	AO4.1 Stormwater drainage flows are taken to a lawful point of discharge and have a no worsening effect on downstream or upstream properties.	Existing system to be upgraded to be discharged to Anderson St
	AO4.2 Excavation or filling does not result in: (a) the ponding of water; or (b) an erosive velocity of overland flow, on the site or adjoining premises.	All necessary silt traps will be provided to ensure all will be contained on the lot during construction
	AO4.3 All berms: (a) are graded towards the upwards slope; (b) contain adequate drainage infrastructure to accommodate the changed drainage flows.	All berms are already established and will not be disturbed
	AO4.4 Excavation or filling does not result in an increase in the volume of water or concentration of water in: (a) overland flow paths of the site and other sites; (b) waterways.	Complies: All drainage will be designed to eliminate surface water discharging onto adjacent properties and there are no waterways present
	AO4.5 Excavation or filling does not occur: (a) within a waterway; or (b) within a riparian corridor. Note – Planning scheme policy - FNQROC Regional	N/a - not within a waterway or riparian corridor or below the 1 in 100 year flood line

Performance outcomes	Acceptable outcomes	Applicant response
	Development Manual provides design guidelines for excavation and filling.	
PO5 Excavation or filling does not result in a reduction of the water quality of receiving waters.	AO5.1 Water quality is maintained by compliance with the Design guidelines set out in section D5 of the Planning scheme policy - FNQROC Regional Development Manual. Note – An Environmental Management Plan may be required to demonstrate how the impacts of works are controlled.	Complies – no fill and minor excavation required – water quality will be maintained
Environmental considerations and public amenity		
PO6 Excavation or filling does not result in any contamination of land.	AO6.1 No contaminated material is: (a) used as fill; (b) excavated or disturbed.	Complies – no fill required with minor excavation necessary
Protection of public utilities		
PO7 Excavation and filling does not have a detrimental impact on Public Utilities.	AO7.1 Excavation and filling is clear of the zone of influence of public utilities.	Complies

9.4.6 Infrastructure works code

9.4.6.1 Application

- (1) This code applies to development identified as requiring assessment against the Infrastructure works code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

9.4.6.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by and connected to infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
 - (d) the integrity of existing infrastructure is maintained;
 - (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.6.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.4.6.3.a – Infrastructure works code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/Pathways are located in the road verge and are provided for the hierarchy of road and located, designed and constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.	Complies – All driveway works will be completed in accordance with FNQROC manual
	AO1.2	No new crossover required for new apartments

Performance outcomes	Acceptable outcomes	Applicant response
	Kerb ramp crossovers are constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.	
	AO1.3 New pipes, cables, conduits or other required to cross existing footpaths; (a) are installed via trenchless methods; or (b) where footpath is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy – FNQROC Regional Development Manual and is not less than a 1.2 metre section.	Any pipe work as required to complete the project will be installed in accordance with FNQROC
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.6.3.a provides guidance on meeting the outcomes.	(a) any damage caused will be rectified matching existing in appearance and construction (b) Will comply (c) Will comply
	AO1.5 Decks, verandahs stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	N/A
Accessibility structures		
PO2 Development is designed to ensure they are accessible for people of all abilities and accessibility features do not impact on efficient and safe use of footpaths.	AO2.1 Accessibility structures are not located within the road reserve.	Complies – there is no extra impact to the front of the property.
	AO2.2 Accessibility structures are designed in accordance	Complies as per attached plans

Performance outcomes	Acceptable outcomes	Applicant response
	with Australian Standard AS1428.3.	
	AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes of grade are contained within the boundaries of the lot and not within the road reserve. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifting devices.	Will comply
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy – FNQROC Regional Development Manual; or AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 30,000 litres and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	Complies – the property is adequately reticulated eliminating the need for additional on street works
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy – FNQROC Regional	The property is connected to Councils sewerage system and will comply with the guideline designs of section D7 of the planning scheme policy for the additional units

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Development Manual;</p> <p>or</p> <p>AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).</p>	
Stormwater quality		
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.1 A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy – FNQROC Regional Development Manual.</p>	<p>Complies – with Storm water drainage as per the design guidelines set out in the FNQROC Regional Development Manual.</p> <p>Existing Stormwater Infrastructure will also be upgraded to ensure compliant</p>
	<p>AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.6.3.b and Table 9.4.6.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. 	<p>Storm water system will comply with all relevant local authority standards and requirements to eliminate any adverse effects to adjacent properties.</p> <p>There will be minimum land disturbance as the majority of gardens are established already</p>

Performance outcomes	Acceptable outcomes	Applicant response
	AO5.4 An erosion and sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the it is exceeded by addressing design objectives listed in Table Error! Reference source not found..b for: (a) drainage control; (b) erosion controls; (c) sediment control; (d) water quality outcomes.	Sediment retention controls will be addressed during construction to comply with all local authority requirements.
	AO5.5 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the erosion and sediment control plan.	Complies
	AO5.6 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table Error! Reference source not found..b and Table Error! Reference source not found..c , including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994. Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	Will comply
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for	AO6.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected;	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<p>the site for protecting water environmental values;</p> <p>(b) be compatible with existing tidal and non-tidal waterways;</p> <p>(c) perform a function in addition to stormwater management;</p> <p>(d) achieve water quality objectives.</p>	<p>(b) any groundwater recharge areas are not affected;</p> <p>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</p> <p>(d) existing areas of ponded water are included.</p>	
	<p>AO6.2 Non-tidal artificial waterways are located:</p> <p>(a) outside natural wetlands and any associated buffer areas;</p> <p>(b) to minimise disturbing soils or sediments;</p> <p>(c) to avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas.</p>	N/A
	<p>AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <p>(a) there is sufficient flushing or a tidal range of >0.3m; or</p> <p>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	N/A
	<p>AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	N/A
	<p>AO6.5 The end-use purpose of the non-tidal artificial</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	waterway is designed and operated in a way that protects water environmental values.	
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	N/A
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	N/A
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	All waste water will be directed into existing CRC system best practice environmental management
	AO7.2 The wastewater management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	All waste water will be directed into existing Council drainage system
	AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering groundwater levels where potential or actual acid sulphate soils are present; (b) manages wastewaters so that: <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and metals; (ii) holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 	N/A
Electricity supply		
<p>PO8 Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1 A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.</p>	<p>New dwellings will be separately metered and connected to the electricity distribution network as per the FNQROC Regional Development Manual</p>
PO9	AO9.1	N/A

Performance outcomes	Acceptable outcomes	Applicant response
Development incorporating padmount electricity infrastructure does not cause an adverse impact on amenity.	Padmount electricity infrastructure is: (a) not located on land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	
	AO9.2 Padmount electricity infrastructure within a building in an activity centre and is designed and located to enable an active street frontage. Note – Padmounts in buildings in activity centres should not be located on the street frontage.	N/A
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10.1 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11.1 Conduits are provided in accordance with Planning scheme policy – FNQROC Regional Development Manual.	Any new connections as read will comply with FNQROC manual.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site. (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy – FNQROC Regional Development Manual, for the particular hierarchy of road.	All on street works (driveway) will comply with FNQROC manual.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Any revision to the kerb and channel will comply with FNQROC manual
	AO12.3	Complies – will use existing driveway

Performance outcomes	Acceptable outcomes	Applicant response
	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	
Alternations and repairs to public utility services		
PO13 Infrastructure is integrated with and efficiently extends existing networks.	AO13.1 Development is designed to allow for efficient connection to existing infrastructure networks.	Complies
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.	No alteration to existing installation will be required
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15.1 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	(a) All existing vegetation will be protected as required (b) Will comply (c) Complies (d) Any noxious weeds will be disposed of to approved location
PO16 Existing infrastructure is not damaged by	AO16.1 Construction, alterations and any repairs to	Complies with Planning scheme policy – FNQROC Regional Development Manual

Performance outcomes	Acceptable outcomes	Applicant response
construction activities.	<p>infrastructure is undertaken in accordance with the Planning scheme policy – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i>.</p>	
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17.1 No acceptable outcomes are provided.	Any upgrades as required for NBN will be incorporated into any installation
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: <ul style="list-style-type: none"> (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk. 	AO18.1 No acceptable outcomes are provided.	All safety measures will comply
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	The existing fire hydrant is located approx 20m from said property
	AO19.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be	n/a

Performance outcomes	Acceptable outcomes	Applicant response
	provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	
PO20 Hydrants are suitably identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20.1 No acceptable outcomes are provided.	Complies marked with yellow paint on the kerb and identified as per the Dept of Transport & Mains Road

Table 9.4.6.3.b – Stormwater management design objectives (Construction phase)

Issue	Design objectives
Drainage control (Temporary drainage works)	(1) Design life and design storm for temporary drainage works: (a) Disturbed area open for <12 months—1 in 2-year ARI event; (b) Disturbed area open for 12–24 months—1 in 5-year ARI event; (c) Disturbed area open for > 24 months—1 in 10-year ARI event. (2) Design capacity excludes minimum 150 mm freeboard. (3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	(1) Minimise exposure of disturbed soils at any time. (2) Divert water run-off from undisturbed areas around disturbed areas. (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. (4) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control (Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)	(1) Determine appropriate sediment control measures using: (a) potential soil loss rate; or (b) monthly erosivity; or (c) average monthly rainfall. (2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (a) design storm for sediment basin sizing is 80th% five-day event or similar.

Issue	Design objectives
	(3) Site discharge during sediment basin dewatering: (a) TSS < 50 mg/L TSS; (b) Turbidity not >10% receiving waters turbidity; (c) pH 6.5–8.5.
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural waterway hydraulics and hydrology)	(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site

Table 9.4.6.3.c – Stormwater management design objectives (post-construction phase)

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5 mm	
80	60	40	90	Development for urban purposes Excludes development that is less than 25% impervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of the contributing catchment area.
Waterway stability management (1) Limit the peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.				Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability. For peak flow for the 100% AEP event, use collocated storages to attenuate site discharge rate of stormwater.

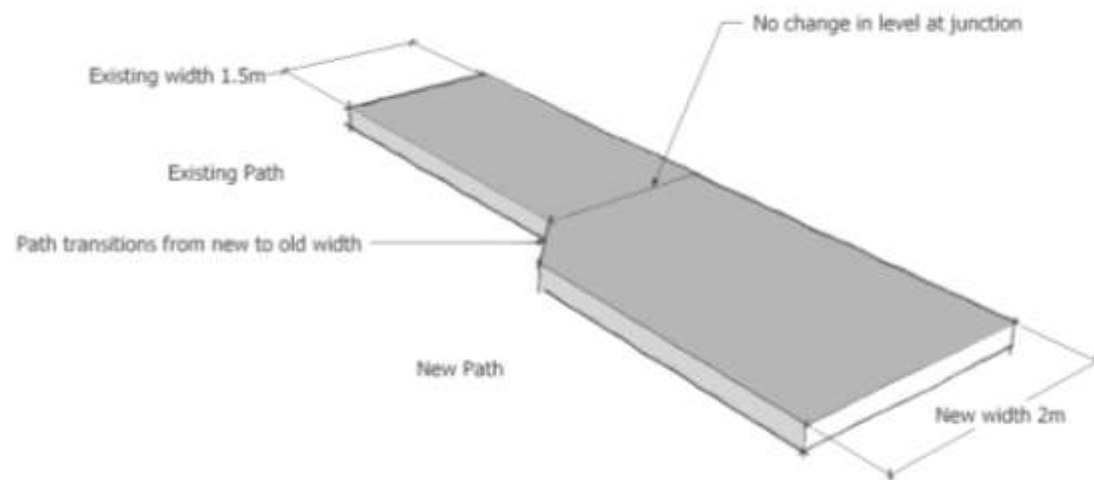


Figure 9.4.6.3.a – New footpath sections

6.2.8 Low density residential zone code

6.2.8.1 Application

- (1) This code applies to assessing development in the Low density residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.8.2 Purpose

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to promote and retain the low density residential character and amenity of the zone.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) predominantly low rise detached dwelling houses are established;
 - (b) a high level of residential amenity is maintained, having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
 - (c) low density scale and character is maintained;
 - (d) development reflects and responds to the natural features and constraints of the land;
 - (e) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided, enhanced or maintained.

6.2.8.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.8.3.a – Low density residential zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Height		
PO1 The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.	AO1.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height. Note – Height is inclusive of the roof height.	Complies: with slab on ground single level construction – less than 8.5 metres in height

Performance outcomes	Acceptable outcomes	Applicant response
<p>Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated within AO2.1 corresponds with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>		
Site coverage		
PO2 The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area.	AO2.1 The site coverage is not more than 50%.	Complies with site coverage being 46.68%
For assessable development		
Uses and other development		
PO3 Development is consistent with the purpose and overall outcomes sought for the zone.	AO3.1 No acceptable outcomes are provided.	Complies: Each designed unit is private and desirable for permanent living with all outcomes for the zone met.
Setbacks		
PO4 The setback of buildings and structures: (a) maintains the amenity of adjoining premises and the residential character of the area; (b) achieves separation from neighbouring buildings and frontages.	AO4.1 No acceptable outcomes are provided.	Complies: (a) The residential character does not change as the front will have no changes apart from general cosmetic upgrade, maintaining the residential character of the area (b) Side dispensation required for Unit 4 garage - dimensions shown on plan. Correct setback in place for all other boundaries.
Site constraints		
PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.	AO5.1 No acceptable outcomes are provided.	Complies: Proposed dwellings are designed, and located with features and constraints suitable as per the attached plans

Performance outcomes	Acceptable outcomes	Applicant response
Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.		
Amenity		
PO6 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO6.1 No acceptable outcomes are provided.	Complies: With Residential living that will have no adverse impact on the environment.

9.4.8 Parking and access code

9.4.8.1 Application

This code applies to development identified as requiring assessment against the Parking and access code by the Tables of Assessment in Part 5.

When using this code, reference should be made to Part 5.

9.4.8.2 Purpose

- (1) The purpose of the code is to ensure that parking and access infrastructure and facilities are provided to service the demand of the development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) on-site vehicle and bicycle parking facilities are provided to accommodate the demand generated by the development.
 - (b) parking and access facilities are designed and constructed:
 - (i) in accordance with relevant standards;
 - (ii) to be convenient and accessible;
 - (iii) so that they do not adversely impact on the safety and efficiency of the surrounding road network;
 - (iv) so that they do not disrupt the on-street parking arrangements in the surrounding area.

9.4.8.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.4.8.3.a – Parking and access code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Parking rates		
PO1 On-site vehicle and bicycle parking is provided to accommodate the demand generated by the development.	AO1.1 Development provides on-site car parking spaces not less than the minimum rates outlined in Table 9.4.8.3.b. Note – Where a conflict exists between the rates specified in Table 9.4.8.3.b and those proposed, a Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access is required to demonstrate that sufficient vehicle parking is provided for the development.	Complies: Development provides onsite double garages and bicycle parking for each new dwelling as per plans provided. All vehicles can exit in forward motion.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.2 Development provides accessible vehicle parking spaces on-site not less than the minimum rates outlined in Table 9.4.8.3.c. Note – Accessible parking spaces are not required where less than five (5) vehicle parking spaces are required for the proposed development.	Complies: Each new dwelling which is 3 bedrooms has two car spaces along with internal storage as shown on the plans provided. The front (Unit 1) existing 2 bed unit has 1 covered carpark already in place and we will be providing a new double carport for the other existing unit (Unit 2).
	AO1.3 Development provides on-site bicycle parking spaces not less than the minimum rates outlined in Table 9.4.8.3.d. Note – Variations to the rates contained in Table 9.4.8.3.b, 9.4.8.3.c and 9.4.8.3.d may be included in Part 7 Local Plans	Complies: as shown on plan
Parking space design		
PO2 Vehicle parking spaces are designed and constructed in accordance with relevant standards.	AO2.1 Vehicle parking spaces are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Complies with all relevant Australian design standard
Access requirements		

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles; (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements. (g) so that they do not adversely impact upon existing services within the road reserve adjacent to the site	AO3.1 Access is limited to one access crossover per site and is: (a) An existing access point; or (b) an access point located, designed and constructed in accordance with: (i) Australian Standard AS2890.1; (ii) Planning scheme policy – FNQROC Regional Development Manual - access crossovers. Note – Where development is for Dual occupancy, AO7.1 of the Dual occupancy code prevails over the number crossovers stated above.	Complies with one access cross over complying with FNQROC
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer manhole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance in accordance with Australian Standard AS2890.1	Complies with all requirements of AO3.2 Driveway in place accessing off street will have no change

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.3 Driveways are: <ul style="list-style-type: none"> (a) designed to follow as close as possible to the existing contours but are no steeper than the gradients outlined in Planning scheme policy – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres. On gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure that the crossfall of the driveway is one-way and directed into the hill, for vehicle safety and drainage purposes. (c) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve. (d) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the road, storm water drainage system. 	<p>(a) Complies as on a flat block of land with an existing driveway. The same driveway will be used for all new and existing units using this property.</p> <p>(b) not applicable</p> <p>(c) Complies</p> <p>(d) Complies</p>
For assessable development		
Parking area design		
PO4 On-site parking areas are designed and constructed to: <ul style="list-style-type: none"> (a) provide for shared vehicle (including cyclists) and pedestrian use; (b) provide for the desired character and amenity of the area in the vicinity of the development. 	AO4.1 No acceptable outcomes are provided.	Complies with shared access for cars, bicycles and pedestrians use as shown on attached plan
PO5 Vehicle, cyclist and pedestrian pathways are: <ul style="list-style-type: none"> (a) delineated and identified with clear way-finding and awareness signage and markings; 	AO5.1 Vehicle, cyclist and pedestrian pathways are designed and constructed in accordance with Australian Standard:	Complies – with Australian Standard with markings as per drawings

Performance outcomes	Acceptable outcomes	Applicant response
(b) establish clear and practical routes around the parking area; (c) separate users in high conflict areas; (d) discourage high speeds; (e) connected to the external transport network, including external existing and future bicycle paths in a safe and practical way.	(a) AS2890.1; (b) AS2890.3.	
On street works		
PO6 On-street parking may be provided in lieu of on-site parking where: (a) development involves the re-use of an existing building; or (b) development does not front a major transport corridor as identified on the Transport network overlay maps contained in Schedule 2; (c) located within the immediate frontage of the site (d) designed and constructed in accordance with the relevant standards; (e) designed and constructed so as not to detract from the character and amenity of the surrounding streetscape. Note – A Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access is one way to demonstrate achievement of the Performance Outcome. Note – PO6 only applies to undertaking new on-street works. Existing on-street car parking spaces will not be considered as on-street works in lieu of on-site car parking.	AO6.1 No acceptable outcomes are provided.	This development does <u>not</u> require on street parking in lieu.
End of trip facilities		

Performance outcomes	Acceptable outcomes	Applicant response
PO7 On-site end of trip facilities are incorporated into the design for the following developments: (a) office development with GFA greater than 2000m ² ; or (b) shop or shopping centre with a GFA greater than 2000m ² ; or (c) educational establishment with a GFA greater than 2000m ² ; or (d) hospital with a GFA greater than 2000m ² .	AO7.1 End of trip facilities are provided, designed and constructed in accordance with: (a) Australian Standard AS2890.3; (b) The Queensland Development Code MP4.1.	Not applicable
Service vehicle requirements		
PO8 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles on the site.	AO8.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with Australian Standard AS 2890.1 and AS 2890.2.	Not applicable
	AO8.2 Service and loading areas are contained wholly within the site.	
	AO8.3 The movement of service vehicles and service operations are designed so that they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	
Vehicle queuing requirements		
PO9 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO9.1 Development provides adequate area for on-site vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including but not limited to the following land uses: (a) car wash; (b) child care centre;	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	(c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where involving a drive-through facility; (f) hotel, where involving a drive-through facility; (g) service station.	
	AO9.2 Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1.	

Table 9.4.8.3.b – Car parking requirements

Note - Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.

Note - Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of spaces
Adult store	1 space per 25m ² of GFA
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area
Brothel	1 space per bedroom
Bulk landscape supplies	1 space per 25m ² of GFA of Office
Caretaker's accommodation	A minimum of 1 space
Cemetery	A minimum of 30 spaces
Child care centre	(a) 1 space per 10 children; and (b) 1 space per employee. Note – space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.
Club and Club (small scale)	1 space per 25m ² of GFA

Land use	Minimum number of spaces
Community care centre	1 space per 20m ² of GFA
Community residence	A minimum of 2 spaces
Community use	1 space per 15m ² of GFA
Crematorium	1 space per 15m ² of GFA
Dual occupancy	<p>(a) A minimum of 2 spaces per dwelling, which may be in tandem, with a minimum of 1 covered space per dwelling; or</p> <p>(b) A maximum of one space per dwelling, where an existing house on the site is retained in a Neighbourhood character area.</p>
Dwelling house	<p>(a) 2 car parking spaces per dwelling house.</p> <p>Where involving a secondary dwelling:</p> <p>(a) The 2 car parking spaces per dwelling house;</p> <p>(b) 1 space for the secondary dwelling.</p> <p>Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code</p>
Dwelling unit	<p>(a) 1.5 spaces per one or 2 bedroom unit; or</p> <p>(b) 2 spaces per 3 bedroom unit</p>
Educational establishment	<p>(a) 1 space per employee; plus</p> <p>Where for a secondary school, college, university or technical institute:</p> <p>(a) 1 space per 10 students.</p> <p>Note - space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.</p> <p>Note – where the type of Educational establishment is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p>
Food and drink outlet	<p>1 space per 25m² GFA and outdoor dining area</p> <p>Note - space for queuing of vehicles for drive through facilities is provided in accordance with the vehicle queuing requirements detailed in this code.</p>

Land use	Minimum number of spaces
Function facility	1 space per 15m ² of GFA
Funeral parlour	1 space per 15m ² of GFA
Garden centre	1 space per 50m ² of GFA and outdoor display area
Hardware and trade supplies	1 space per 50m ² of GFA and outdoor display area
Health care services	1 space per 20m ² of GFA
High impact industry	1 space per 100m ² of GFA
Home based business	<p>Where for a bed and breakfast:</p> <p>(a) The 2 car parking spaces required for the dwelling house;</p> <p>(b) 1 space per bed and breakfast bedroom.</p> <p>Where for any other Home based business:</p> <p>(a) The 2 car parking spaces required for the dwelling house;</p> <p>(b) 1 space per non-resident employee;</p> <p>(c) 1 space per 25m² of GFA.</p> <p>Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code</p>
Hospital	<p>(a) 1 space per 4 beds;</p> <p>(b) 2 spaces per consulting room;</p> <p>(c) 0.5 spaces per employee.</p>
Hotel	<p>(a) 1 space per 15m² of GFA and licensed outdoor area; and</p> <p>(b) 1 space per 50m² of GFA for liquor barn or bulk liquor sales area.</p>
Indoor sport and recreation	<p>Where for Squash courts:</p> <p>(a) 4 spaces per court.</p> <p>Where for Indoor sports (e.g. basketball, netball, soccer, cricket):</p> <p>(a) 20 spaces per court / pitch.</p> <p>Where for Ten pin bowling:</p> <p>(a) 3 spaces per bowling lane.</p> <p>Where for a Gymnasium:</p>

Land use	Minimum number of spaces
	<p>(a) 1 space per 15m² of GFA; or</p> <p>(b) 1 space per 25m² GFA where located in a Centre zone.</p> <p>Note – Where the type of Indoor sport and recreation is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p> <p>Note – Centre zones are defined in Schedule 1.2.</p>
Low impact industry	<p>(a) 1 space per 100m² of GFA; or</p> <p>Where for motor vehicle repair workshop:</p> <p>(b) 1 space per 50m² GFA.</p>
Marine industry	1 space per 100m ² of GFA
Medium impact industry	<p>(a) 1 space per 100m² of GFA; or</p> <p>Where for motor vehicle repair workshop:</p> <p>(b) 1 space per 50m² GFA.</p>
Multiple dwelling	<p>(a) 1.25 spaces per one or 2 bedroom unit; or</p> <p>(b) 1.75 spaces per 3 or more bedroom unit; and</p> <p>(c) 0.25 spaces per unit for visitors.</p> <p>or</p> <p>Where the site is located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2:</p> <p>(a) 1 space per one or 2 bedroom unit; or</p> <p>(b) 1.5 spaces per 3 or more bedroom unit; and</p> <p>(c) 1 spaces per 10 units for visitors.</p>
Nature based tourism	<p>(a) 1 space per lodge, hut, tent site or cabin;</p> <p>(b) 0.1 space per lodge, hut, tent site or cabin for visitor parking;</p> <p>(c) 1 space for an on-site manager.</p>
Office	1 space per 25m ² of GFA
Outdoor sales	1 space per 25m ² GFA of Office
Outdoor sport and recreation	Where for Football fields:

Land use	Minimum number of spaces
	<p>(a) 50 spaces per field.</p> <p>Where for Lawn bowls: (a) 30 spaces per green.</p> <p>Where for a Swimming pool: (a) 15 spaces.</p> <p>Where for Tennis courts: (a) 4 spaces per court.</p> <p>Where for Netball courts: (a) 20 spaces per court.</p> <p>Where for a Golf course: (a) 4 spaces per tee on the course.</p> <p>Where for a Driving or Firing Range: (a) 1 space per tee or firing station</p> <p>Note – where the type of Outdoor sport and recreation is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p>
Place of worship	1 space per 15m ² of GFA
Relocatable home park	<p>(a) 1 space per relocatable home site;</p> <p>(b) 0.1 space per relocatable home site for visitor parking;</p> <p>(c) 1 space for on-site management.</p>
Research and technology industry	1 space per 100m ² of GFA.
Residential care facility	<p>(a) 1 space per 10 beds;</p> <p>(b) 0.5 spaces per bed for visitor parking;</p> <p>(c) 0.5 spaces per employee.</p>
Resort complex	<p>Use the minimum number of spaces for each land use component of the Resort complex.</p> <p>Note – For example, where the development involves a Short-term accommodation and a Food and drink outlet, the minimum number of spaces for the Resort complex</p>

Land use	Minimum number of spaces
	will be calculated using the minimum number of spaces specified for Short-term accommodation and Food and drink outlet.
Retirement facility	<p>Where for self-contained accommodation units:</p> <ul style="list-style-type: none"> (a) 1 space per accommodation unit; (b) 0.25 spaces per unit for visitor parking; (c) 0.5 spaces per employee. <p>Where for all other accommodation units:</p> <ul style="list-style-type: none"> (a) 1 space per 5 accommodation units; (b) 0.25 spaces per unit for visitor parking; (c) 0.5 spaces per employee.
Rooming accommodation	<ul style="list-style-type: none"> (a) The greater of 1 space per 2 bedrooms or 1 space per 4 beds; (b) 1 space for on-site management (where applicable).
Sales office	A minimum of 1 space
Service industry	1 space per 100m ² of GFA
Service station	1 space per 25m ² of GFA
Shop	1 space per 25m ² of GFA
Shopping centre	<ul style="list-style-type: none"> (a) 1 space per 25m² GFA; (b) 1 space per 100m² of internal storage and loading. <p>Note – Internal storage and loading areas are those areas used by shops or tenancies within the shopping centre for storage and loading of products or goods.</p>
Short-term accommodation	<p>Where for self-contained accommodation units:</p> <ul style="list-style-type: none"> (a) 1.25 spaces per one or 2 bedroom accommodation unit; (b) 1.75 spaces per 3 or more bedroom accommodation unit; (c) 0.25 spaces per accommodation unit for visitors, staff and service vehicles; <p>Where for non-self-contained accommodation units:</p> <ul style="list-style-type: none"> (a) 0.5 spaces per accommodation unit; (b) 0.25 spaces per accommodation unit for visitors, staff and service vehicles; <p>Where for self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan</p>

Land use	Minimum number of spaces
	<p>as shown on the maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) 1 space per one or 2 bedroom accommodation unit; or (b) 1.5 spaces per 3 or more bedroom accommodation unit; and (c) 1 spaces per 10 accommodation units for visitors, staff and service vehicles; <p>Where for non-self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) 0.25 spaces per accommodation unit; (b) 1 space per 10 accommodation units for visitors, staff and service vehicles; <p>Where for Backpackers accommodation:</p> <ul style="list-style-type: none"> (a) 1 space per 10 beds. <p>Note – Where developments include ‘dual key’ units, each unit is counted as one accommodation unit for the purposes of calculating car parking spaces.</p> <p>Note – where the type of Short-term accommodation is not listed above, the use is considered to be ‘not otherwise specified in this table’. Refer to the last row of this table for the minimum number of spaces required.</p>
Showroom	<ul style="list-style-type: none"> (a) 1 space per 50m² of GFA; (b) 1 space per 50m² GFA and outdoor display area for any Outdoor sales component.
Special industry	1 space per 100m ² of GFA
Theatre	1 space per 15m ² of GFA
Veterinary services	1 space per 25m ² of GFA
Warehouse	1 space per 100m ² of GFA
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.

Table 9.4.8.3.c – Accessible parking requirement

Land use	Minimum number of spaces
----------	--------------------------

Land use	Minimum number of spaces
Resort complex Retirement facility Rooming accommodation Short term accommodation	<p>Calculated by multiplying the total number of car parking spaces by the percentage of:</p> <p>(a) accessible self-contained units to the total number of sole occupancy units; or</p> <p>(b) accessible bedrooms to the total number of bedrooms.</p> <p>Note – For the purposes of calculating parking spaces required above – An accessible self-contained unit or bedroom means a self-contained unit or bedroom that has features to enable use by people with a disability.</p>
Community care centre Residential care facility	1 space for every 100 car parking spaces or part thereof.
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies High impact industry Low impact industry Marine industry Medium impact industry Office Outdoor sales Sales office Service industry Showroom Warehouse	1 space for every 100 car parking spaces or part thereof.
Adult Store Brothel Car Wash Food and Drink Outlet Home Based Business Hotel Market Service Station Shop Shopping Centre Veterinary Services	<p>(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof;</p> <p>(b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.</p>
Health care services	1 space for every 50 car parking spaces or part thereof.

Land use	Minimum number of spaces
Hospital	<p>Where for any non-outpatient area:</p> <p>(a) 1 space for every 100 car parking spaces or part thereof.</p> <p>Where for any outpatient area:</p> <p>(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof;</p> <p>(b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.</p>
Child care centre Club Community use Crematorium Function facility Funeral parlour Indoor sport and recreation Major sport, recreation and entertainment facility Nightclub entertainment facility Outdoor sport and recreation Place of worship Theatre Tourist attraction	<p>(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof;</p> <p>(b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.</p>
Educational establishment	1 space for every 100 car parking spaces or part thereof.

Note – Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.

Table 9.4.8.3.d – Bicycle parking requirements

Land use	Minimum number of spaces
Club	1 space per 200m ² of GFA
Community use	1 space per 200m ² of GFA
Educational establishment	<p><u>Where for a Primary educational establishment:</u></p> <p>(a) 1 per 10 students over year 4.</p> <p><u>Where for a Secondary educational establishment:</u></p> <p>(a) 1 per 10 students.</p> <p><u>Where for a Tertiary educational establishment:</u></p> <p>(a) 1 per 50 students.</p>
Food and drink outlet	1 space per 250m ² of GFA
Function facility	1 space per 500m ² of GFA
Hardware and trade supplies	1 space per 500m ² of GFA
Health care services	1 space per 250m ² of GFA
Hospital	1 space per 500m ² of GFA
Hotel	1 space per 250m ² of GFA
Indoor sport and recreation	<p>Where for Squash courts:</p> <p>(a) 1 space per court.</p> <p>Where for Indoor sports (e.g. soccer, cricket, basketball, netball):</p> <p>(a) 2 spaces per court.</p> <p>Where for Ten pin bowling:</p> <p>(a) 1 space per bowling lane.</p> <p>Where for a Gymnasium:</p>

Land use	Minimum number of spaces
	(a) 1 space per 200m ² of GFA.
Multiple dwelling	1 space per dwelling unit which may be provided as internal storage areas for the multiple dwelling.
Office	1 space per 250m ² of GFA
Outdoor sport and recreation	<p>Where for Football fields:</p> <p>(a) 3 spaces per field.</p> <p>Where for Lawn bowls:</p> <p>(a) 5 space per green</p> <p>Where for a Swimming pool:</p> <p>(a) 1 space per swimming lane</p> <p>Where for Tennis courts:</p> <p>(a) 1 space per court</p> <p>Where for Netball Courts:</p> <p>(a) 3 spaces per court</p> <p>Where for a Golf Course:</p> <p>(a) 1 space per 15m² of GFA for Club for clubhouse component</p> <p>Where for a Driving or Firing Range:</p> <p>(a) 1 space per 4 tees or firing stations.</p>
Place of worship	1 space per 250m ² of GFA
Service station	1 space per 250m ² of GFA
Shop	1 space per 250m ² of GFA

Land use	Minimum number of spaces
Shopping centre	(a) 0m ² GFA – 5,000m ² GFA - 1 space per 250m ² of GFA; or (b) Greater than 5,001m ² GFA – 1 space per 500m ² GFA
Showroom	1 space per 500m ² of GFA
Theatre	1 space per 250m ² of GFA

Note - Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.

8.2.15 Transport network overlay code

8.2.15.1 Application

This code applies to assessing development identified in Part 5 as requiring assessment against the Transport network overlay code.

When using this code, reference should be made to Part 5.

8.2.15.2 Purpose

- (1) The purpose of the Transport network overlay code is to ensure that development provides transport infrastructure that supports a safe, efficient transport network, including the active transport network.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for transport infrastructure (including active transport infrastructure);
 - (b) development contributes to a safe and efficient transport network;
 - (c) development supports the existing and future role and function of the transport network;
 - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

8.2.15.3 Criteria for assessment

Part A – Criteria assessable development

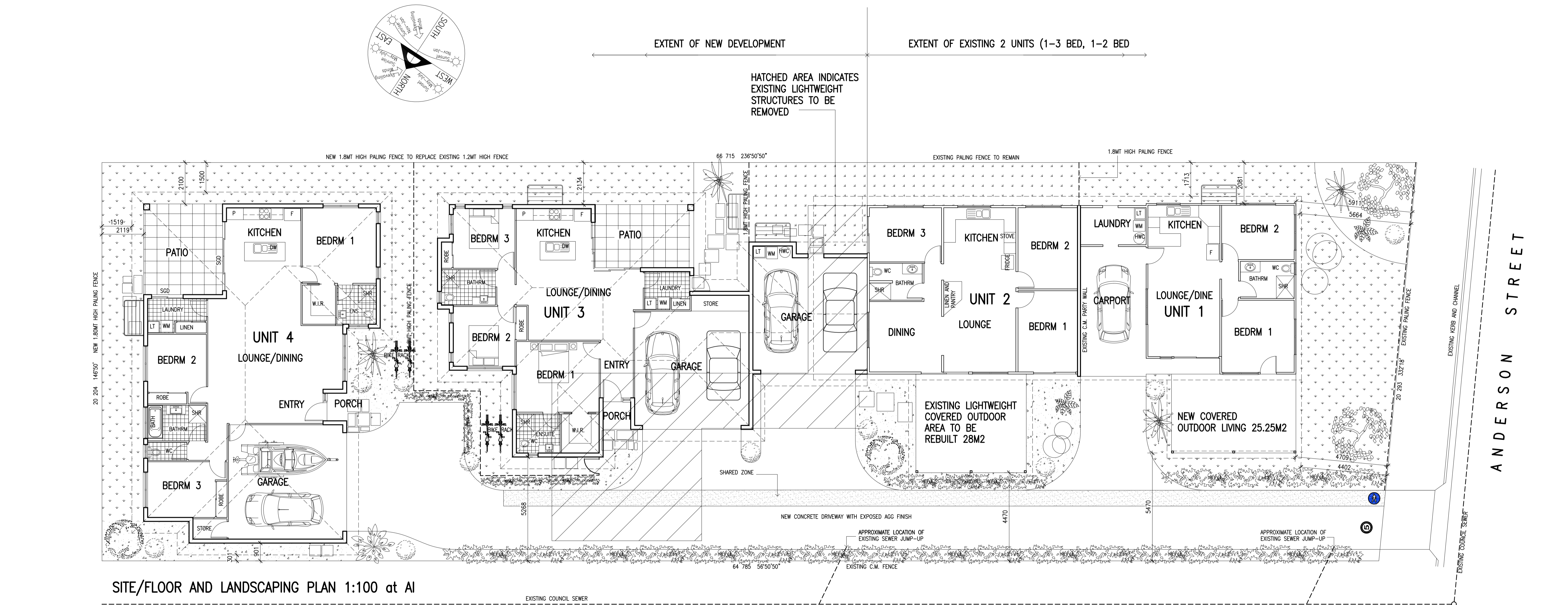
Table 8.2.15.3.a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Road hierarchy		
PO1 Development supports the road hierarchy for the region. Note – A Traffic impact assessment report prepared in accordance with Planning scheme policy - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the existing and future transport network as identified on the Transport network overlay maps contained in Schedule 2.	Complies – Access and Parking will not adversely impact on surrounding properties
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	Complies – No change made to the access of the property

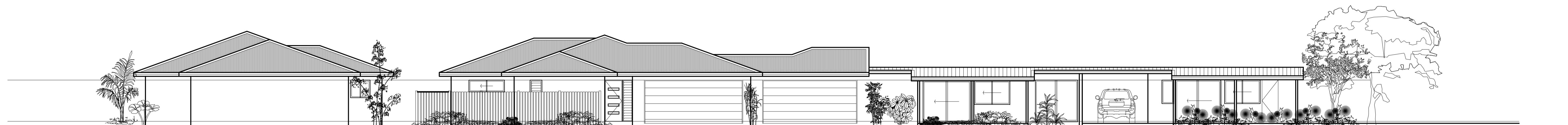
Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Complies – see plan attached
Transport infrastructure provision		
PO2 Transport infrastructure is provided in an integrated and timely manner. Note – A Traffic impact assessment report prepared in accordance with Planning scheme policy - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO2.1 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) a Local Plan. Note – The TransLink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	Complies – A bus stop is in place about 30 mtrs from property and the access to the units is already in place and being used by the 2 already existing units
Major transport corridors		
PO3 Development involving sensitive land uses within a major transport corridor buffer area identified in the Transport network overlay maps contained in Schedule 2; is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3.1 No acceptable outcomes are provided. Note - Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor. Note - Department of Transport and Main Roads Policy Position Statement: Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure (Environmental Emissions Policy), Version 2.0 dated 10 May 2013 provides requirements for non-residential building design in a designated transport noise corridor.	N/A
PO4 Development does not compromise intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors. AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from	Complies – the driveway is compatible with existing properties on that street and a collector road Complies – no direct access to a major transport corridor

Performance outcomes	Acceptable outcomes	Applicant response
	another road is available.	
	AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) a Local Plan. Note – Access points to State Controlled roads may require approval under the Transport Infrastructure Act 1994.	N/A
	AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	N/A
PO5 Development retains and enhances existing vegetation between the development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5.1 No acceptable outcomes are provided.	N/A
Pedestrian and cycle movement network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle movement network is incorporated in the design of the lot layout.	Complies -
	AO6.2 The element of the pedestrian and cycle movement network is constructed in accordance with the Design Guidelines set out in the Planning scheme policy –	Complies refer to plan attached

Performance outcomes	Acceptable outcomes	Applicant response
	FNQROC Regional Development Manual.	



SITE/FLOOR AND LANDSCAPING PLAN 1:100 at AI



SIDE ELEVATION (NORTH)–BOUNDARY FENCE OMMITTED FOR CLARITY

TOTAL SITE AREA 1329 M2
TOTAL BUILDING AREA 620.39 M2
COVERAGE=46.68%

EXISTING STORMWATER SYSTEM TO BE UPGRADED TO ENSURE ALL SURFACE WATER AND STORMWATER TO BE DISCHARGED TO KERB AND CHANNEL.
NEW SEWERAGE SYSTEM TO CONNECT INTO EXISTING JUMP-UP. (POSITION OF JUMP-UP TO BE ACCURATELY DETERMINED ON SITE FROM COUNCIL RECORDS.)

REAL PROPERTY DESCRIPTION
LOT 1 & 2
S.P.241485
PARISH OF SMITHFIELD
COUNTY OF NARES
1329m2

Davies Design & Drafting Service
B.S.A Number 20877
76 Venners Road Palm Cove 4879
Phone 40592155 Fax 40592155 Mobile 0408714457
E-mail ross@daviesdesigns.com.au

CERTIFIED AS
STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
131-42 Peace St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320992 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: _____

CLIENT:-
BRETT RONEBERG

PROJECT:-
PROPOSED ADDITIONAL TWO UNIT DEVELOPMENT AT:-
LOT 1 & 2 ANDERSON STREET
TRINITY BEACH

Copyright ©
Any distribution or copying without the permission of Davies
Design & Drafting Services is unauthorised.

DATE: _____ DETAIL: 5
DATE: JULY 2019
ISSUE No: _____

DRAWN:- ROSS DAVIES
BUILDER:-
DRAWING No:-
001 AND
SHEET No:-
1-1