

APPLICATION FOR MATERIAL ON 22 HOWARD STREET, COOKTOWN 4 MULTIPLE DWELLING UNITS

Town Planning Report



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REPORT

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17 July 2023

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SUMMARY

Table 1: Summary

Details			
Site Address:	22 Howard Street, Cooktown		
Real Property Description:	Lot 30 of C17949		
Site Area:	1,012m ²		
Regional Plan Land Use Designation:	Urban Footprint		
Zone/Precinct:	Medium Density Residential Zone		
Neighbourhood Plan/Precinct:	Urban Area		
Proposal			
Permit Type Sought	Development Permit		
Brief Description/ Purpose of Proposal	Material Change of Use – Multiple Dwelling Development – 4 Residential Unit Development		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input type="checkbox"/>	
Assessment Category	<input checked="" type="checkbox"/> Code	<input type="checkbox"/> Impact	
Public Notification	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement / Consultation			
Entity		Date	Contact Name
Council DA Team - Informal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	August/Sept '22	Lisa Miller
Other			
Applicant contact person	Owen Caddick-King Principal – Planning D: +61 7 4276 1027 E: owen.caddick-king@rpsgroup.com.au		

1 INTRODUCTION

RPS AAP Consulting Pty Ltd (RPS) has been engaged by Hongyu Feng to seek development approval for the establishment of a Multiple Dwelling Development on land at 22 Howard Street, Cooktown and described as Lot 30 of C17949,

The site has an area of 1,012m² and a dual frontage to both Howard and John Street, Cooktown. The site currently contains three dwellings located approximately in the centre of the site. The dwellings are all one bedroom with a single bathroom and are connected to all available urban services. All substantial vegetation has been cleared from the site.

This development application seeks:

- A Development Permit for a Material Change of Use for Multiple Dwelling Development – 4 Residential Unit Development.

Under the Cook Shire Council Planning Scheme 2017, The site is included the Medium Density Zone. In accordance with the Tables of Assessment, development for Multiple Dwellings is identified as required the approval of a Code Assessable application by Cook Shire Council. As the Assessment Manager, the Council, in determining the application can only have regard to the applicable assessment benchmarks contained within the Planning Scheme.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the relevant code requirements of the Cook Shire Planning Scheme 2017. Based on this assessment the application is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

The subject land is a rectangular lot with a land area of 1,012m² and a frontage to John and Howard Street of approximately 20 metres and 50 metres respectively. Development on the land comprises of three separate dwelling units that are to be finalised and connected to Council's services in accordance with Council's requirements. These three multiple dwelling units have a gross floor area in the order of 140m² and feature a single bedroom combined with the kitchen and living area with a separate bathroom.

The locality immediately surrounding the sites is categorised by a mixed scale of residential development. This mixed scale character is comprised of older development comprising of single dwellings and more recent development generally comprising of dual occupancies and multiple dwellings. With multiple dwellings primarily located to the north of the subject site. In a wider context, the site is located on the southern side of the residential area of Cooktown. Within 500 metres of the site is the Cooktown Hospital, a primary employer in the area and within 1,000 metres of the site is the Cooktown State School and the Cook Shire Council offices.

Key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars	
Site Address	22 Howard Street, Cooktown
Real Property Description	Lot 30 Plan C17949
Site Area	1,012m ²
Landowner	Hongyu Feng

The site location and its extent are shown in **Figure 1** below.

Certificate/s of title confirming site ownership details are included at **Appendix B**.



Figure 1 Site Location

Source: Queensland Globe 2022



Figure 2 Howard Street Frontage

Source: Apple Maps 2022

2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
State Planning Policy Mapping	
Safety and Resilience to Hazards	<ul style="list-style-type: none"> Natural Hazards Risk and Resilience <ul style="list-style-type: none"> Flood hazard area – Local Government flood mapping area
Development Assessment Mapping	
Native Vegetation Clearing	<ul style="list-style-type: none"> Category X on the regulated vegetation management map
Cape York Regional Plan 2009 -2031	
Regional Plan designation	Priority Living Area
Cook Shire Council Planning Scheme	
Strategic framework designation	Urban Area
Zoning	Medium Density Residential Zone
Overlays	Nil

Zoning of the subject site and surrounding lands is shown on **Figure 2**

Other relevant mapping, including state interests is provided at **Appendix C**

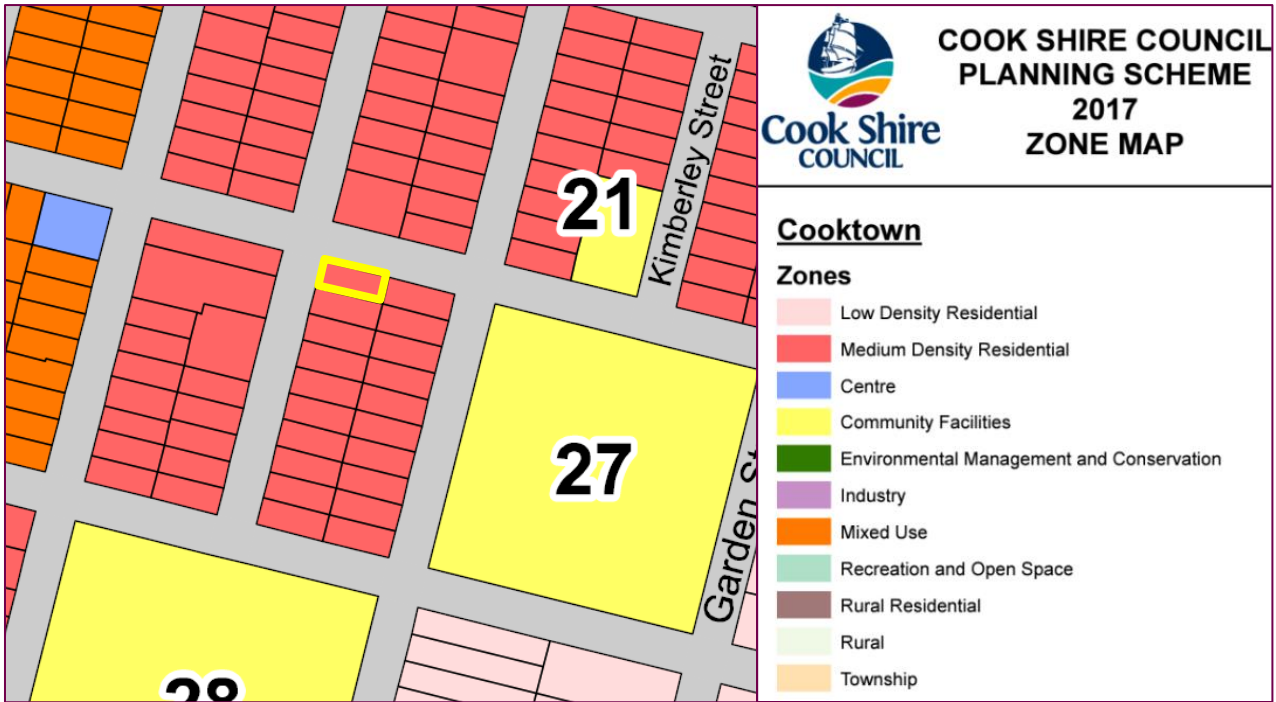


Figure 3 Zoning

Source: Cook Shire Council Planning Scheme 2017

3 PROPOSAL

It is proposed to develop the site for the purpose of multiple dwellings comprising four dwelling units. The dwellings would have a maximum height in the order of 4.4 metres and would be single storey. The proposed multiple dwelling development would also include the construction of two 36m² covered car ports in the front setback of the site to accommodate a portion of the required car parking for the development. The buildings associated with the development would be setback a minimum 1 metre from the Howard Street frontage, 4.7 metres from the John Street frontage and a minimum of 3 metres from the side and rear boundaries.

It is proposed to utilise the three existing units of the site with a fourth unit constructed towards the John Street Frontage. Access to the car parking area would be via separate crossovers from the Howard Street frontage. Road frontages are proposed to be landscaped to partially screen the development.

Unit 1 is the easterly most of the three existing units on the site. Unit 1 has a gross floor area in the order of 44m² and consists of a combined kitchen, living and bedroom with a separate bathroom. Primary access to the unit is via the front door facing towards Howard Street and the unit would benefit from open space located to the side and behind the structure. Unit 1 would utilise one of the four proposed car spaces in the proposed carports.

Unit 2 is the centre of the three existing units on the site. Unit 2 has a gross floor area in the order of 44m² and consists of a combined kitchen, living and bedroom with a separate bathroom. Primary access to the unit is via the front door facing towards Howard Street and the unit would benefit from open space located to the side and behind the structure. Unit 2 would utilise one of the four proposed car spaces in the proposed carports.

Unit 3 is the westerly most of the three existing units on the site. Unit 3 has a gross floor area in the order of 52m² and consists of a combined kitchen, living and bedroom with a separate bathroom. Primary access to the unit is via the front door facing towards Howard Street and the unit would benefit from open space located to the side and behind the structure. Unit 3 would utilise one of the four proposed car spaces in the proposed carports.

Unit 4 is the proposed unit located in the undeveloped area at the west of the site closest to the John Street frontage. Unit 4 is designated to have an approximate living space of 81m² and would be comprised of 2 bedrooms, 1 bathroom and a laundry and kitchen. The proposed fourth unit would benefit from outdoor space located to the side and rear of the unit and it would have access to one of the four car spaces under the proposed carports.

Building design plans of the proposed development are provided for reference in **Appendix D**.

4 LEGISLATIVE REQUIREMENTS

4.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Cook Shire Council.

4.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

Table 4: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Development Permit for a Material Change of Use for Multiple Dwellings	Table 5.5.2 – Medium Density Residential Zone, Cook Shire Planning Scheme 2017	Code

4.3 Public Notification

This application does not require public notification as it is subject to code assessment.

5 STATUTORY PLANNING ASSESSMENT

5.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to code assessment, the assessment benchmarks, and the matters the assessment manager must have regards to, are those identified in section 45(3) of the Planning Act 2016 and sections 26 and 27 of the *Planning Regulations 2017*.

5.2 State and Regional Assessment Benchmarks

5.2.1 State Planning Policy

The *Planning Regulation 2017* at Section 26(2)(a)(ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

In the Cook Shire Planning Scheme the referenced assessment benchmarks in the State Planning Policy Part E, are dated April 2016. The development assessment benchmarks in part E of the SPP were refined in July 2017, to include the removal of development assessment benchmarks for four state interests – biodiversity, coastal environment, emissions and hazardous activities, and transport infrastructure. These changes are inconsequential to the proposed development. Therefore, all items of Part E of the State Planning Policy relevant to the application are integrated into the Planning Scheme and would be assessed accordingly.

5.2.2 Regional Plan

The *Planning Regulation 2017* at Section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the Regional Plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme. As identified in Part 2.2 of the Cook Shire Planning Scheme 2017, it is indicated that all aspects of the Cape York Regional Plan are appropriately advanced by the Planning Scheme.

5.3 Local Authority Assessment Benchmarks

This application is to be assessed against Cook Shire Council Planning Scheme 2017. The assessment benchmarks applicable under the Planning Scheme are addressed below.

Table 5: Planning Scheme Code Responses

Planning Scheme Codes	Location of Response	Comment
Zone Code		
Medium Density Residential Zone Code	Appendix E – prepared by RPS	Proposal complies with or is able to comply with all relevant Performance or Acceptable Outcomes.
Development Codes		
Residential Use Code	Appendix E – prepared by RPS	Proposal complies with or is able to comply with all relevant Performance or Acceptable Outcomes.
Parking and Access Code	Appendix E – prepared by RPS	Proposal complies with or is able to comply with all relevant Performance or Acceptable Outcomes.

Planning Scheme Codes	Location of Response	Comment
Works, Services and Infrastructure Code	Appendix E – prepared by RPS	Proposal complies with or is able to comply with all relevant Acceptable Outcomes.

5.4 Infrastructure Charges

Council's Infrastructure Charges apply to the development pursuant to the Planning Regulation and Council's Adopted Infrastructure Charges Resolution. In accordance with the currently adopted infrastructure charges for a Material Change of Use or Building Work for Residential development, the rate would be a total of \$6,000.

Further to previous dealings between our client and Council, in respect of this matter, given the demand for permanent accommodation in the area and increased building costs, a full waiver of Council's Infrastructure Charge is sought in response to this application.

6 CONCLUSION

This town planning report supports a development application made on behalf of Hongyu Feng to seek development approval for the establishment of a Multiple Dwellings on land located at 22 Howard Street, Cooktown, described as Lot 30 of C17949.

The application seeks:

- A Development Permit for a Material Change of Use for Multiple Dwelling Development – 4 Residential Unit Development.

In accordance with the Table of Assessment, the development of Multiple Dwellings is identified as a Code Assessable Development.

This report has demonstrated the proposal's consistency with the applicable Cook Shire Planning Scheme Code provisions. Based on this the assessment, the proposal is recommended for approval subject to reasonable and relevant conditions.

Appendix A

Development Application Form

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Hongyu Feng
Contact name <i>(only applicable for companies)</i>	c/- RPS AAP Consulting Pty Ltd, Owen Caddick-King
Postal address <i>(P.O. Box or street address)</i>	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	+61 7 4031 1336
Email address <i>(non-mandatory)</i>	Owen.caddick-king@rpsgroup.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	PR152779

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		22	Howard Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	30	C17949	Cook Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

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

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
4 Unit Multiple Dwelling
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Multiple Dwelling Development	Multiple Dwelling	4	221m ² total

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

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: _____		

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

Cook Shire 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"/> The 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) Does this development application include any aspects that have any referral requirements?

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

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

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

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

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

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – 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"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (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 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 this development application, 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: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

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

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>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.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> 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 ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

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

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

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

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

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

Appendix B

Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21001093	Search Date: 12/05/2023 05:47
Date Title Created: 25/11/1975	Request No: 44389362
Previous Title: 20920209	

ESTATE AND LAND

Estate in Fee Simple

LOT 30 CROWN PLAN C17949
Local Government: COOK

REGISTERED OWNER

Dealing No: 721030407 20/08/2021
HONGYU FENG

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20081246 (ALLOT 10 SEC 39)
2. MORTGAGE No 721030408 20/08/2021 at 13:37
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

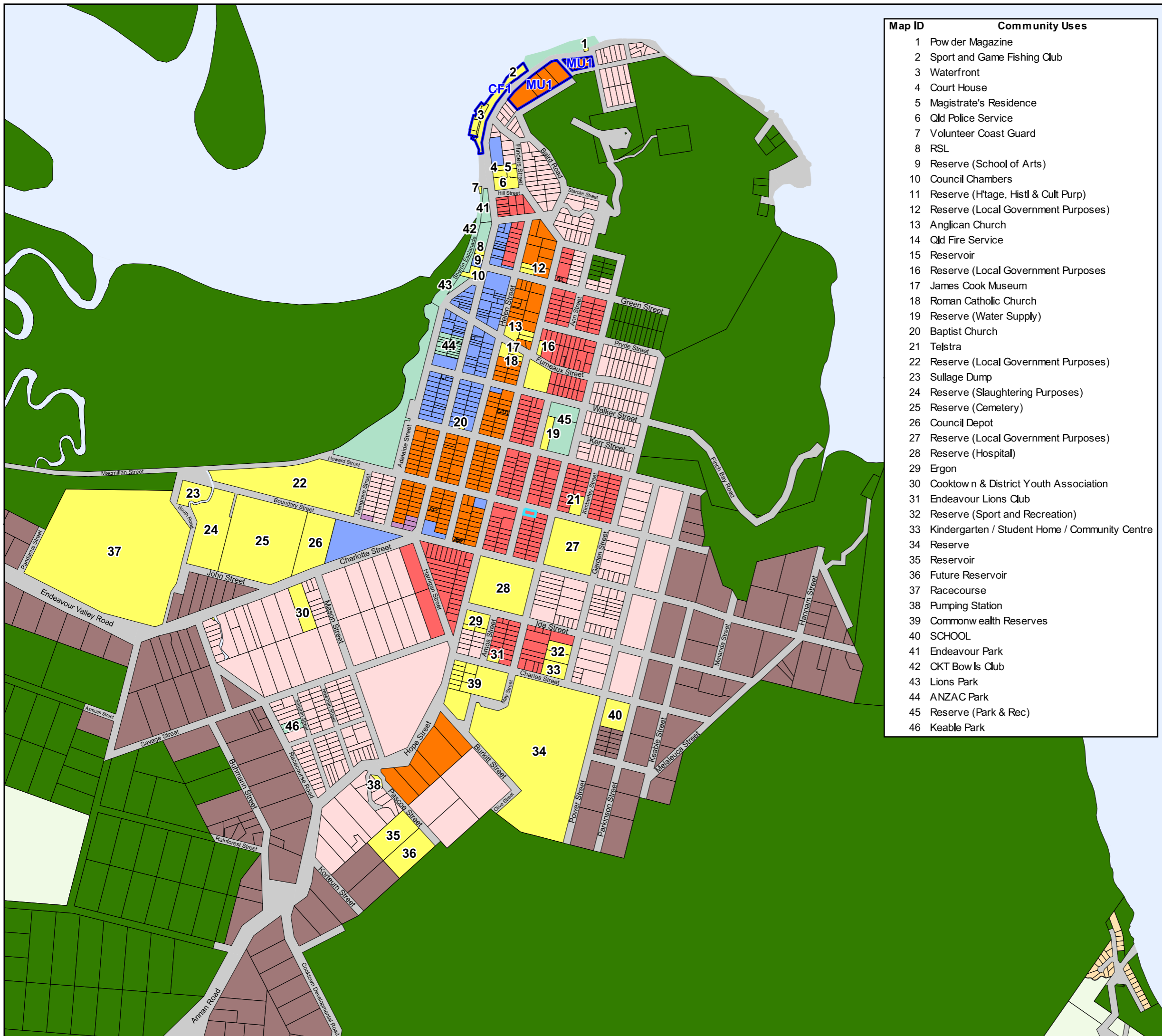
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix C

Search & Planning Scheme Results



Map ID	Community Uses
1	Pow der Magazine
2	Sport and Game Fishing Club
3	Waterfront
4	Court House
5	Magistrate's Residence
6	Old Police Service
7	Volunteer Coast Guard
8	RSL
9	Reserve (School of Arts)
10	Council Chambers
11	Reserve (H'tage, Histl & Cult Purp)
12	Reserve (Local Government Purposes)
13	Anglican Church
14	Old Fire Service
15	Reservoir
16	Reserve (Local Government Purposes)
17	James Cook Museum
18	Roman Catholic Church
19	Reserve (Water Supply)
20	Baptist Church
21	Telstra
22	Reserve (Local Government Purposes)
23	Sullage Dump
24	Reserve (Slaughtering Purposes)
25	Reserve (Cemetery)
26	Council Depot
27	Reserve (Local Government Purposes)
28	Reserve (Hospital)
29	Ergon
30	Cooktown & District Youth Association
31	Endeavour Lions Club
32	Reserve (Sport and Recreation)
33	Kindergarten / Student Home / Community Centre
34	Reserve
35	Reservoir
36	Future Reservoir
37	Racecourse
38	Pumping Station
39	Commonwealth Reserves
40	SCHOOL
41	Endeavour Park
42	CKT Bowls Club
43	Lions Park
44	ANZAC Park
45	Reserve (Park & Rec)
46	Keable Park

Cooktown

- Zones**
- Low Density Residential
 - Medium Density Residential
 - Centre
 - Community Facilities
 - Environmental Management and Conservation
 - Industry
 - Mixed Use
 - Recreation and Open Space
 - Rural Residential
 - Rural
 - Township

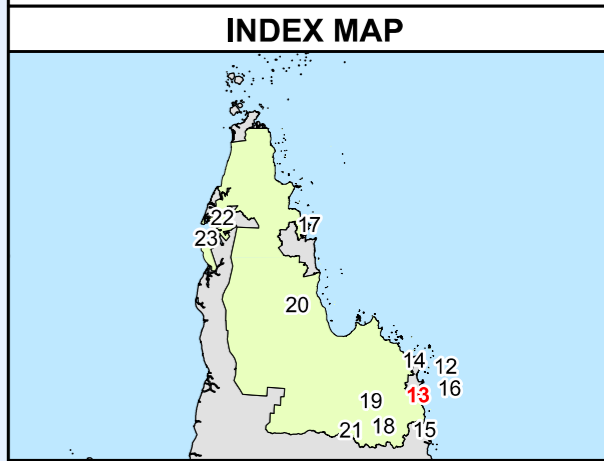
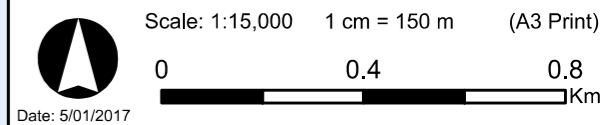
- Zone Precinct**
- CF1 - Cooktown Foreshore Commercial Precinct
 - MU1 - Mixed Use Precinct

- Local Government Boundary
- Cadastre Boundary
- Adjoining Local Governments
- Road
- Water

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Geocentric Datum of Australia 1994 (GDA94) - Map Grid of Australia - Zone 55



State Assessment and Referral Agency

Date: 11/05/2023

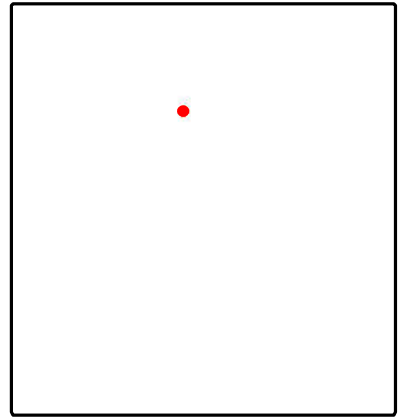


Queensland Government

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Matters of Interest for all selected Lot Plans

Matters of Interest by Lot Plan

Lot Plan: 30C17949 (Area: 1012 m²)



State Planning Policy

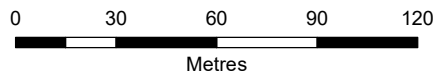
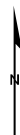
Making or amending a local planning instrument and designating land for community infrastructure

Date: 11/05/2023



Queensland Government

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Legend

Drawn Polygon Layer

Override 1

Cadastral



Cadastral

Flood hazard area - local government flood mapping area



Flood hazard area - local government flood mapping area



Queensland Government

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State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Date: 11/05/2023

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Appendix D

Proposal Plans

Sheet #

1

Drawn By:

**MTC BUILDER
SERVICES P/L**

Date:

18/03/2023

Scale:

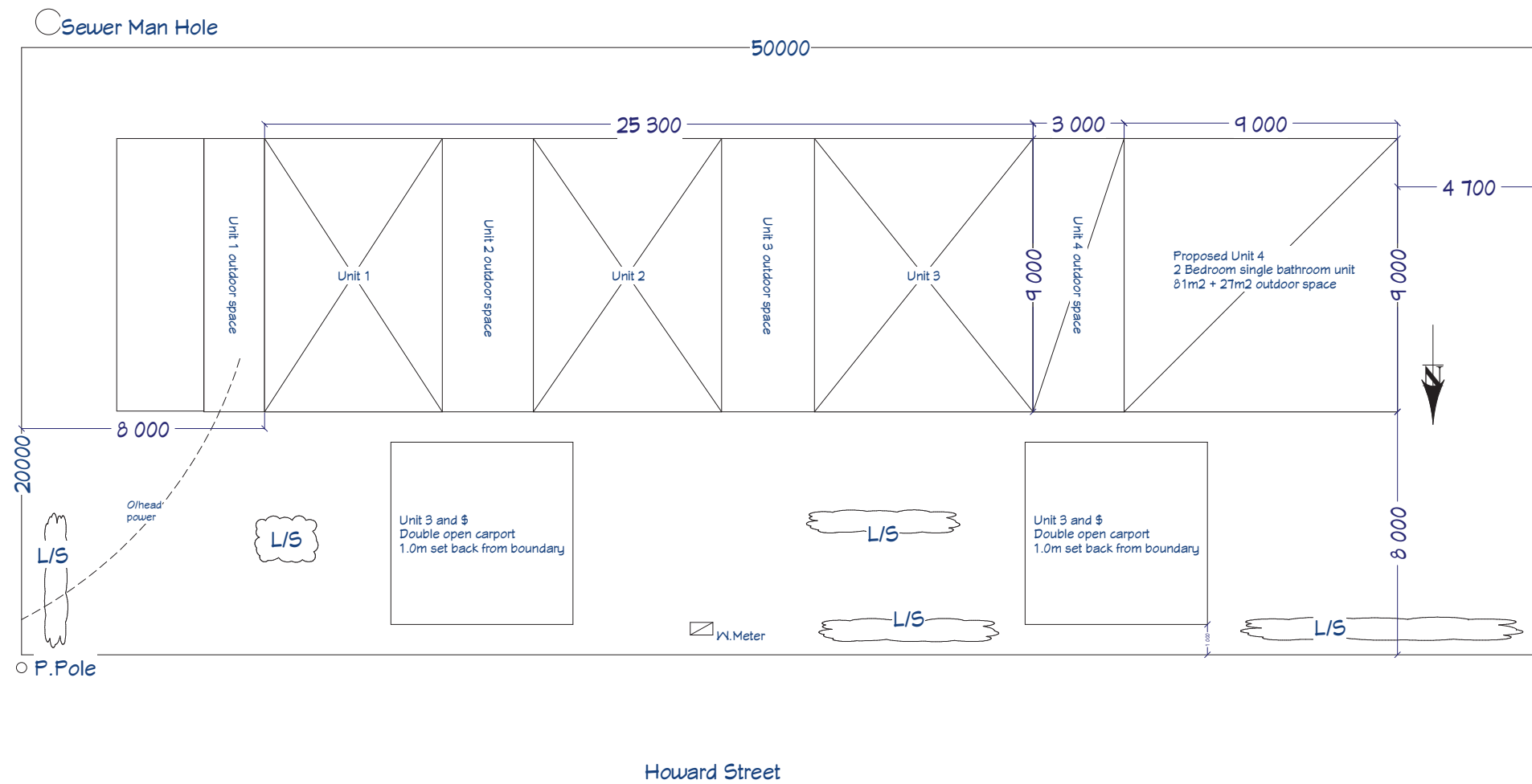
RESIDENTIAL BUILDING DRAWING SET LOT 30 C 17949

22 Howard Street Cooktown QLD 4895

MTC Builder Services P/L
January 2023

**PROPOSED MULTIPLE DWELLINGS
22 HOWARD STREET COOKTOWN QLD 4895
LOT 30 C17949**

**CLIENT
Hongyu Feng**



Lot 30 on C17949 - 1000M2

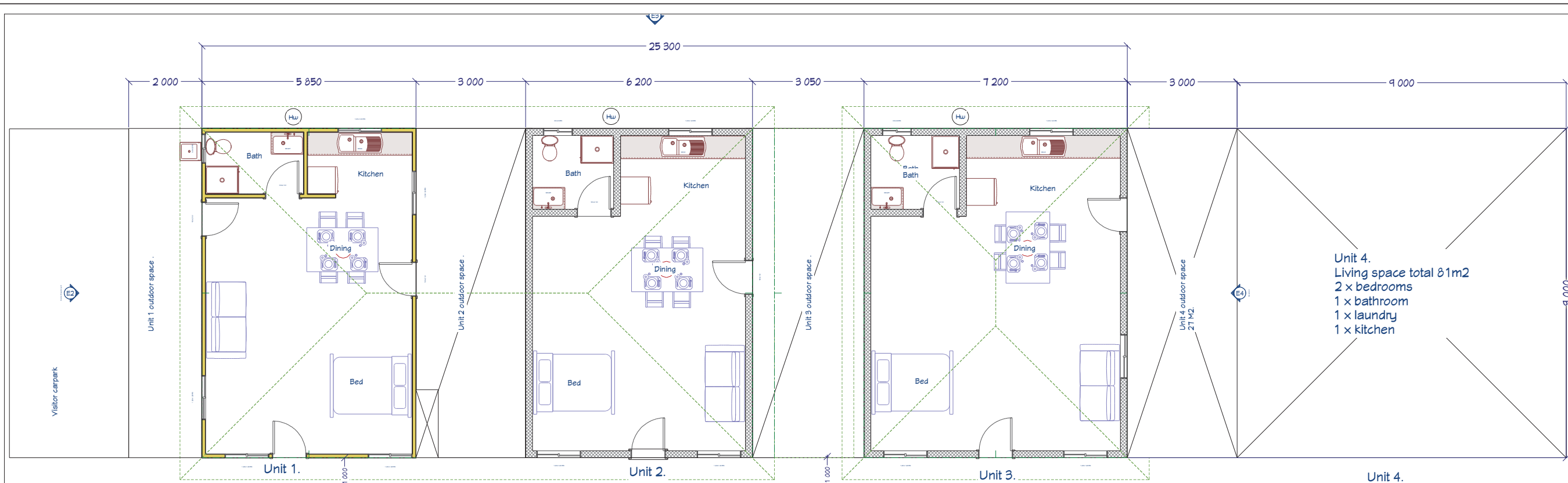
Measurements shown to Edge of Buildings

Storm water to discharge to Howard Street

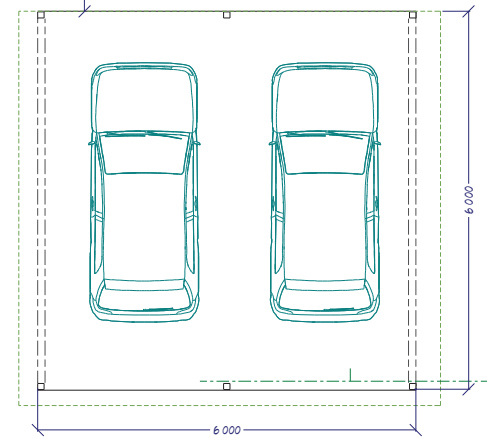
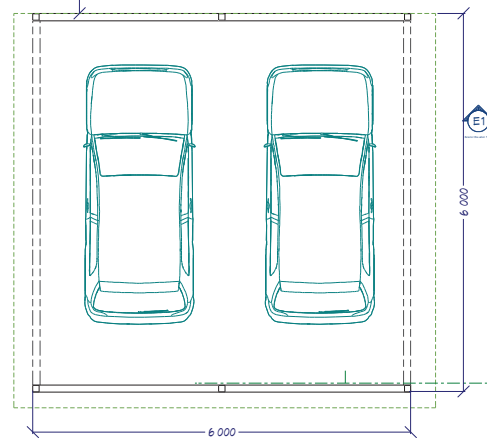
PROPOSED MULTIPLE DWELLINGS
22 HOWARD STREET COOKTOWN QLD 4895
LOT 30 C17949

SITE PLAN
SCALE 1:200

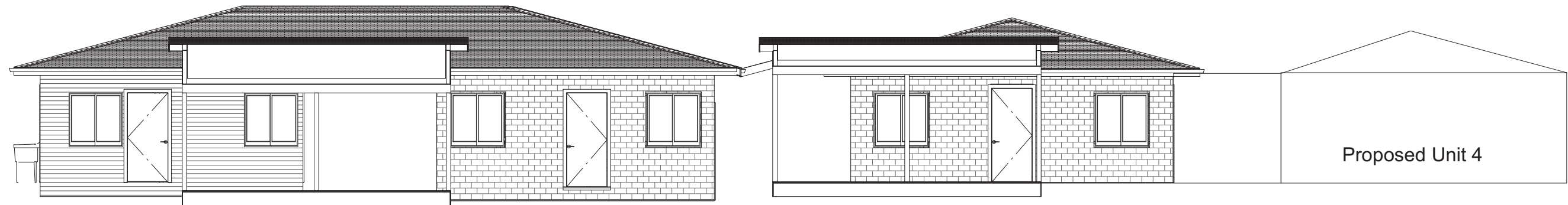
CLIENT
Hongyu Feng



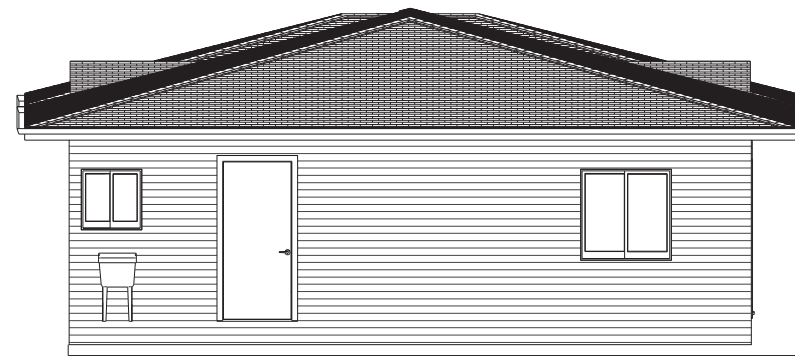
- Notes:
- Unit 1
Timber framed on concrete slab,
Colourbond claddings,
2.7m ceiling height
 - Unit 2 and 3
Masonry block on concrete slab,
2.7m ceiling height
 - Proposed Unit 4, 2 bedroom
Masonry block on concrete slab,
2.7m ceiling height
 - 2 Bay open carports x2 Of
Steel framed on concrete slab.
Colourbond clad gable ends.



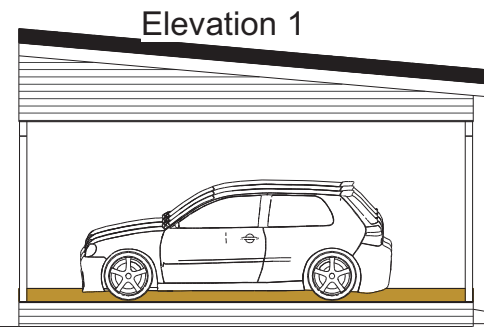
FLOOR PLAN
Scale 1:100



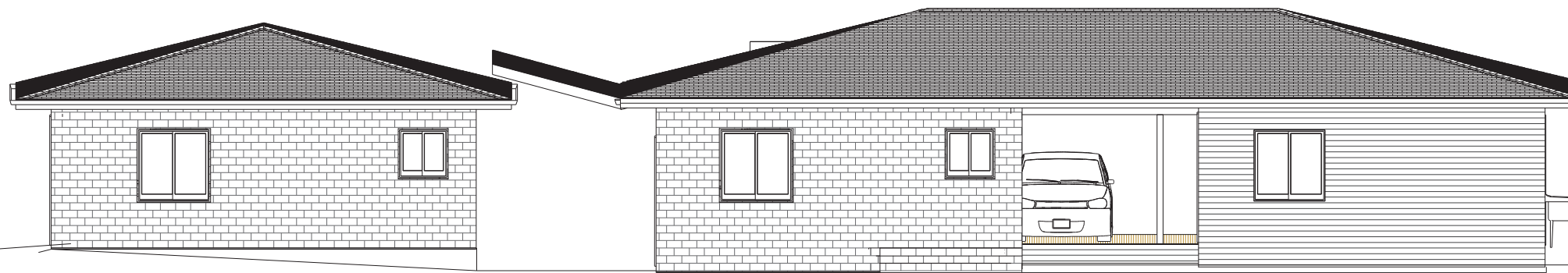
Northern Elevation



Eastern Elevation



Elevation 1



Southern Elevation



Western Elevation

Proposed Unit 4

Sheet #

4

Drawn By:

MTC BUILDER SERVICES P/L

Date:

18/03/2023

Scale:

**PROPOSED MULTIPLE DWELLINGS
22 HOWARD STREET COOKTOWN QLD 4895
LOT 30 C17949**

**CLIENT
Hongyu Feng**

**ELEVATIONS
Scale 1:100**

Appendix E

Code Assessment

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the medium density residential zone. When using this code, reference should be made to section 4.3.2 and, where applicable, section 4.3.3 located in Part 4.

6.2.2.2 Purpose

- (1) The purpose of the medium density residential zone is to provide for
 - (a) medium density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
 - (2) medium density multiple dwellings; and The purpose of the code will be achieved through the following overall outcomes:
 - (a) Built form reflects a medium density scale and provides a pleasant living environment with a high standard of amenity.
 - (b) Development comprises a mix of houses, dual occupancy and multiple dwelling units.
 - (c) Residential neighbourhoods are located close to services, community facilities and appropriate levels of infrastructure.
 - (d) Non-residential uses reflect the intended residential built form, support the immediate community and maintain residential amenity.
- Criteria for assessment

6.2.2.3 Criteria for assessment

Table 6.2—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Responses
Section 1 - For accepted development subject to requirements and assessable development		
Built Form		
PO1 The scale and height of buildings is consistent with medium density residential built form.	AO1.1 Building height does not exceed 8.5m. And	Complies with AO1.1 The proposed multi dwelling development is single storey and would feature a maximum height in the order of 4.4 metres.
	AO1.2	Complies with AO1.2. The proposed multiple dwelling development

Performance outcomes	Acceptable outcomes	Responses
	Site cover does not exceed: (a) 50% for buildings up to 4.5m in height (b) 40% for buildings over 4.5m but not exceeding 7.5m in height (c) 35% for buildings exceeding 7.5m in height.	would have a site cover of approximately 41%. 9% below the acceptable 50% site coverage for buildings up to 4.5 metres in height.
Siting		
PO2 Buildings are sited to allow privacy and ventilation to adjoining properties and contribute to a pleasant streetscape by providing sufficient area for landscaping.	AO2.1 Buildings and structures maintain the following boundary clearance: (a) no less than 6m to the primary street frontage; and (b) no less than 3m to all other road frontages. And	Complies with PO2 The proposed development would feature two carports located 1 metre away from the primary street frontage. Notwithstanding this the development is considered to comply with the performance outcome. The two car ports would be of open construction, to minimize visual impacts on the streetscape. Additionally, due to the length of the Howard Street frontage the site provides three areas in excess of 50m ² that would allow for sufficient landscaping.
	AO2.2 Buildings and structures maintain the following minimum side and rear boundary clearance: (a) 1.5 metres for that part of the building which is 4.5 metres or less above ground level; (b) 2 metres for that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; (c) 2 metres, plus 0.5 metres for every (d) 3 metres or part thereof for that part of the building which is greater than 7.5 metres	Complies with AO2.2 The proposed multi dwelling development is setback a minimum of three metres to the nearest side or rear boundary.

Performance outcomes	Acceptable outcomes	Responses
	above ground level. And	
	AO2.3 Privacy screens are provided on decks and balconies overlooking habitable rooms on adjoining premises.	Not Applicable No decks or balconies are proposed.
Section 2 – For Assessable Development		
Design		
<p>PO3</p> <p>The design of buildings:</p> <p>(a) is in keeping with the intended character of the area;</p> <p>(b) incorporates Crime Prevention Through Environmental Design (CPTED) through casual surveillance to all street frontages; and</p> <p>(c) is appropriate for the tropical climate</p>	<p>AO3.1</p> <p>Buildings have windows, doors and balconies fronting the street.</p> <p>And</p>	<p>Complies with AO3.1</p> <p>The proposed buildings feature doors and windows fronting onto the street.</p>
	<p>AO3.2</p> <p>Building bulk is softened by use of verandahs, eaves and overhangs, windows and variations in materials.</p> <p>And</p>	<p>Complies with AO3.2</p> <p>The built form includes doors and windows, covered outdoor areas and eaves to provide a variation in built design.</p>
	<p>AO3.3</p> <p>Fences or walls along all street frontages are:</p> <p>(a) a maximum of 1.8m above ground level and are at least 50% transparent; or</p> <p>(b) if the fence is not at least 50% transparent, has a maximum height of 1.2m above ground level.</p>	<p>Not Applicable</p> <p>No front fence or wall is proposed along the street frontage.</p>

Performance outcomes	Acceptable outcomes	Responses
	<p>And</p> <p>AO3.4</p> <p>Car parking is not located between the buildings and the street frontage/s.</p>	<p>Complies with PO3</p> <p>The proposed development would provide four car parking spaces, in between the dwellings and Howard Street frontage. Due to the shape of the site, the existing structures, and position on the corner of Howard and John Street there is limited scope to have the car parking areas behind or to the side of the proposed development.</p> <p>However, it is considered that the proposed car parking areas are compliant with the performance outcome. There are other examples of carports within the front setback of other development in the area, particularly development located on John and May Street and the space provided between the carports would be adequate to facilitate landscaping to soften the impact of the development.</p>
<p>PO4</p> <p>Effective landscaping is employed to provide an attractive presentation to the street.</p>	<p>No Acceptable Outcome specified.</p>	<p>Able to comply with PO4</p> <p>Landscaping can be provided in accordance with a condition of approval.</p>
<p>PO5</p> <p>Safe and efficient vehicle movements are facilitated.</p>	<p>No Acceptable Outcome specified.</p>	<p>Complies with PO5</p> <p>Vehicle movements would be direct to Howard Street in accordance with Council's requirements.</p>
<p>PO6</p> <p>Waste material is stored so as not to be unsightly and so as to be conveniently collected.</p>	<p>No Acceptable Outcome specified.</p>	<p>Complies with PO6</p> <p>Waste material would be stored in a sightly manner at each individual dwelling and be able to be collected through regular curbside</p>

Performance outcomes	Acceptable outcomes	Responses
		garbage collection.
Acid Sulphate Soils		
<p>PO7 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulphate soil by:</p> <p>(a) Avoiding disturbance of such areas; or</p> <p>(b) Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and</p> <p>(c) Treating and managing surface and groundwater flows from areas of acid sulphate soils to minimise</p> <p>(d) environmental harm.</p>	<p>AO7.1 No potential or actual acid sulphate soils are disturbed as part of the development.</p> <p>And</p>	<p>Not Applicable Subject land is at or above 20m AHD.</p>
	<p>AO7.2 Where the proposal disturbs soil below 5m AHD or 500m³ or more of soil, the impacts are appropriately managed.</p>	<p>Not Applicable Subject land is at or above 20m AHD.</p>
Pest Management		
<p>PO8 Movement of State declared or environmental pest plants and pest animals is prevented by:</p> <p>(a) not introducing any new declared or environmental pest plants or animals onto the property; and</p> <p>(b) not allowing seed or plant parts of declared or environmental pest plants to leave the property.</p>	<p>No Acceptable Outcome specified</p>	<p>Able to comply with PO8 The prevention of pest species being introduced to the area can be managed as a part of the development in accordance with a condition of approval.</p>

9.3.3 Residential use code

9.3.3.1 Application

This code applies to a material change of use for the following land uses:

- (a) Caretakers accommodation
- (b) Dual occupancy
- (c) Dwelling house
- (d) Multiple dwelling
- (e) Non-resident workforce accommodation
- (f) Retirement facility
- (g) Short-term accommodation
- (h) Relocatable home park
- (i) Tourist park

9.3.3.2 Purpose

- (1) The purpose of the Residential development code is to facilitate a high standard of design and amenity for all residential development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Buildings are designed and located to ensure the amenity of future residents and sensitive uses on adjoining premises are protected and enhanced.

9.3.3.3 Criteria for assessment

Table 9.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Responses
Section 1 - For accepted and assessable development		
Scale of use		
PO1 The site has adequate area to accommodate	AO1.1 Development for Multiple Dwellings occurs on a	Complies with AO1.1 The subject site has a land area of 1,012m ² and

Performance outcomes	Acceptable outcomes	Responses
buildings and structures, car parking, landscaping and communal and private open space.	site with the following minimum dimensions; (a) a site area of 800m ² ; and (b) a primary street frontage of 20m. And	a frontage of approximately 71 metres.
	AO1.2 Development for Dual Occupancy occurs on a site with the following minimum dimensions; (a) a site area of 800m ² where serviced by reticulated sewerage; or (b) a site area of 1000m ² where not serviced by reticulated sewerage. And	Not Applicable Proposal is for a multi dwelling.
	AO1.3 Development for a Relocatable home park or Tourist park occurs on a site; (a) with access to a sealed road of minimum 20m reserve width; (b) with a minimum area of 1ha; and (c) is well drained and flood free.	Not Applicable Development is not for a relocatable home park or Tourist Park
Caretaker's accommodation		
PO2 The scale of the caretaker's accommodation is limited to meeting the caretaking function on the site.	AO2.1 Only one caretaker's accommodation is established on the site and does not exceed 150m ² of gross floor area.	Not Applicable, No Caretakers accommodation is proposed.

Performance outcomes	Acceptable outcomes	Responses
Secondary dwellings		
<p>PO3</p> <p>The secondary dwelling is subservient to the primary use of the existing Dwelling House on site.</p>	<p>AO3.1</p> <p>For a Dwelling House, no more than one secondary dwelling is provided on site and:</p> <p>(a) is directly connected to the Dwelling House;</p> <p>(b) does not exceed 50% of the gross floor area of the Dwelling House;</p> <p>(c) is for the exclusive use of a direct relative of the owner or occupier of the lot.</p>	<p>Not Applicable</p> <p>No secondary dwelling is proposed.</p>
Non-resident workforce accommodation		
<p>PO4</p> <p>Non-resident workforce accommodation is for the sole purpose of housing workers (including live-in housekeepers and home tutors) genuinely required for a remote business or farming operation.</p>	<p>AO4.1</p> <p>Accommodation is provided on the same site as the place of employment of the non-resident workforce.</p>	<p>Not Applicable</p> <p>This application is not associated with Non-resident workforce accommodation.</p>
<p>PO5</p> <p>The site is remote from alternative sources of accommodation, or insufficient accommodation is available locally to serve the needs of the non-resident workforce</p>	<p>No Acceptable Outcome specified.</p>	<p>Not Applicable</p> <p>This application is not associated with Non-resident workforce accommodation.</p>
<p>PO6</p> <p>Air conditioning units and plant are;</p> <p>(a) not obtrusive when viewed from the public street; and</p>	<p>No Acceptable Outcome specified.</p>	<p>Not Applicable</p> <p>This application is not associated with Non-resident workforce accommodation.</p>

Performance outcomes	Acceptable outcomes	Responses
(b) are acoustically screened where located in proximity to other dwellings.		
<p>PO7</p> <p>Designated areas are provided for the recreational needs of non- resident workers.</p>	<p>AO7.1</p> <p>A minimum area of 25m² recreational space is provided for each accommodation unit.</p> <p>Note: Recreational open space may be provided as one area to service multiple units.</p>	<p>Not Applicable</p> <p>This application is not associated with Non-resident workforce accommodation.</p>
<p>PO8</p> <p>Development mitigates against the impacts of spray drift on non-resident workforce accommodation.</p>	<p>AO8.1</p> <p>A minimum 40m vegetated buffer is provided between the accommodation units and irrigated crops.</p>	<p>Not Applicable</p> <p>This application is not associated with Non-resident workforce accommodation.</p>
<p>PO9</p> <p>Development is of a scale and character that does not detract from the character or amenity of the area.</p>	<p>No Acceptable Outcome specified.</p>	<p>Not Applicable</p> <p>This application is not associated with Non-resident workforce accommodation.</p>
Relocatable home park or Tourist park		
<p>PO10</p> <p>Individual sites have adequate area for the comfort of guests and maintain adequate separation between individual sites and facilities to provide privacy and comfort to guests.</p>	<p>AO10.1</p> <p>Minimum individual area for sites area as follows:</p> <ul style="list-style-type: none"> (a) Caravan 90m² (b) Campervan 60m² (c) Tent 60m² (d) Relocatable home 120m² (e) Cabin 120m² <p>And</p>	<p>Not Applicable</p> <p>This application is not associated with a Relocatable home park or Tourist park.</p>

Performance outcomes	Acceptable outcomes	Responses
	<p>AO10.2</p> <p>The following separation distances are maintained;</p> <p>(a) 3m between caravans, campervans, tents, relocatable homes or cabins;</p> <p>(b) 6m between any accommodation type and the amenities or ablution building.</p>	<p>Not Applicable</p> <p>This application is not associated with a Relocatable home park or Tourist park.</p>
<p>PO11</p> <p>Safe and efficient vehicle movements are facilitated both on site and on adjoining public streets.</p>	<p>AO11.1</p> <p>Vehicle access and manoeuvring for a Relocatable home park or Tourist park;</p> <p>(a) Allows vehicles towing caravans are able to enter and exit the site in a forward gear; and</p> <p>(b) Provides a parking space for guest check-in/check-out entirely on site and adjacent to the office or Caretaker's Residence.</p>	<p>Not Applicable</p> <p>This application is not associated with a Relocatable home park or Tourist park.</p>
<p>PO12</p> <p>Landscaping;</p> <p>(a) Provides a pleasant visual presentation to the street frontage;</p> <p>(b) Reduces the impacts on adjoining properties through extensive use of boundary plantings;</p> <p>(c) Makes use of (and/or supplements) existing native vegetation wherever possible; and</p> <p>(d) Provides shade to guests.</p>	<p>AO12.1</p> <p>The following landscaping is provided to the standard nominated in the Landscaping Planning Scheme Policy;</p> <p>(a) Minimum 6m width (excluding vehicle access and egress points) is provided along the street frontage;</p> <p>(b) Minimum 3m wide strip is provided along all other boundaries.</p>	<p>Not Applicable</p> <p>This application is not associated with a Relocatable home park or Tourist park.</p>
<p>Open Space</p>		

Performance outcomes	Acceptable outcomes	Responses
<p>PO13</p> <p>Private and communal open space is sufficient to meet the needs of residents and their guests</p>	<p>AO13.1</p> <p>For Rooming Accommodation or Short Term Accommodation development, a minimum of;</p> <ul style="list-style-type: none"> (a) 35% of the site area (not including driveways, parking and service areas) is provided for private open space; (b) 50m² is provided in one whole area with a minimum dimension of 5m. <p>And</p>	<p>Not Applicable</p> <p>The proposal is for multi dwelling development.</p>
	<p>AO13.2</p> <p>For Multiple Dwelling or a Retirement Facility development, private open space is provided for each dwelling located wholly or partly on the ground floor storey, at the following rates;</p> <ul style="list-style-type: none"> (a) 30m² for each one bedroom dwelling; (b) 40m² for each two bedroom dwelling; (c) 50m² for each three or more bedroom dwellings. <p>And</p>	<p>Complies with PO13</p> <p>Each dwelling is to be provided with approximately 30m² of private open space. The open space would be located to the side and rear of each dwelling.</p>
	<p>AO13.3</p> <p>For Multiple Dwelling or Retirement Facility development, each dwelling located wholly above the ground floor storey is provided with a balcony with a minimum area of 8m² and a minimum dimension of 2m.</p> <p>And</p>	<p>Not Applicable</p> <p>The proposed multi dwelling development is single storey.</p>
	<p>AO13.4</p>	<p>Complies with PO13</p>

Performance outcomes	Acceptable outcomes	Responses
	<p>Each dwelling unit has a minimum 60m² of private open space accessible only from that dwelling and for the sole use of occupants of that dwelling.</p> <p>And</p>	<p>Each dwelling is to be provided with approximately 30m² of private open space. The open space would be located to the side and rear of each dwelling.</p>
	<p>AO13.5</p> <p>For a Relocatable home park or Tourist park, a minimum of 75 of the site area (exclusive of boundary setback landscaping) is provided for communal open space and recreation. Such space has a length to width ratio no greater than 1:3.</p>	<p>Not Applicable</p> <p>This application is not associated with a Relocatable home park or Tourist park.</p>
Section 2 - For assessable development		
Amenity		
<p>PO14</p> <p>Development is designed to protect the amenity of sensitive land uses on adjoining premises and future residents of the site.</p>	<p>AO14.1</p> <p>The following is prepared to demonstrate there will be no overlooking or loss of privacy on adjoining premises;</p> <p>(a) A Site Analysis Plan showing;</p> <ul style="list-style-type: none"> i. The orientation, vegetation, topography, overland flow paths and infrastructure on the subject site; and ii. The adjoining premises, including the location and height of buildings and structures, habitable rooms and private open space; and <p>(b) A Site Plan showing;</p> <ul style="list-style-type: none"> i. the location and height of proposed 	<p>Complies with PO14.</p> <p>Based on the provided site plan and a desktop inspection of the surrounding areas it is unlikely the proposal would have a significant impact on the amenity of adjoining premises. The site directly to the south, Number 16 John Street is only improved with a shed to the rear of the site. Additionally, The surrounding sites that do feature dwellings are all provide setbacks between the existing dwellings and the subject sites.</p>

Performance outcomes	Acceptable outcomes	Responses
	<p>buildings, structures, habitable rooms and private open space; and</p> <p>ii. the location and height of buildings and structures, habitable rooms and private open space on adjoining premises.</p>	

9.4.2 Parking and access code

9.4.2.1 Application

This code applies to assessing material change of use and reconfiguring a lot development identified in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.2.2 Purpose

- (1) The purpose of the Transport, parking and access code is to ensure transport, access and car parking is safe, efficient and convenient.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The amount of parking provided for a particular land use is sufficient to meet the parking needs for that use;
 - (b) Parking and manoeuvring areas, passenger setdown/pickup areas and goods loading/unloading facilities are provided in a safe and efficient manner; and
 - (c) Access arrangements do not compromise the safety and efficiency of the transport network.

9.4.2.3 Criteria for assessment

Table 9.7—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Response
Car parking provision		
PO1 Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AO1.1 Car parking for the land uses listed in the table in Schedule 1 of this code is provided as per that table	Complies with AO1.1 The proposal provides a total of 5 car spaces consistent with Schedule 1 of this Code. 4 car parking spaces located in covered carports fronting Howard. A fifth car park to be used by visitors would be placed on the east side of unit 1.
Car parking location		
PO2 On-site car parking areas are conveniently located, easily accessible, attractive and safe to	AO2.1 For residential uses, short-term visitor parking is provided at the front of the site, with direct	Complies with AO2.1 Visitor parking is to be provided through the car parking space to the east of unit 1, it would have

Performance outcomes	Acceptable outcomes	Response
use.	access to the building entry.	access to each of the proposed dwellings.
Access		
<p>PO3</p> <p>Access points are located to operate efficiently and safely and minimise conflicts considering the:</p> <ul style="list-style-type: none"> (a) Amount and type of vehicular traffic; (b) Type of use and road traffic conditions; (c) Nature and extent of future street or intersection improvements; (d) Current and future on street parking; and (e) Available sight distances. 	<p>AO3.1</p> <p>The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i>.</p>	<p>Able to comply with AO3.1</p> <p>Access to each car space would be able to be constructed in accordance with the applicable Standard.</p>
Design and layout		
<p>PO4</p> <p>Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.</p>	<p>AO4.1</p> <p>The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i>.</p> <p>And</p>	<p>Complies with AO4.1</p> <p>The design and layout of carparking spaces is to be in accordance with AS 2890.1.</p>
	<p>AO4.2</p> <p>Car parking spaces are line marked</p>	<p>Complies with PO4</p> <p>The car parking arrangement is clearly evident and does not require line marking.</p>

Performance outcomes	Acceptable outcomes	Response
<p>PO5</p> <p>Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.</p>	<p>AO5.1</p> <p>Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> and meet the minimum design requirements for the service vehicle specified in Schedule 2 of this code.</p>	<p>Not Applicable</p> <p>No service vehicles or loading areas would be required under normal occupation</p>
<p>PO6</p> <p>Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.</p>	<p>AO6.1</p> <p>The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 <i>Parking Facilities – Off-street Carparking</i>.</p> <p>And</p>	<p>Not Applicable</p> <p>No disabled car spaces are required for this proposal.</p>
	<p>AO6.2</p> <p>Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 <i>Design for access and mobility – General requirements for access – New building work</i>.</p> <p>And</p>	<p>Not Applicable</p> <p>No disabled car spaces are required for this proposal.</p>
	<p>AO6.3</p> <p>Disabled parking is directly accessible from the entrance of the premises.</p> <p>And</p>	<p>Not Applicable</p> <p>No disabled car spaces are required for this proposal.</p>
	<p>AO6.4</p> <p>Disabled parking is clearly identified via signage</p>	<p>Not Applicable</p> <p>No disabled car spaces are required for this</p>

Performance outcomes	Acceptable outcomes	Response
	and/or line marking.	proposal.

Schedule 1—Vehicle parking and service vehicle requirements

Use	Minimum Number of Car Parking Spaces
Caretaker's Accommodation	1 space.
Child Care Centre	1 space per 10 children plus 1 space per full time staff member and an additional minimum of 3 spaces to be used for the setting down and picking up of children.
Dual Occupancy	2 covered spaces.
Dwelling House	1 covered space.
Food & Drink Outlet	1 space per 50 m ² of GFA.
Hazardous, Noxious or Offensive Industry	1 space per 100 m ² of total use area.
Health Care services	1 space per 50 m ² of GFA.
Home Based Business	1 space for the occupants plus 1 client space – total of 2 spaces.
Home Based Business (for Bed and Breakfast)	1 space for the permanent residents, plus 1 additional space for each bedroom used for guest accommodation.
Hotel	1 space per accommodation unit plus 1 space per 30 m ² of GFA for the remaining building.
Industry (all)	1 space per 100 m ² of total use area.
Multiple Dwelling	1.2 spaces per dwelling unit.
Office	1 space per 50 m ² of GFA.

Relocatable home park Tourist Park Nature based tourism	1 space for each caravan, cabin and tent site plus one visitor space for each 10 sites.
Roadside Stall	1 space for every 30m ² of GFA.
Rooming accommodation	1 space per two rooms or part thereof.
Service Station	4 spaces plus one space per 50 m ² of GFA for any restaurant or shop component.
Shop; or Adult shop	(a) Where less than 200m ² GFA) (b) 1 space per 20 m ² of GFA. otherwise (c) 1 space per 50 m ² of GFA.
Short Term Accommodation	1 space per unit and 1 additional staff space for each 20 beds, plus (if the development includes a Restaurant open to the general public) 1 space per 50 m ² of dining area.
The following uses: (a) Club (b) Function facility (c) Indoor sport & recreation (d) Nightclub entertainment facility (e) Theatre	1 space per 50m ² of GFA.
Transport Depot	1 space per 200 m ² of site area.
Veterinary Services	1 space per 50 m ² of total use area.

Warehouse	1 space per 100 m ² of total use area.
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Schedule 2—Vehicle parking and service vehicle requirements

Minimum Service Provisions	Width	Length	Vertical Clearance
Small rigid vehicle	3.5 m	7.0 m	3.5 m
Heavy rigid vehicle	3.5 m	11.5 m	4.5 m

9.4.3 Works, services and infrastructure code

9.4.3.1 Application

This code applies to material change of use, reconfiguring a lot and operational work development were identified as code or impact assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.3.2 Purpose

- (1) The purpose of this code is to ensure development is provided with the range of infrastructure services expected by the community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is designed and constructed to a suitable standard;
 - (b) Works, services and infrastructure do not cause environmental degradation or increase the risk of natural hazards; and
 - (c) Development is designed, constructed and managed to avoid or minimise impacts on receiving waters.

9.4.3.3 Criteria for assessment

Table 9.4—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Responses
Infrastructure services		
PO1 An adequate, safe and reliable supply of potable and general use water is provided.	AO1.1 If the site is located within Council’s reticulated water area, as identified on an OM7 – Infrastructure Services Overlay Map , the site must be connected to Council’s reticulated water supply system in accordance with Section D6 of the Development Manual Planning Scheme Policy. And	Complies with AO1.1 The multi dwelling development will be connected to Council’s reticulated water supply network in accordance with Council’s requirements.
	AO1.2 If the site is not located within Council’s reticulated water area as identified on OM7 – Infrastructure Services Overlay Map , rainwater tanks of minimum capacity 50,000 litres must be installed for each residential dwelling unit.	Not Applicable Subject sites are located within Council’s reticulated water area.

Performance outcomes	Acceptable outcomes	Responses
<p>PO2</p> <p>Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the effluent disposal system or as a result of the cumulative effect of systems in the locality.</p>	<p>AO2.1</p> <p>If the site is located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council's reticulated sewerage network in accordance with Section D7 of the Development Manual Planning Scheme Policy.</p> <p>And</p>	<p>Complies with AO2.2</p> <p>The multi dwelling development will be connected to Council's reticulated sewerage in accordance with Council's requirements.</p>
	<p>AO2.2</p> <p>If the site is not located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, an on-site sewerage treatment facility must be installed.</p>	<p>Not Applicable</p> <p>The subject site is located within Council's reticulated sewerage area.</p>
<p>PO3</p> <p>Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.</p>	<p>AO3.1</p> <p>A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy.</p>	<p>Complies with AO3.1</p> <p>The proposal will provide drainage in accordance with the Development Manual.</p>
<p>PO4</p> <p>Land is provided with a reliable electricity supply.</p>	<p>AO4.1</p> <p>Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy.</p>	<p>Complies with AO4.1</p> <p>Electricity supply will be provided in accordance with Council's and Ergon's requirements.</p>
<p>PO5</p> <p>The road to the frontage of the site must be constructed to provide for the safe and efficient movement of:</p> <p>(a) Vehicles on the road adjacent to the site;</p> <p>(b) Vehicles to and from the site;</p> <p>(c) Pedestrians and cyclists adjacent to the site; and Pedestrians and cyclists to and from the site.</p>	<p>AO5.1</p> <p>The road to the frontage of the site is constructed in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.</p> <p>And</p>	<p>Complies with AO5.1</p> <p>It appears that the Howard St frontage has been constructed to Council's required standard.</p>
	<p>AO5.2</p> <p>Vehicle crossover/s are constructed to provide access to the site in accordance with Sections D1 and D3 of</p>	<p>Complies with AO5.2</p> <p>Vehicle crossover/s for the unit development would be constructed in accordance with the Development</p>

Performance outcomes	Acceptable outcomes	Responses
	the Development Manual Planning Scheme Policy.	Manual.
<p>PO6</p> <p>Works associated with a Material Change of Use or Operational Work must not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6.1</p> <p>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 Development Manual Planning Scheme Policy.</p>	<p>Complies with AO6.1</p> <p>Any works on public utility mains, services and installations shall be undertaken so that the service infrastructure continues to function and satisfy the relevant Design Guidelines set out in Section D8 of the Development Manual Planning Scheme Policy.</p>
Filling and excavation		
<p>PO7</p> <p>Filling and excavation does not result in the instability of a site or adjacent land.</p>	<p>AO7.1</p> <p>Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level)</p> <p>And</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
	<p>AO7.2</p> <p>Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height</p> <p>And</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
	<p>AO7.3</p> <p>Filling and excavation does not occur within 2m of the site boundary.</p> <p>And</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
	<p>AO7.4</p> <p>Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1month.</p> <p>And</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
	<p>AO7.5</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	Responses
	Filling and excavation works comply with Australian Standard – AS 3798 <i>Guidelines on Earthworks for Commercial and Residential Development</i> as set out in Section D2 in the Development Manual Planning Scheme Policy.	No substantial filling or excavation is required as a part of this development.
<p>PO8</p> <p>Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.</p>	<p>AO8.1</p> <p>Filling and excavation does not result in the ponding of water on the site or adjacent land.</p> <p>And</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
	<p>AO8.2</p> <p>Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor.</p> <p>And</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
	<p>AO8.3</p> <p>Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths.</p> <p>And</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
	<p>AO8.4</p> <p>Filling and excavation complies with the specifications set out in Section D2 – D7 of the Development Manual Planning Scheme Policy.</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
<p>PO9</p> <p>Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>AO9.1</p> <p>Water quality complies with Section D5 of the Development Manual Planning Scheme Policy.</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
<p>PO10</p> <p>Filling and excavation is carried out so that the visual</p>	<p>No Acceptable Solution specified.</p>	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a</p>

Performance outcomes	Acceptable outcomes	Responses
amenity of the area and the privacy of adjoining properties are not compromised.		part of this development.
<p>PO11</p> <p>Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.</p>	<p>AO11.1</p> <p>Filling and excavation and associated site works and construction activity are carried out as follows:</p> <ul style="list-style-type: none"> (a) Construction activity is timed to avoid periods of high rainfall; (b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; (c) Erosion/sediment control barriers/fences and drains are installed and maintained; (d) Hydro-mulching or similar treatment is applied to newly disturbed areas; and (e) Revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least months. 	<p>Not Applicable</p> <p>No substantial filling or excavation is required as a part of this development.</p>
Major electricity infrastructure and buffers		
<p>PO12</p> <p>Development involving a sensitive land use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO12.1</p> <p>Sensitive land uses maintain the following separation distances from Major Electrical Infrastructure or Electricity Substation shown on OM7 – Infrastructure Overlay Map:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; or (b) 30m for transmission lines (c) between 133 kilovolts and 275 kilovolts; or (d) 40 m for transmission lines exceeding 275 kilovolts. 	<p>Complies with AO12.1</p> <p>The development is not located within close proximity to major electricity infrastructure.</p>

Performance outcomes	Acceptable outcomes	Responses
<p>PO13</p> <p>Major electricity infrastructure on private land is included in an easement.</p>	<p>AO13.1</p> <p>Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.</p>	<p>Not Applicable</p> <p>No major electricity infrastructure is proposed and/or exists on the land.</p>
<p>Fire services in developments accessed by common private title</p>		
<p>PO14</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO14.1</p> <p>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 should be situated above or below ground.</p>	<p>Not Applicable</p> <p>No common private title is proposed.</p>
	<p>AO14.2</p> <p>Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be 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.</p>	<p>Not Applicable</p> <p>No common private title is proposed.</p>
<p>PO15</p> <p>Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p>AO15.1</p> <p>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.</p>	<p>Not Applicable</p> <p>No common private title is proposed.</p>
<p>PO16</p> <p>Hydrants are suitably identified so that fire services can locate them at all hours.</p>	<p>AO16.1</p> <p>Hydrants are identified as specified in the 'Traffic and Road Use Management Manual, Volume 1: Guide to traffic management, Part 10: Traffic Control and Communication Devices, section 6.7.2-1 Fire hydrant</p>	<p>Not Applicable</p> <p>No common private title is proposed.</p>

Performance outcomes	Acceptable outcomes	Responses
	indication system' available on the Department of Transport and Main Roads Website http://www.tmr.qld.gov.au/business-industry/Technical-standardspublications/Traffic-and-Road-Use-Management-manual/Volume-1.aspx	