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) (*individual or company full name*)	Steven McFadyen C/- JB Serisier Surveyors
Contact name *(only applicable for companies)*	Lauren McVicar
Postal address *(P.O. Box or street address)*	PO Box 540
Suburb	Pialba
State	QLD
Postcode	4655
Country	Australia
Contact number	(07) 4124 7054
Email address *(non-mandatory)*	surveying@cullenc.com.au / lauren@cullenc.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	S230528

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (a*ll 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
		1-5	Olympia Street	Mundubbera
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4626	21	M5860	North Burnett Regional 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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Three (3) donga style buildings providing an additional nine (9) accommodation rooms at the existing caravan park

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Three (3) donga style buildings providing an additional nine (9) accommodation rooms at the existing caravan park	"Rooming accommodation"	Three (3) buildings Nine (9) rooms	46m^2
The continuing use of the existing caravan park	"Tourist park"		

8.2) Does the proposed use involve the use of existing buildings on the premises?
☒ Yes
☐ No

Division 2 – Reconfiguring a lot

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

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

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

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

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

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
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
North Burnett Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application

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

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

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

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

Environmental offsets

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

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

☒ No

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

Koala 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 Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

DA templates are available from 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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (*see 21*)	☐ Yes ☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: | Reference number(s):

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

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

JB SERISIER SURVEYORS

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Spatial Scientist
Cadastral Surveyor
Scott Archbold:
Registered Surveyor

Our Ref: S230528

4th August 2023

Assessment Manager
The Chief Executive Officer
North Burnett Regional Council
PO Box 390
GAYNDAH QLD 4625

ATTENTION: Development Assessment Team

Dear Sir/Madam,

Re: Lodgement of Development Application- Material Change of Use – "Rooming accommodation" at 1-5 Olympia Street, Mundubbera QLD 4626 (Lot 21 on M5860)

On behalf of our client, Steven McFadyen, we request assessment of the accompanying Development Application and provide the following supporting documentation: -

- Completed DA Form 1 and Owner's Consent;
- Town Planning Report and Associated Appendices; and
- Client will pay by EFT and will require an invoice

We trust the above information is sufficient for your purposes and request that you contact Lauren McVicar if you require any further details or clarification.

Yours faithfully
JB Serisier Surveyors

Lauren McVicar
Town Planner

[Enc] As Above
Cc – Steven McFadyen – stevenmcfadyen01@gmail.com

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Cadastral Surveyor

Scott Archbold:
Registered Surveyor

Town Planning Report

CODE ASSESSABLE APPLICATION

For

MATERIAL CHANGE OF USE "ROOMING ACCOMMODATION" (NINE (9) ADDITIONAL ROOMS)

For

1-5 Olympia Street, Mundubbera QLD 4626

Described as

Lot 21 on M5860

Prepared for

Steven McFadyen

By

JB Serisier Surveyors & Planners

Our Ref: S230528

August 2023

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- Higher Density Residential Code
- Infrastructure and Operational Work Code

1.0 EXECUTIVE SUMMARY

This report is for a code assessable development application seeking a Development Permit for a Material Change of Use – "Rooming accommodation" (Nine (9) additional rooms), and the continuing existing caravan park use of a "Tourist park".

It is the intention that these rooms will provide accommodation for farm workers employed on farms in the area, therefore creating a positive contribution to the region's economic growth. It is considered that this development will not create any significant issues or impact negatively on the adjoining land uses. Furthermore, it is considered that this development will not result in a loss of amenity or character for the adjoining residences.

Therefore, it is considered that this development is generally consistent with the surrounding land use of the area and will not have any significant impact on the character of the surrounding area. Furthermore, it will not impose any constraints on the future potential development on the subject site.

2.0 PROPOSAL

This report has been prepared for Steven McFadyen to accompany an application to the North Burnett Regional Council for a Material Change of Use – "Rooming accommodation" (Nine (9) additional rooms), and the continuing existing caravan park use of a "Tourist park". The purpose of this report is to obtain approval from Council for the proposed additional accommodation as shown on the Proposal Plans. Refer to ***Appendix A – Proposal Plans.***

The subject site is located at 1-5 Olympia Street, Mundubbera, and is formally described as Lot 21 on M5860. The subject site is located in the General Residential Zone and is currently developed with a caravan park (The Big Mandarin Caravan Park). The proposed rooming accommodation involves placing three (3) donga style buildings on the site, to provide nine (9) additional accommodation rooms (three (3) rooms per building) at the caravan park.

The donga buildings are already on site, however they need to be moved into position (as per the site plan provided in ***Appendix A***) and they are currently not being used until such a time as all required approvals have been obtained.

The photos below have been provided by the client to show the rooms.

Figures 1 & 2

Figures 3 & 4

Figures 5 & 6

Figures 7 & 8

Figures 9 & 10

It is the intention that these rooms will provide accommodation for farm workers employed on farms in the area. These rooms are not self-contained, as they only include a fridge for guests to store their food but are provided with an individual bathroom for each accommodation room. There is also a verandah/deck area provided on the front of all three (3) buildings. The guests will utilise the shared camp kitchen facilities on site to cook their food, and the shared recreational facilities on site would also be available for guests to use. All of these shared facilities are identified on the site plan provided in ***Appendix A***.

It is also noted that parts of the subject site are mapped within a flood hazard area. The positioning of the accommodation buildings adjacent to the site's western boundary has ensured that they will be outside the mapped flood areas. To determine the flood heights over the subject site, JB Serisier Surveyors carried out a flood level survey for the site and provided a report identifying the levels on site for where the dongas will be placed. A copy of this flood heights report is provided in ***Appendix F.***

The subject site is connected to Council's reticulated water and sewerage networks, and the accommodation rooms will be connected to these services. With regards to connections to electricity and telecommunications networks, the site has existing connections, and the accommodation rooms will be connected to these networks.

The subject site has frontage to Wilson Avenue, Strathdee Street, Landy Street, Anne Street and Olympia Street. There is an existing vehicle access for the site to Olympia Street, which is the main access for the existing caravan park. These accommodation rooms will utilise the existing access point. There are no other vehicle accesses to any of the other adjoining streets, and there are no new vehicle accesses proposed for these accommodation rooms. In relation to internal vehicle manoeuvring areas, this development will be provided with internal roadways for internal vehicle manoeuvring, with these internal roadways to be constructed to the appropriate standards. It is noted that the existing internal roadways are unsealed, and the proposed new roadways would be constructed to a similar standard ensuring that they remain trafficable in all weather conditions.

With regards to carparking, the planning scheme requirements identify that for "Rooming accommodation" 1 space per 5 beds (outside the Centre Zone) is required to be provided on site. Based on these planning scheme requirements, for the 9 beds/rooms, the following parking is required to be provided on site:

= 9 rooms ÷ 5 spaces
= 1.8 parking spaces
= 2 parking spaces

The site plan includes three (3) parking spaces on site for the rooming accommodation, however there is sufficient space available, should additional parking spaces be required.

The collection and discharge of stormwater will be appropriately managed to ensure that there are no worsening effects to adjoining properties. Furthermore, given the position of the accommodation rooms on site, it is expected that there will be no impacts from stormwater on the adjoining state-controlled road (Strathdee Street).

3.0 APPLICATION DETAILS

Application Type	**Material Change of Use – "Rooming accommodation" (Nine (9) additional rooms), and the continuing existing caravan park use of a "Tourist park"**
Level of Assessment	Code Assessment
Applicant	Steven McFadyen C/- JB Serisier Surveyors & Planners
Contact Person	Lauren McVicar C/- JB Serisier Surveyors & Planners Telephone: (07) 4124 7054 Email: surveying@cullenc.com.au / lauren@cullenc.com.au

4.0 SITE DETAILS

Street Address	1-5 Olympia Street, Mundubbera QLD 4626 Refer to ***Appendix B – Locality Plan***
Real Property Description	Lot 21 on M5860
Site Area	2.007ha (20,070m^2)
Land Use Zone	General Residential Zone
Registered Owners	The Big Mandarin Pty Ltd A.C.N. 636 480 272
Road Frontage	Wilson Avenue, Strathdee Street, Landy Street, Anne Street and Olympia Street
Existing Vegetation	There is existing vegetation on site, however none of this is significant mapped vegetation.
Existing Use and Lot Configuration	Existing caravan park – The Big Mandarin Caravan Park
Topography	Gradual fall from west to east
Surrounding Land Uses	Residential to the east (across Strathdee Street) and west, industrial to the north (across Wilson Avenue) and the Mundubbera Showgrounds to the south (across Landy Street).

5.0 STATUTORY ASSESSMENT

5.1 STATE INTEREST

5.1.1 STATE ASSESSMENT AND REFERRALS

For the proposed development, the following referral has been identified under the provisions of the *Planning Regulation 2017.*

ISSUE	STATUTORY TRIGGER	REFERRAL TYPE
State transport corridor	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1): Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection;	Concurrence

The above-mentioned referral triggers assessment against State Code 1: Development in a state-controlled road environment, of the State Development Assessment Provision (SDAP) version 3.0. Refer to ***Appendix H***.

5.1.2. STATE PLANNING POLICY 2017

For purposes of this development, we consider that a separate assessment of the proposal against the SPP is not required given that all relevant matters will be dealt with under the provisions of the planning scheme.

5.1.3. WALKABLE NEIGHBOURHOOD REGULATION

This application is not subject to assessment against the provisions of the Walkable Neighbourhood Regulation. It is not anticipated that development of this land will trigger an assessment.

5.2 RELEVANT CODES

The proposed development generally complies with the relevant codes as required when submitting this application. The subject site is located within the General Residential Zone. The proposed development will be low-key in nature and will not have any significant impact on the existing character, amenity and the land use of the surrounding residential area. Therefore, it is considered that the proposed application does not conflict with the applicable planning scheme provisions and is therefore generally consistent with the requirements as well as the intent of the zone.

The site meets the requirements for the relevant codes and will comply with provisions that the Council provides. For responses to the applicable codes, please refer to ***Appendix G***.

- Higher Density Residential Code – See ***Appendix G***
- Infrastructure and Operational Work Code – See ***Appendix G***

6.0 PRE-LODGEMENT ADVICE

Pre-lodgement advice was requested from North Burnett Regional Council for this development, and a copy of this advice is provided in ***Appendix D***.

Pre-lodgement advice was also requested from the State Assessment and Referral Agency (SARA), and a copy of this advice is provided in ***Appendix E***.

7.0 CONCLUSION

The development is for a Material Change of Use involving for "Rooming accommodation" (Nine (9) additional rooms), and the continuing existing caravan park use of a "Tourist park", and triggers referral under the *Planning Regulation 2017*.

The required level of Code Assessment has been undertaken and has demonstrated that the proposal is generally consistent with the Planning Scheme. Where there are minor inconsistencies alternative solutions have been put forward.

Therefore, based on the information presented within this report, it is submitted that the proposed development, as applied for, should be recommended for approval subject to reasonable and relevant conditions.

APPENDIX A
Proposal Plans

DISCLAIMER

1. This plan was prepared for the purpose and exclusive use of Steven McFadyento accompany an application to the North Burnett Regional Council for approval to reconfigure the land described in the plan and is not to be used for any other purpose or by any other person person or corporation. CULLEN & COUPER PTY LTD accept no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses 2 or 3 hereof.

2. The dimensions, area, size and location of utilities, improvements, flood information (if shown) and number of lots shown on this plan are approx. only and may vary.

3. This plan may not be photocopied unless this note is included.

S McFADYEN

ACN 050 842 503
JB SERISIER
SURVEYORS & PLANNERS
PH: 07 4165 4468 Email : jbs.surv@bigpond.net.au
58 Lyons Street, Mundubbera QLD 4626

Plan of Proposed MCU Lot 21 on M5864 (Additional Accommodation)

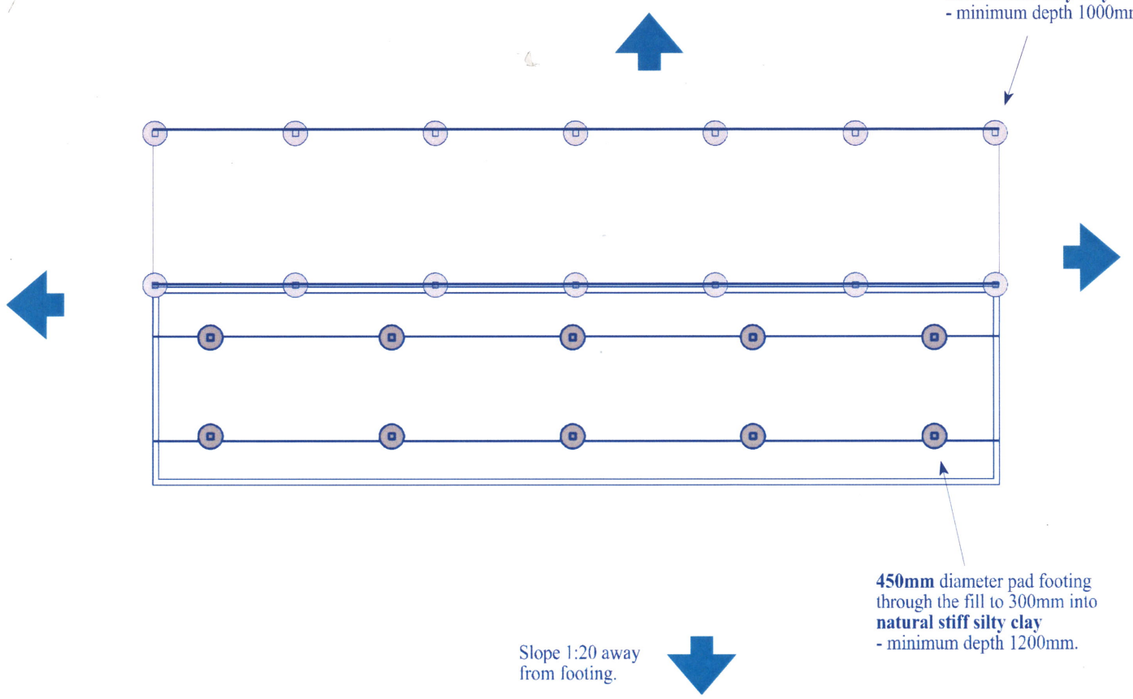
FORMAT Proposal

LOCALITY MUNDUBBERA

LOCAL GOVERNMENT North Burnett R C

MERIDIAN	DATE	SCALE	SURVEYORS REF
MGA	17/07/2023	1:750 @ A3	S230528

S230528–MCU1
DRAFT



Construction Notes - Near Level Site.
The site must be scraped to remove vegetation including grasses, trees & other organic material. Further minor scraping may be required to create a level pad.

Cut & fill batters.
Cut batters are to be 1:1.5 (1 vertical to 1.5 horizontal) & fill batters are to be 1:2 (1 v to 2 h) where the soils are clay/rock based. For sandy soils batters are to be 1:2 for cut & 1:2.5 for fill.

Drainage.
For a minimum width of 1500mm from the building perimeter the finished ground surface must slope away from the building.

Construction Notes - Footing Excavations.
Excavations must be cleaned out and inspected prior to pouring good quality concrete. Footing excavations must not be left open for more than 24 hours or less where site conditions are as indicated below. No more than 3 hours for piers exceeding 1000mm deep. Footings must be poured immediately where excavations collapse is likely or rain is likely, providing the foundation strengths are not reduced.

Temporary excavations for services - ie plumbing pipes, electical conduits, telephone wires etc. Where temporary excavations are excavated on the site, care must be taken to slope the trench bases away from the proposed dwelling so water soaking into the loose backfill to these trenches will be directed **away** from the slab and footing system. This is particularly important for S,M,H or P sites where reactive clay forms the foundation soils for the building.

All footings close to these existing or proposed temporary excavations must be supported on piers founded into strong ground at a depth which is not destabilised by the excavations - see attached sketch. Where services are supported in filled ground exceeding 300mm in depth and the fill is not fully compacted, these services must fully suspended.

Water proofing & damp proofing & termite control.
Water proofing & damp proofing to be constructed as per the Building Code of Australia. Termite control as per AS 3660 Protection of Buildings from Subterranean Termites.

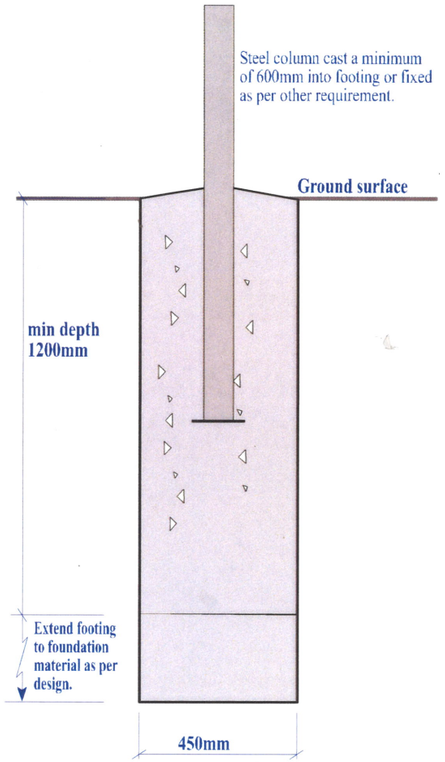
Plumbing requirements.
Penetrations through raft beams & strip footings shall be avoided but where necessary sleeved to allow for movement using lagging - lagged 40mm for E sites & 20mm for S,M & H sites. Connections of stormwater and waste drains to have flexible connection for M,H & E sites. Septic tanks and drainage areas to be located downslope and at least 5 metres away from perimeter of dwelling or any structure. Pipes to have flexible joints to exterior for M,H & E sites - all plumbing pipes and fixtures to be fully suspended from slab /footings where sites are filled.

Concrete & Reinforcement.
Concrete shall be N20 grade with 20mm nominal max aggregate size. Cure in a moist condition for 7 days. Concrete vibration is required for the beams for H & E sites. Reinforcement - all reinforcement to be continuous in all concrete members & lapped 500mm where footings/beams change type along a continuous length.
Cover - 40mm to unprotected ground & external exposure - 30mm to membrane in contact with the ground - 20mm to an internal surface
Slab mesh lap - one full panel of fabric so that the two outermost wires of one sheet overlap transverse wires of the sheet being lapped.
Trench mesh lap - all cross wires cut flush with the outer main wires - trench mesh in beams to be lapped the width of the fabric at T & L intersections - lap 500mm for splice in straight runs - lap different footing rienforcement 800mm at joins. See atteched detail for 0 - 80 degree laps.
Reinforcement bars (ie N12, N16 & N20 bars) lap - bars to be continued across the full width of the intersection for T & L & other intersections - in addition, at L intesections one corner bar with 500mm legs is required.

Report No:	W7235 de.
Client Name:	Steven Mcfadyen.
Report Date:	2 nd August 2022.
Site Address:	No 1 Anne Street, Mundubbera.

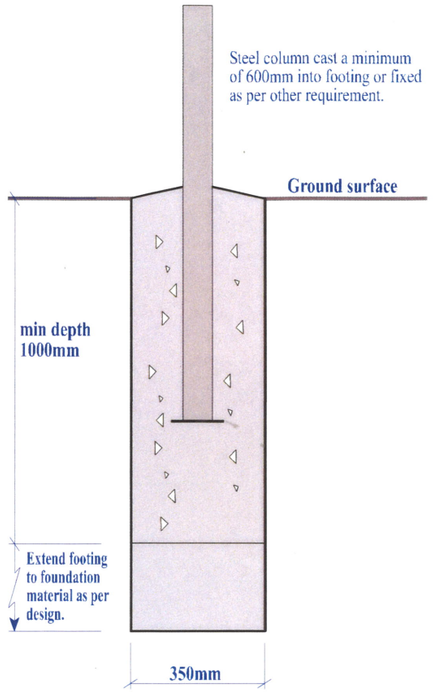
Sunrise Design Qld Pty Ltd
ABN 20 091 829 140 ACN 091 829 140
Consulting Geotechnical & Design Engineers.

Footing & Slab Design Drawing 1



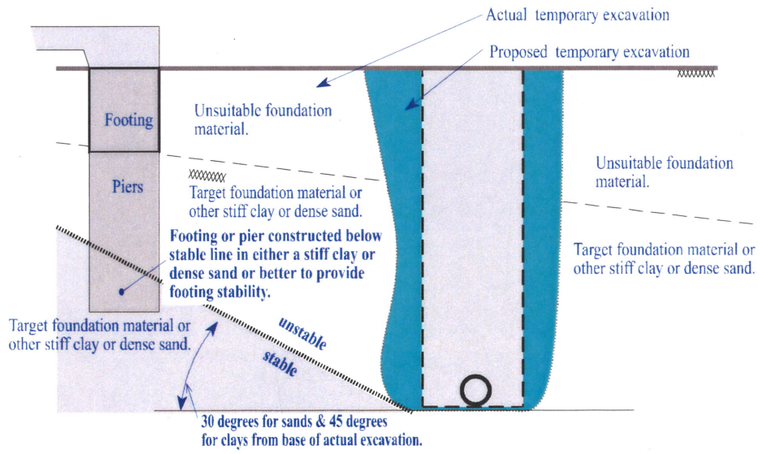
Pad Footing SHS.

Main Cabin



Pad Footing SHS.

Deck



Supporting Footings near Temporary Excavations

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Footing & Slab Design Drawing 2

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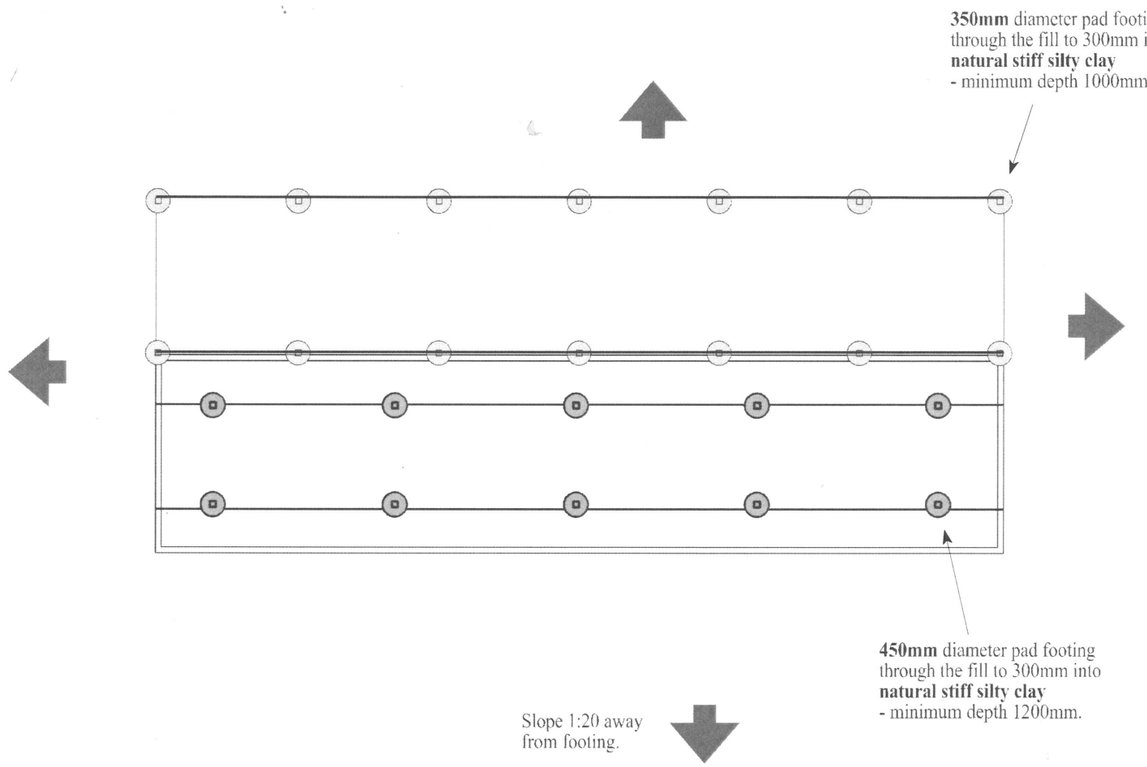

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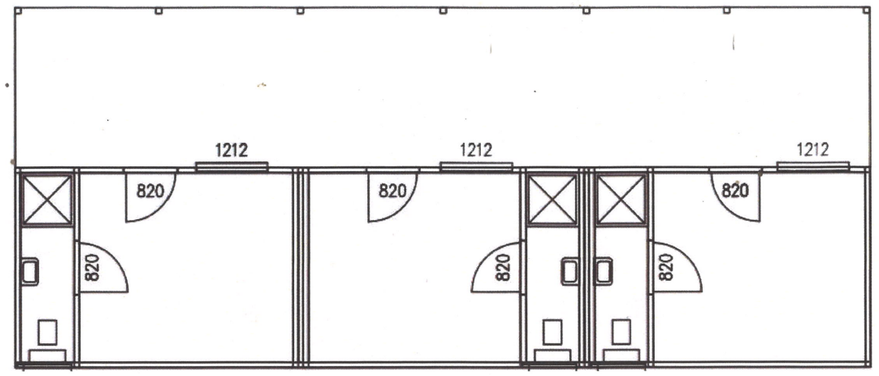
ABN 20 091 829 140 ACN 091 829 140

Footing & Slab Design Drawing 1

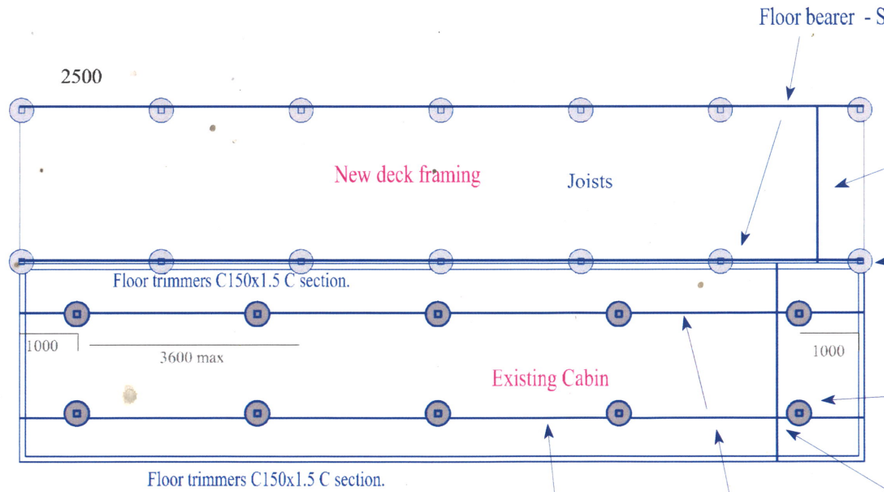


75x75x4.0 SHS columns extending to roof beams - 50mm to 75mm bondor roof sheeting - custom c section chanel to existing roof frame - fixed to existing top plate with 12 gauge screw s@ 300mm centre - External roof beam - 125x75x2RHS - 1M12 bolt to SHS - fix bondor channel to roof beam with 12 gauge screws at 300mm centres.

Existing Steel framed Cabin to N3 wind loading - External & Internal studs - 90x35x1.0mm steel C channel framing @ 450 to 600mm spacing - 90x35x1.0 C section top & bottom - punched & rivetted - K cross bracing - 100mm thick sandwich roof panelling to N3 wind loading.

A →	B ↑
Wind Load = 17 kN	Wind Load = 26 kN
Bracing = 17+ kN	Bracing = 26+ kN

Main floor bracing N3.



Floor bearer - Stratco FBE 18719.

Floor joists FJO 18212 @ 450mm centres.

Deck - 75x75 x4.0 gal steel column cast into footing - 1000mm deep x350mm (300mm into natural stiff silty clay).

MAIN FLOOR - 90x90 x3.5 gal steel column cast into footing - 1200mm deep x450mm (300mm into natural stiff silty clay).

Floor joists C150x1.2 @ 600mm centres.

310UB 32 steel bearers

Wall frame - gal steel 90x40 x 1.0mm @ 600mm centres, with steel stud K bracing & 30x0.8 GI strapping.

A →	B ↑
Wind Load = 28 kN	Wind Load = 60 kN
Bracing = 28+ kN	Bracing = 60+ kN

Sub floor bracing N3.

First floor wall & roof frame design.

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Frame Design Drawing 1 Scale ~1:100

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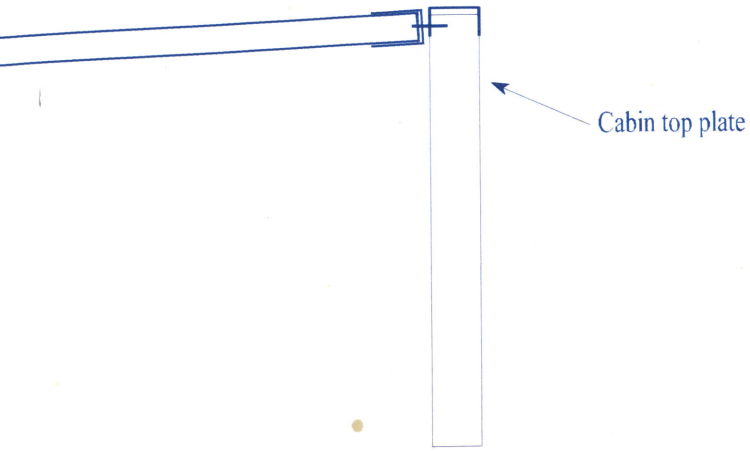

g 2 **Scale ~ 1:100**

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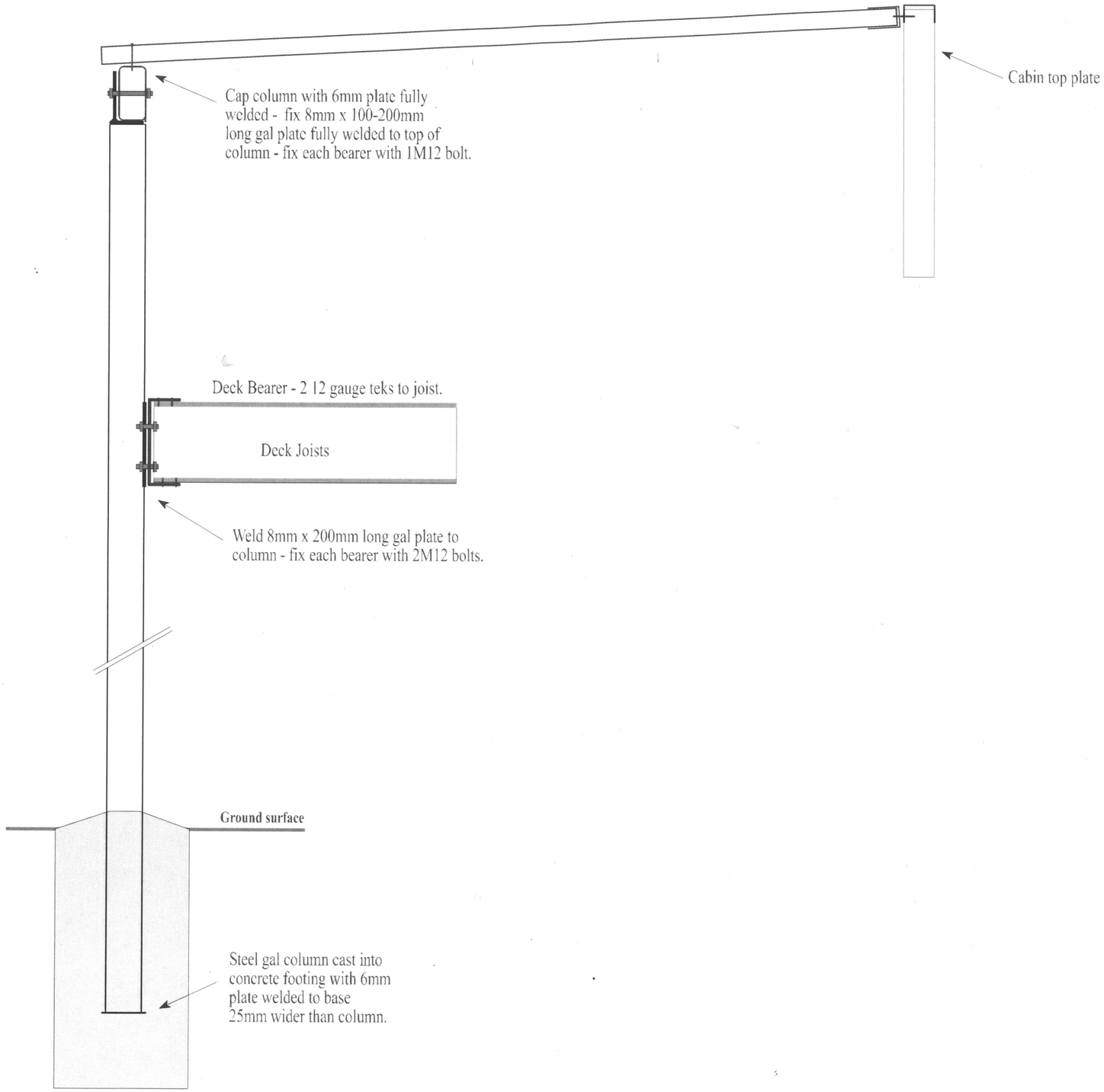

Steel column with timber beams.

Sunrise Design Qld Pty Ltd
ABN 20 091 829 140 ACN 091 829 140
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Frame Design Drawing 2 Scale ~ 1:100

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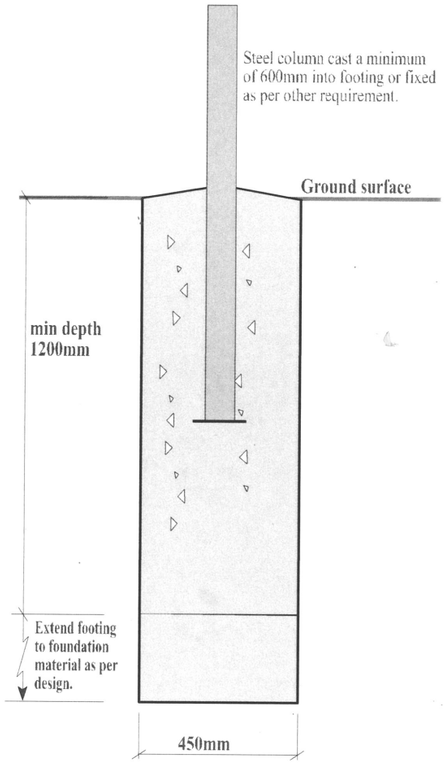
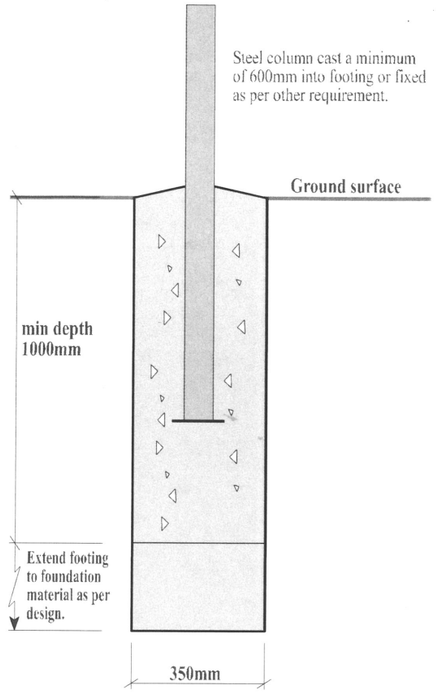


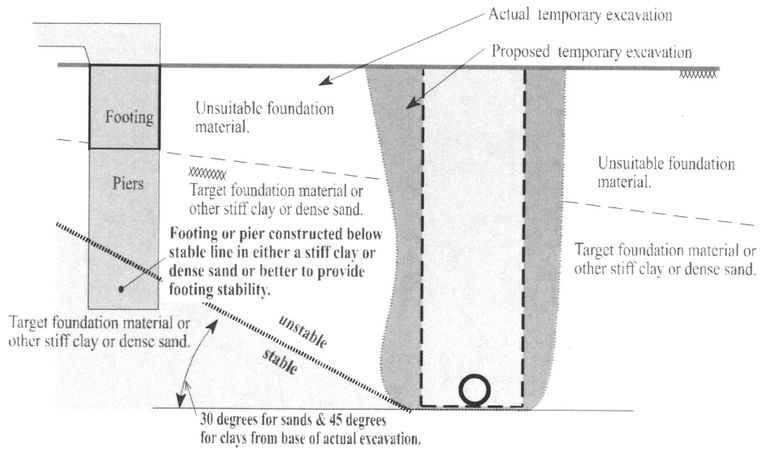
Pad Footing SHS.

Main Cabin



Pad Footing SHS.

Deck



Supporting Footings near Temporary Excavations

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Footing & Slab Design Drawing 2

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Site Address:	No 1 Anne Street, Mundubbera.

APPENDIX B
Locality Plan

(Source: QLD Globe, 2023)

APPENDIX C
Current Certificate of Title

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**18432181**	**Search Date:**	23/05/2023 14:00
Date Title Created:	22/01/1993	**Request No:**	44503190
Creating Dealing:			

ESTATE AND LAND

Estate in Fee Simple

LOT 21 CROWN PLAN M5860
Local Government: NORTH BURNETT

REGISTERED OWNER

Dealing No: 719799331 16/12/2019

THE BIG MANDARIN PTY LTD A.C.N. 636 480 272

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 18432181 (Lot 21 on CP M5860)

2. MORTGAGE No 719799333 16/12/2019 at 12:33
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005 357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ TITLES QUEENSLAND

APPENDIX D
Pre-lodgement Advice – North Burnett Regional Council

Enquiry response for additional accommodation buildings at Big Mandarin Caravan Park Mundubbera (21M5860)

Wed 22/03/2023 8:38 AM

Good afternoon Lauren

Thank you for your email enquiry of 16 March 2023 seeking prelodgement advice concerning providing additional accommodation buildings within the Big Mandarin Caravan Park, Mundubbera, on Lot 21 M5860.
We note subsequent emails within which you provided further details about the proposed accommodation buildings, particularly your views that the proposed accommodation would be 'Rooming accommodation'. The following comments are prelodgement advice only, and it may be that a thorough assessment of a formal application makes different conclusions.

You raised four specific questions—

1. Category of assessment

   The site is within the General residential zone within which the proposed 'Rooming accommodation' is code assessable provided the plot ratio does not exceed 30 per cent. A very rough calculation shows that the plot ratio of Lot 21 is well below that threshold. The two assessment benchmarks are—
   - the Higher density residential code, and
   - the Infrastructure and operational work code.

   The flood hazard overlay affects the eastern two-thirds of the site, however, since the buildings would be clear of the mapped hazard area, there is no need to assess against the overlay code.

2. Boundary clearances - The proposed boundary clearances would be acceptable.

3. Setback from the sewer line - The setback from the sewer is a matter that the Queensland Development Code MP1.4 – Building over or near relevant infrastructure. A copy of MP1.4 can be access at

https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code

4. Construction standard of internal roadways - Given that the existing internal roadways are unsealed, the Council would not require the surface to be concrete, AC, or bitumen. Roadways will be required to remain trafficable in all weather conditions.

Other matters from the codes that Council would need to consider are:

- The location and nature of shared facilities should form part of the application.
- The site contains significant trees and vegetation, including along the western boundary. The development permit is likely to condition their retention.
- A development permit is also likely to condition the construction of a solid timber screen fence along the western boundary.

The application for the proposal would be $2530.00 plus ($145.00 per cabin x 3) = $2965.00

In addition to the Council requirements the application will require referral to State Assessment Referral Agency, due to the site adjoining a state road corridor (Strathdee Street) and within 100m of two intersections with the state road corridor. As such it is recommended that you contact the Wide Bay Burnett office for the Department of State Development, Infrastructure, Local Government and Planning for their advice on your proposal. Their contact details are:

Wide Bay Burnett Regional Office – BUNDABERG
Visit – Level 1, 7 Takalvan Street, Bundaberg

Post – PO box 979 Bundaberg Q 4670
PH: 07 4331 5614
WBBSARA@dsdilgp.qld.gov.au

Please do not hesitate to contact Council or David at Insite SJC directly if you have any further questions regarding this matter.

Regards
Lyn

Lyn McLeod
Development Officer
Mobile: 0439 486 058

North Burnett Regional Council
PO Box 390, 34-36 Capper St
GAYNDAH QLD 4625

Phone: 1300 MY NBRC (1300 696 272)
Fax: (07) 4161 1425
Web: northburnett.qld.gov.au

APPENDIX E
Pre-lodgement Advice – State Assessment and Referral Agency

Queensland Government

SARA reference: 2303-33786 SPL

24 March 2023

Steven McFadyen
C/- Cullen & Couper Pty Ltd
PO Box 540
PIALBA QLD 4655
lauren@cullenc.com.au

Attention: Lauren McVicar

Dear Miss McVicar

SARA Pre-lodgement advice - 1-5 Olympia Street, Mundubbera

I refer to your pre-lodgement request received on 16 March 2023 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

This is a pre-lodgement request relating to a proposal to expand an existing caravan park, including 3 x 3 bedroom self-contained dongas. The site is adjacent to Strathdee Street, which is identified as a state-controlled road. The existing caravan park access off Olympia Street will continue to be used and no vehicle access off Strathdee Street is proposed.

You have specially sought advice on any SARA referral requirements, applicable State development Assessment Provisions (SDAP) codes and any relevant referral fees applicable to the proposed development.

Supporting information
The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date

South East Queensland (North) regional office
Level 4, Foundation Place 3 South Sea Islander Way, Maroochydore
PO Box 1129, Maroochydore QLD 4558

Sara Pre-lodgement request	Applicant.	16 September 2023
5230528-Preliminary layout for three (3) dongas providing additional caravan park accommodation at Lot 21 M5860, 1-5 Olympia St, Mundubbera, “The Big Mandarin Caravan Park”	Applicant	-

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA’s jurisdiction and fees	
1.	The application will require referral to SARA under the following provisions of the Planning Regulation 2017: • Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridor This will require a fee of $1,756 to be paid in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 (b)(ii). SARA would be a referral agency for the proposed application.
Vehicle access and traffic impact assessment	
2.	The proposed development is subject to SDAP Version 3.0, State code 1: Development in a state-controlled road environment.
3.	<u>Stormwater and Flooding – Performance outcome PO8 – PO12</u> • The new buildings will be position (d well away from Mundubbera-Durong Road (Strathdee Street). • Based on the location and footprint of the proposed development it is unlikely that there will be any impact on the state-controlled road.
4.	<u>Vehicle access – Performance outcomes PO15 - PO17</u> • The subject land has frontage to the Mundubbera Durong Road, which is a state-controlled road. • Direct access is not established between the subject land and the Mundubbera Durong Road and no new direct access is proposed. • This aspect of the proposal is consistent with relevant performance outcomes relating to access and is also consistent with TMR's Vehicular access to state-controlled roads policy 2019.
5.	<u>Network Impacts – Performance outcomes PO25 - PO27</u> • Traffic generated by the additional accommodations will not be of a significant volume. • There are several routes to the site access on Olympia Street from the surrounding road network and trips will be distributed among those routes depending on the reason for travel. Depending on the destination some of the external trips are likely to use the Mundubbera-Durong Road/Landy Street intersection. This intersection provides the most direct route to the caravan parks entrance. • Mundubbera-Durong Road carries approximately 1209 vehicles daily on the section

	near Landy Street. This is a relatively low volume in a low-speed township environment. • At these volumes the Mundubbera-Durong Road/Landy Street intersection will perform well within acceptable limits with ample gaps in traffic to accommodate turning movements. Often turning movements will be unopposed. • There is no evidence of vehicle travelling off path at the Mundubbera-Durong Road/Landy Street intersection to go around turning vehicles. • TMR is satisfied that there would be no requirements to provide upgrades on the state-controlled road network.
6.	SARA has carried out a review of the information provided in your application and advises the proposal has no significant impacts on matters of interest to the state that require resolution in a pre-lodgement meeting.
Lodgement material	
7.	It is recommended that the following information is submitted when referring the application to SARA: • DA form 1. • a full response to the relevant sections of SDAP Code 1: Development in a state-controlled road environment. • landowner's consent. • relevant plans as per the DA Forms guide, showing: o the proposed vehicular crossover location and width.

This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Sean Elvines, Senior Planning Officer, on 07 5352 9719 or via email SEQNorthSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Paul Gleeson
Principal Planning Officer

Development details	
Proposal:	Expansion proposal to an existing caravan park comprising three (3) x three (3) bedroom self-contained dongas.

Development details	
Street address:	1-5 Olympia Street, Mundubbera, QLD
Real property description:	Lot Plan: 21M5860
SARA role:	Referral agency
Assessment Manager:	North Burnett Regional Council
Assessment criteria:	State Development Assessment Provisions (SDAP 3.0): State code 1: Development in a state-controlled road environment
Existing use:	Tourist Park

APPENDIX F
Flood Heights Report

REPORT ON FLOOD HEIGHTS BIG MANDARIN MUNDUBBERA

Flood heights in the town of Mundubbera are based on a River Height of 23 metres reached on 26th-27th January 2013. This value is based on the actual heights recorded over that time by the local Disaster Management Group and verified by the Bureau of Meteorology on their website.

The zero value for the river height is recorded as 103.12AHD at Mundubbera, which makes the 23 metre flood height from 2013 equivalent to 126.12AHD. With the addition of the required 300mm the required building floor height becomes 126.42AHD.

At the original site considered for the three new accommodation units, the ground height is approximately 125.1AHD, which would require the units to be 1.3 metres above the ground which becomes impractical. A new site has been chosen on the western boundary of the property where the existing ground height adjoining that boundary is slightly above the required floor height. A site Bench Mark has been established near the fence line with a value of 126.54AHD. This Bench Mark should be used to confirm floor heights at the time of placement of the accommodation units.

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J B Serisier

Licensed Surveyor

25/01/2013

APPENDIX G
Relevant Codes – North Burnett Regional Planning Scheme 2014

Extract from the North Burnett Regional Council Planning Scheme v1.4

9.3.4 Higher density residential code

9.3.4.1 Application

(1) This code applies to assessable development involving a material change of use or building work for Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation ("higher density residential development") to the extent identified in Part 5 Tables of assessment.

(2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 Tables of assessment.

9.3.4.2 Purpose and overall outcomes

	Response	Comments about compliance
(1) The purpose of the Higher density residential code is to consolidate higher density residential development in appropriate locations that are attractive, meet the needs of residents and tourists, and integrate well with other development in the locality.	☒ complies ☐ conflicts	This development is located on a site developed with an existing caravan park facility. It is considered that this development is appropriately located to meet the needs of the community, and will be well integrated with other development on the site and in the locality.
(2) The purpose of the code will be achieved through the following overall outcomes— (a) higher density residential development locates in areas that are near to commercial, recreational and entertainment uses; (b) higher density residential development integrates with the character and amenity of nearby properties and contributes to an attractive streetscape; (c) higher density residential development provides appropriate access for site users and maintains the integrity of the transport network; and (d) higher density residential development utilises climate appropriate design methods and provides an appropriate balance between built form and open space and for residents and tourists.	☒ complies ☐ conflicts	This development is located on a site developed with an existing caravan park facility, and the site is located opposite the Mundubbera Showgrounds (a recreational use). It is considered that this development is appropriately located and will not impact on the character of nearby properties. Furthermore, this development will use the site's existing vehicle access and will maintain the integrity of the adjoining transport networks.

9.3.4.3 Performance and acceptable outcomes

Table 9.3.6—Higher density residential code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about response
Site suitability and planning			
PO1 Motels and hostel accommodation locate in areas that are most accessible to transport (local and regional), retailing, entertainment, recreation and other services.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	This development will use the site's existing vehicle access which provides a connection to the adjoining transport networks. There are existing recreational facilities onsite that will be utilised by occupants of the proposed accommodation rooms, and in addition the site is located opposite the Mundubbera Showgrounds which provides opportunities for guests to utilise a larger recreational facility in close proximity to the subject site.
PO2 Higher density housing locates in areas highly accessible to a range of community services and recreational opportunities.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	This development will use the site's existing vehicle access which provides a connection to the adjoining transport networks. There are existing recreational facilities onsite that will be utilised by occupants of the proposed accommodation rooms, and in addition the site is located opposite the Mundubbera Showgrounds which provides opportunities for guests to utilise a larger recreational facility in close proximity to the subject site.
PO3 Higher density residential development locates on appropriate sites so that— (a) building form is compatible with surrounding residences in scale and visual bulk; and	**AO3.1** Lots have a minimum primary road frontage of 20 metres and— (a) if in the Centre zone – a minimum lot size of 700 square metres; or (b) if not in the Centre zone – a minimum lot size of 1000 square metres.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies.

(b) boundary setbacks provide residents appropriate access to open space and sunlight and (c) the amenity of owners or occupiers of adjoining premises is protected.			
Access			
PO4 Vehicles, pedestrians and cyclists have access to the site in a safe and integrated manner.	**AO4.1** Access to the site is via a sealed constructed road and vehicle crossovers in accordance with the Infrastructure and operational work code.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	The site has an existing vehicle access point providing access to Anne Street/Olympia Street. This development will use the existing vehicle access.
Building design and layout			
PO5 The mass and scale of the building is appropriate to its context.	**AO5.1** Building site cover does not exceed— (a) 50 per cent for all parts one storey in height; and (b) 40 per cent for all parts two storeys in height; and (c) 35 per cent for all parts more than two storeys in height. **AO5.2** Setbacks and boundary clearances are no less than— (a) six metres from the primary street frontage; and (b) three metres from any secondary street frontage; (c) two metres between a side boundary and the external walls of buildings;	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. Complies. The proposed buildings are greater than 6m from the primary road frontage boundary (Olympia Street), are setback 3m from the side (western) boundary, and 6m from the rear boundary.

	(d) one metre from eaves; and (e) six metre between a rear boundary and external walls.		
PO6 The design of the building— (a) is complementary and compatible with surrounding uses, (b) addresses the street in a positive way, (c) facilitates access to sunlight and open space, (d) is designed to be comfortable with regard to the climate and achieve an appropriate solar gain in winter and through-breezes in summer; (e) is attractive and visually interesting through recesses and projections in walls and a variety in building materials and colours.	**AO6.1** An area of at least four metres by four metres for private open space for each unit, including covered outdoor areas or balconies. **AO6.2** Balconies or windows of living rooms overlook and provide casual surveillance of the street. **AO6.3** On sloping sites, the building and landscaping is stepped so that cut and fill is no greater than one metre. **AO6.4** Buildings incorporate a covered balcony or minimum overhang (eave) of 500 millimetres. **AO6.5** Garages are set back behind the front building line. **AO6.6** No manoeuvring area (other than a through driveway) whether covered or uncovered is located within the setback from any street. **AO6.7** Garage doors and carport openings—	☐ n.a. ☐ complies ☒ PO complies ☐ conflicts	<u>Performance outcome:</u> This development is complementary and compatible with the existing development on site, as well as with the surrounding uses. Furthermore, each building is provided with a verandah/deck area at the front of each building, and the development facilitates access to open space areas on site. Not applicable. Noted. Not applicable. Complies. Not applicable.

	(a) face the street when associated with dwellings that have street frontage; and (b) form no more than 50per cent of the building façade facing the street. **AO6.8** Walls built up to a boundary— (a) do not exceed— (i) 9 metres in length; (ii) 3 metres in height and 2.7 metres average height; and (b) are for non-habitable rooms that have no windows or openings with a sill less than 1.8 metres above ground level.		Not applicable.
Landscaping			
PO7 Landscaping softens the appearance of the built form and provides visual interest.	**AO7.1** The landscaped area includes— (a) a strip at least four metres wide along the street frontage excluding any driveways and pedestrian pathways; and (b) a strip at least one metre wide adjacent to all side and rear boundaries.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	The development will retain as much of the existing landscaping on the subject site, as possible. It is not considered that any additional landscaping is necessary.

Special care facilities and Retirement villages			
PO8 Special care facilities and retirement villages provide both indoor and outdoor communal open space areas that provide opportunities for residents to gather regularly in a pleasant environment and area of ample dimensions for people with a disability, residents, visitors and carers.	**AO8.1** For special care facilities and retirement villages, the sum of all communal open space areas (both indoor and outdoor)— (a) occupy a minimum of 30 per cent of the area of the site; (b) include 70 per cent of these areas with a minimum dimension of 5 metres and gradients of no more than 1:20; and (c) are accessible to all residents and users of the site via landscaped covered walkways.	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable.

9.4.3 Infrastructure and operational work code

9.4.3.1 Application

(1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, reconfiguring a lot, building work and operational work (excluding placing an advertising device) involving landscaping, vehicular parking and access, provision of infrastructure and erosion and sediment control to the extent identified in Part 5 Tables of assessment.

(2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 Tables of assessment.

9.4.3.2 Purpose and overall outcomes

	Response	Comments about compliance
(1) The purpose of the Infrastructure and operational work code is to— (a) identify appropriate requirements and circumstances for providing non-trunk infrastructure; and, (b) state relevant standards for design and construction of non-trunk infrastructure; (c) incorporate soft and hard landscaping within development to create a pleasant environment for people who engage with the site; (d) incorporate sufficient car parking spaces, safe and convenient access, appropriate facilities for service vehicles including loading and unloading, all designed and constructed to accepted community standards.	☒ complies ☐ conflicts	This development will be provided with and connected to all available urban infrastructure and services. There is substantial existing landscaping on site which will be retained by this development. Furthermore, sufficient carparking will be provided for this development.
(2) The purpose of the Infrastructure and operational work code will be achieved through the following overall outcomes— (a) non-trunk infrastructure— (i) services development to a suitable level that meets the anticipated needs of users; (ii) is safe, cost-effective and efficient; and (iii) creates no significant adverse environmental effects; (b) the protection and integration of vegetation of ecological, aesthetic and cultural significance into landscape design; (c) landscaping is— (i) attractive and suited to the climate;	☒ complies ☐ conflicts	This development will be provided with and connected to all available urban infrastructure and services. The development will be provided with infrastructure to a level that is suitable to service the demand associated with this development. This development contributes to the safe and efficient road network, and will have minimal impact on the adjoining transport network. Furthermore, this development retains the existing vehicle access and provides efficient vehicle parking and manoeuvring areas to connect this development with the existing facilities within

			Response	Comments about compliance
	(ii)	enhances townscapes, streetscapes and landscapes in the North Burnett Region;		the site. All the existing facilities on site will be available for use by guests utilising the new accommodation rooms, and the layout of the development will ensure that it can be serviced by delivery, refuse and any other service vehicles as required.
	(iii)	complements and enhances the uses and other works on-site;		
	(iv)	protects the privacy of occupiers of nearby premises;		
	(v)	discourages crime and vandalism and enhances personal and property security and safety;		
	(vi)	has low maintenance, energy and water requirements; and		
(d)		a safe and efficient road network that avoids excessive traffic, parking, manoeuvring or servicing on roads near the development; and,		
(e)		safe, efficient and convenient pedestrian, cycle, mobility-impaired, and vehicular access to, and manoeuvring within sites; and		
(f)		adequate on-site facilities for servicing by delivery, refuse and other service vehicles.		

9.3.4.3 Interpretation

(1) For the purposes of section 9.4.3 Infrastructure and operational work code, "infrastructure" means non-trunk infrastructure.

9.4.3.4 Performance and acceptable outcomes

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Section 1: Landscaping			
PO1 Planting and works incorporated in the landscaping— (a) include species suitable for the region that are non-invasive and drought-tolerant; (b) include existing significant vegetation and other natural features; (c) is safely designed and constructed; (d) protects infrastructure, utilities and adjoining premises.	**AO1.1** Landscaping does not include any species identified as an unacceptable species in planning scheme policy SC6.5 Landscaping, section SC6.5.5 Unacceptable plant species for landscaping or are otherwise known to be toxic to people or animals. **AO1.2** Landscaping retains and incorporates significant natural features of the site. **AO1.3** Landscaping provides universal access in accordance with *Australian Standard AS 1428: Design for Access and Mobility*. **AO1.4** Landscaping enables passive surveillance of car parking areas, communal spaces, children's play areas and pathways. **AO1.5** All pedestrian surfaces are slip-resistant and trafficable in all weather conditions. **AO1.6** Root barriers minimise the risk of intrusion and damage to services and utilities. **AO1.7** Landscaping incorporates water conservation measures appropriate to the site, including— (a) grouping plants in mulched beds wherever appropriate; (b) avoiding or minimising impervious	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	There is extensive existing landscaping on site associated with the established caravan park. For this development the existing landscaping will be retained as much as possible. Any further landscaping on site is not considered necessary.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	surfaces; (c) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and, (d) draining hard surface areas to landscaped areas and water sensitive urban design devices. **AO1.8** Landscaping works do not cause ponding of water on the premises or adjoining land.		
PO2 Neighbouring premises retain reasonable visual and acoustic privacy.	**AO2.1** Landscape buffers between incompatible land uses incorporate— (a) earth mounding; (b) a diverse range of plant species that provide variation in colour, texture and form; (c) layered planting—large tree species planted at 6.0m centres to provide an upper storey, small trees planted at 3.0m centres to provide a mid-storey, and shrubs and groundcovers planted at 1.5m centres.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Residential dwellings adjoin the site to the west, and the accommodation dongas are positioned along the western boundary. There is some existing landscaping along this boundary, and where possible the landscaping will be retained. A screen fence can also be provided along the site's western boundary to provide a buffer between the accommodation dongas and the adjoining residential uses.
PO3 Landscaping in car parking areas— (a) screens sensitive neighbouring premises, (b) shades the areas; and (c) includes works to ensure the safety of users and infrastructure.	**AO3.1** Unless required by a development approval or another planning scheme code, car parking areas incorporate the following— (a) screen landscaping at least 1.5m wide adjacent to any sensitive land use or a General residential zone, Rural residential zone, or Township zone; (b) a planter bed at least 2.0m wide adjacent to a frontage; and,	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	(c) shade trees within parking areas at the rate of one tree per six car parking spaces. **AO3.2** Wheel stops, bollards, kerbs or other barriers provide protection along the boundaries between landscape areas and parking, manoeuvring and utility spaces. **AO3.3** Landscaping, walls or fences conceal storage and utility areas. **AO3.4** Landscaping, including any structures, provides visibility for traffic at intersections, access points, and locations where there are likely to be significant pedestrian or cycle activity. **AO3.5** Planting within or adjacent to high voltage transmission line easements is consistent with— (a) *Screening your home from powerlines, A guide for planting trees and shrubs outside of easements to screen powerlines* (Powerlink Queensland)[1]; (b) *Easement co-use information, Building for the future* (Powerlink Queensland)[2].		

[1] http://www.powerlink.com.au/Landowners_and_Property/Property_and_Easements/Documents/Screening_your_home_from_powerlines.aspx
[2] http://www.powerlink.com.au/brochures/EasementCo-use

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Section 2: Infrastructure (non-trunk) works			
For assessable development			
General			
PO4 Uses that are urban in nature or intensity locate where they can readily connect to existing infrastructure and services or connect with only modest extension of infrastructure networks.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	This development will be provided with and connected to all available urban infrastructure and services.
PO5 The type and scale of uses— (a) is consistent with the capacity of the infrastructure servicing the premises; and (b) allows the safe and efficient operation of infrastructure without interference by incompatible uses or works.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. This development is consistent with the existing development on the site, and is consistent with the capacity of the infrastructure currently servicing the site.
PO6 The provision of infrastructure maximises the safety of drivers, bicyclists and pedestrians.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted.
Water supply and sewerage infrastructure			
PO7 The development has an adequate quantity and quality of water supply for potable use, operational use and firefighting purposes.	**AO7.1** Where available – premises have a connection to a reticulated water supply. OR **AO7.2** Where unable to connect to a reticulated water supply— (a) residential premises connect to a rainwater tank with a minimum capacity of 45,000 litres; or (b) non-residential premises – no acceptable outcome identified.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. The development will be connected to the reticulated water supply system.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO8 Reticulated water supply infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	**AO8.1** Reticulated water supply infrastructure design and construction is in accordance with **Error! Reference source not found. Error! Reference source not found.** policy	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted.
PO9 The development has an adequate means of treating and disposing of effluent and other wastewater that protects public health and safety and minimises risks to the environment.	**AO9.1** For all zones other than the Rural zone and the Recreation and open space zone, all premises connect to a reticulated sewerage system where provided. OR **AO9.2** If in the Rural zone or Recreation and Open space zone or connection to a reticulated sewerage system is not available – the use incorporates an on-site waste water treatment system that complies with the *Plumbing and Drainage Act 2002*.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. The development will be connected to the reticulated sewerage network.
PO10 Reticulated sewerage infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	**AO10.1** Reticulated sewerage infrastructure design and construction is in accordance with **Error! Reference source not found. Error! Reference source not found.** policy	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted.
Roads			
PO11 The development incorporates road infrastructure of appropriate design and capacity that is compatible with the amount of traffic generated by the development, existing uses in the locality and through traffic.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. This development will make no changes to the existing road infrastructure adjacent to the subject site. Further, this development will be provided with internal roadways for internal vehicle manoeuvring, with these internal roadways to be constructed to the appropriate standards. It is noted that the existing internal roadways are unsealed, and the proposed new roadways would be

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
			constructed to a similar standard ensuring that they remain trafficable in all weather conditions.
PO12 Development generating significant pedestrian movements incorporates footpaths to a standard compatible with the locality.	**AO12.1** If in the Centre zone, a full-width paved footpath extends along the full length of the site frontage. **AO12.2** If in the General residential zone, a 1.2 metre wide paved footpath extends along the full length of the site frontage. **AO12.3** If in zones other than the Centre zone or General residential zone – no acceptable outcome identified.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	There is an existing footpath along Anne Street and Olympia Street, which is considered sufficient for this development.
PO13 Development generating high pedestrian and cyclist movements includes the provision of shared cycle and pedestrian paths.	no acceptable outcome identified	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not required.
PO14 Road infrastructure— (a) meets adequate geometric design, design speed, horizontal and vertical alignment, grades and structural design standards for use by vehicles, bicycles and pedestrians; (b) is safe and efficient; (c) maintains the safety of users; and (d) provides for emergency vehicles, buses and service vehicles.	**AO14.1** Road and footpath design and construction is in accordance with **Error! Reference source not found. Error! Reference source not found.** policy. **AO14.2** The width and alignment of shared pedestrian and cycle paths are in accordance with *Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist Paths*.	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not required.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Stormwater			
PO15 Development incorporates stormwater drainage that— (a) avoids or minimises adverse impacts on environmental waters from: (i) altered stormwater quality and hydrology; and (ii) the release and mobilisation of sediment, nutrients and other pollutants; (b) protects the stability of buildings upstream and downstream; (c) protects the efficiency of downstream drainage; and, (d) directs stormwater to one or more lawful points of discharge.	**AO15.1** Stormwater design and construction is in accordance with **Error! Reference source not found. Error! Reference source not found.** policy and, for any exceptions stated in SC6.2.5, the assessment benchmarks in the two following acceptable outcomes. **AO15.2** At the construction phase design and construction of works achieves the stormwater management design objectives included in Table 9.4.6—Part 1 Construction phase: stormwater management design objectives, Table 9.4.7—Part 2 Construction phase: stormwater management design objectives for temporary drainage works and Table **Error! No text of specified style in document.**.8—Part 3 Construction phase: stormwater management design objectives for emergency spillways on temporary sediment basins as applicable. **AO15.3** At the post-construction phase works achieve— (a) the applicable stormwater management design objectives on-site, as identified in Table 9.4.9—Post-construction phase: stormwater management design objectives; or (b) an alternative locally appropriate solution off-site with an equivalent or improved water quality outcome to the relevant stormwater management design objectives in Table 9.4.9—	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Will comply. The collection and discharge of stormwater will be appropriately managed to ensure that there are no worsening effects to adjoining properties.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	Post-construction phase: stormwater management design objectives.		
Electricity			
PO16 Development incorporates a reliable supply of electricity adequate for the proposed use.	**AO16.1** For all zones other than the Rural zone and the Recreation and open space zone, all premises have a connection to the reticulated electricity network. OR **AO16.2** If in the Rural zone or Recreation and open space zone— (a) premises have a connection to the reticulated electricity network; or (b) premises generate electricity on-site.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. The site has an existing electricity connection, and the accommodation rooms will be provided with an electricity connection.
PO17 Reticulated electricity infrastructure meets the design, construction and operational standards of the current service provider.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted.
PO18 On-site electricity generation infrastructure provides a reliable and safe supply of electricity and meets current applicable design, construction and operational standards.	no acceptable outcome identified	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Street lighting and telecommunications			
PO19 Development incorporates street lighting that is compatible with the locality and provides an acceptable level of safety for residents and motorists.	**AO19.1** The provision of street lighting is in accordance with *AS/NZS 1158:2005 Lighting for roads and public spaces*.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	There is existing street lighting in the following locations adjacent to the subject site: • At the intersection of Anne Street and Landy Street; • At the intersection of Anne Street and Olympia Street; • At the intersection of Strathdee Street and Landy Street; and • At the intersection of Strathdee Street and Wilson Avenue
PO20 Street lighting infrastructure meets current design, construction and operational standards.	**AO20.1** The design and construction of street lighting is in accordance with *AS/NZS 1158:2005 Lighting for roads and public spaces*.	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable, no additional street lighting is proposed.
PO21 Development incorporates telecommunication services that are compatible with the locality and meet reasonable community expectations.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. The site has an existing telecommunication connection, and the accommodation rooms will be provided with a telecommunication connection.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO22 Telecommunication infrastructure meets the design, construction and operational standards of the relevant provider.	no acceptable outcome identified	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted.
Section 3: Parking, access and movement			
For accepted subject to requirements and assessable development			
Vehicular access			
PO23 Premises have safe and efficient vehicular access for motorists and maintain the safety of pedestrians.	**AO23.1** Vehicular access between the local government road network and the ingress and egress points of the site meets the standards stated in SC6.2 Design and construction standards for development works policy.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	This development will utilise the site's existing vehicle access point, which provides access to Olympia Street/Anne Street.
Vehicle parking			
PO24 The use incorporates sufficient vehicle parking to meet demand for the number and type of vehicles for the type of development considering the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	**AO24.1** The number of vehicle parking spaces is not less than that identified as applicable to the defined use in Table Error! No text of specified style in **document.**—Car parking and service vehicle provision rates.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Complies. In accordance with the car parking requirements of the planning scheme, which is 1 space per 5 beds (outside the Centre Zone), for the 9 beds/rooms a total of 1.8 or 2 parking space would be required. The site plan includes 3 parking spaces, however there is sufficient space should additional parking spaces be required.
PO25 Vehicle parking areas are freely accessible to all employees on-site and	**AO25.1** Vehicle parking areas have no	☐ n.a. ☒ complies	Will comply.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
visitors to the development during the normal hours of operation of the development with no encumbrance, fee or charge.	gateways, doors, or similar devices that restrict vehicular access by employees or visitors.	☐ PO complies ☐ conflicts	
PO26 Vehicle parking areas, driveways and associated accesses function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.	**AO26.1** All vehicle-parking areas on the lot are in accordance with *AS2890.1 Parking facilities—Off-street car parking* (excepting for sections 4.3 and 4.4 and Appendix C). **AO26.2** Where the development includes a combination of 'low turnover' and 'high turnover' car spaces (as defined in the Australian Standard), the parking spaces and aisles meet the high turnover or Class 3 requirements in *AS2890.1 Parking facilities—Off-street car parking*. **AO26.3** Vehicle parking areas are constructed with a hardstand surface. **AO26.4** Signs and line marking are in accordance Queensland Department of Main Roads *Manual of Uniform Traffic Control Devices*. **AO26.5** There is no increase in the number of access points to State-controlled roads or significant local government roads as identified on Overlay Map OM-INFR-01.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Will comply.
PO27 The premises incorporate access and parking for people with disabilities or mobility impairment.	**AO27.1** Parking spaces for people with disabilities is available at the rate set out in *AS2890.6 Parking facilities—Off-street parking for people with disabilities*. **AO27.2** Access and internal manoeuvring is available in accordance with *AS2890.6 Parking facilities—Off-street parking for people with disabilities*, and *AS1428 Design*	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted and will comply. This development will be provided with internal roadways for internal vehicle manoeuvring, with these internal roadways to be constructed to the appropriate standards. It is noted that the existing internal roadways are unsealed, and the proposed new roadways would be constructed to a

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	for access and mobility.		similar standard ensuring that they remain trafficable in all weather conditions.
Vehicle manoeuvring			
PO28 Premises avoid the use of the public road system for movement between car parking and vehicle service areas in the development.	**AO28.1** Manoeuvring and circulation areas within the site meet the standards in Austroads Design Vehicles and Turning Path Templates; *AS2890.1 Parking facilities—Off-street car parking*; and *AS2890.2 Parking facilities—Off-street commercial vehicle facilities*. **AO28.2** All vehicles can enter and exit the premises in forward gear.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Will comply. This development will be provided with internal roadways for internal vehicle manoeuvring, with these internal roadways to be constructed to the appropriate standards. It is noted that the existing internal roadways are unsealed, and the proposed new roadways would be constructed to a similar standard ensuring that they remain trafficable in all weather conditions.
Loading, unloading and service spaces			
PO29 Loading and unloading areas allow for the— (a) collection and set down of passengers; (b) parking of trailers; (c) service vehicle parking; and, (d) loading and unloading of goods.	**AO29.1** Premises incorporate loading, unloading and set down areas in accordance with *AS2890.2 Parking facilities–Off-street commercial vehicle facilities*. **AO29.2** For sites greater than 4,000m^2 in area, provision is made for service vehicles in accordance with Table **Error! No text of specified style in document.**—Car parking and service vehicle provision rates.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Noted.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
For assessable development			
Cyclists and pedestrians			
PO30 Pathways within the site provide for safe and convenient access so that— (a) the main pedestrian access from the street to the building is easily identified; and (b) the vehicular access to the site is separate from the pedestrian access; and (c) design features— (i) delineate areas of potential conflict between vehicles and pedestrians; (ii) provide a low-speed traffic environment within the site; and (iii) incorporate appropriate lighting, directional signs, and pavement marking.	no acceptable outcome identified	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable.
PO31 The use incorporates adequate bicycle parking on the lot that meets	**AO31.1** For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of on-site bicycle parking facilities is	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable.

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
appropriate design and construction standards.	not less than that set out in Department of Main Roads *Road Planning and Design Manual* (Table 5.12). **AO31.2** On-site bicycle facilities meet the requirements in *AS2890.3 Parking Facilities—Bicycle parking facilities*.		
Amenity			
PO32 Vehicle parking and manoeuvring areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to— (a) the appearance of such areas; (b) dust emissions; and (c) noise from vehicle movement.	**AO32.1** All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in **Error! Reference source not found. Error! Reference source not found.** policy.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Will comply.
Section 4: Erosion and sediment control			
For accepted subject to requirements and assessable development			
PO33 Construction activities for development avoid degradation of the site and avoid or minimise adverse impacts on stormwater quality.	**AO33.1** If in an urban area—the works include the design, installation, construction, operation, monitoring and maintenance of erosion sediment control practices in accordance with the *Urban Stormwater Quality Planning Guidelines 2010*. OR **AO33.2** If in a rural area—no acceptable outcome identified.	☐ n.a. ☒ complies ☐ PO complies ☐ conflicts	Will comply.
Section 5: Fire Services in development accessed by common private title where any part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant			
For assessable development			

Table 9.4.5—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO34 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO34.1** Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. **AO34.2** 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 nor more than 90-metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable.
PO35 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied	**AO35.1** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable.
PO36 Hydrants are suitably identified so that fire services can locate them at all hours.	**AO36.1** Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' on the Department of Transport and Main Roads website[3].	☒ n.a. ☐ complies ☐ PO complies ☐ conflicts	Not applicable.

[3] www.tmr.qld.gov.au/~/media/busind/techstdpubs/trum/125Amend18.pdf

Table 9.4.6—Part 1 Construction phase: stormwater management design objectives

Issue	Design Objectives
Drainage control	1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for emergency spillways on temporary drainage works (Table 9.4.7). 4. Provide emergency spillways for sediment basins to achieve the stormwater management design objectives for emergency spillways on temporary sediment basins (Table 9.4.8).
Erosion control	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	1. Direct runoff from exposed soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500 metres must be provided with sediment controls that are designed, implemented and maintained to a standard that would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range 6.5-8.5.
Litter and other waste, hydrocarbons and other contaminants	1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	1. Where measures are required to meet post-construction waterway stability objectives (specified in Table 9.4.9), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways that ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017

Table Error! No text of specified style in document.**.7—Part 2 Construction phase: stormwater management design objectives for temporary drainage works**

Temporary drainage works	**Anticipated operation design life and minimum design storm event**		
	<12 months	12-24 months	>24 months
Drainage structure	1 in 2 year ARI / 39% AEP	1 in 5 year ARI / 18% AEP	1 in 10 year ARI / 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI / 10% AEP		
Culvert crossing	1 in 1 year ARI / 63% AEP		

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017.

Table Error! No text of specified style in document.**.8—Part 3 Construction phase: stormwater management design objectives for emergency spillways on temporary sediment basins**

Drainage structure	**Anticipated operation design life and minimum design storm event**		
	<3 months	3-12 months	>12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI / 10% AEP	1 in 20 year ARI / 5% AEP	1 in 50 year ARI / 2% AEP

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017.

Table Error! No text of specified style in document.**.9—Post construction phase: stormwater management design objectives**

Climatic region	**Reductions in mean annual load from unmitigated development (%)**				
	Total suspended solids (TSS)	Total phosphorus (TP)	Total Nitrogen (TN)	Gross pollutants >5mm	Waterway stability management
Central Queensland (south)	85	60	45	90	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge

Table Error! No text of specified style in document.**—Car parking and service vehicle provision rates**

Use	Car parking spaces rate	Service vehicle provision rate
Adult store	One (1) space per 25m² GFA	1 SRV
Agricultural supplies store	One (1) space per 50m² GFA	None specified
Air service	Applicant to justify the proposed provision of car parking	None specified
Animal husbandry	Nil	Nil
Animal keeping	None specified	None specified
Aquaculture	One (1) space per 100m² total use area	None specified
Brothel	None specified	Nil
Bulk landscape supplies	One (1) space per 200m² of total use area with a minimum of three (3) spaces	1 HRV or AV
Caretaker's accommodation	One (1) space	Nil
Car wash	One (1) car queuing space for each car wash bay plus no less than two (2) standard parking spaces on-site	1 SRV
Cemetery	Nil	Nil
Childcare centre	One (1) space per five (5) children capacity of centre	None specified
Club	One (1) space per 25m^2 GFA, with a minimum of 5 spaces	1 SRV
Community care centre	None specified	None specified
Community residence	Two (2) spaces	Nil
Community use	None specified	None specified
Crematorium	One (1) space per 20m² GFA	None specified
Cropping	Nil	Nil
Detention facility	None specified	None specified
Dual occupancy	Acceptable solution A8 of the QDC MP1.3	Nil
Dwelling house	Acceptable solution A8 of the QDC MP1.2	Nil
Dwelling unit	One (1)	Nil
Educational establishment	One (1) space per ten (10) students	One (1) HRV per 300m^2 GFA in a dedicated bus collection and drop-off area for students
Emergency services	None specified	None specified
Environmental facility	Nil	Nil
Extractive industry	None specified	None specified

Table Error! No text of specified style in document.**—Car parking and service vehicle provision rates**

Use	Car parking spaces rate	Service vehicle provision rate
Food and drink outlet	Within the Centre Zone—nil, or otherwise one (1) space per 25m^2	Outside the Centre Zone—1 SRV
Function facility	One (1) space per 25m^2 of GFA	1 SRV
Funeral parlour	One (1) space per 20m² GFA	1 SRV
Garden centre	One (1) space per 100m^2 of use area open to the public	1 HRV
Hardware and trade supplies	One (1) space per 50m² GFA	1 HRV
Health care services	Within the Centre Zone—nil, or otherwise one (1) space per 25m^2	Outside the Centre Zone—1 SRV
High impact industry	One (1) space per 100m² GFA plus one (1) space per 200m^2 external use area	One (1) HRV or AV
Home based business	For bed and breakfast establishments—one (1) space per guest room. Other home based business—one (1) dedicated space for the home based business	Nil
Hospital	None specified	None specified
Hotel	Within the Centre Zone—nil, otherwise—one (1) space per 20m^2	None specified
Indoor sport and recreation	None specified	None specified
Intensive animal industry	None specified	None specified
Intensive horticulture	None specified	None specified
Landing	None specified	None specified
Low impact industry	One (1) per 100m² GFA	None specified
Major electricity infrastructure	Nil	Nil
Major sport, recreation and entertainment facility	None specified	None specified
Market	One (1) space per 30m² of total use area (excluding pathways)	None specified
Medium impact industry	One (1) space per 100m² GFA	None specified
Motor sport facility	None specified	None specified
Multiple dwelling	One (1) space per unit plus one visitor space per two (2) units	None specified
Nature-based tourism	None specified	None specified
Nightclub entertainment facility	Within the Centre Zone—nil, otherwise—one (1) space per 20m^2	None specified
Non-resident workforce accommodation	None specified	None specified
Office	Within the Centre Zone—nil, or otherwise one (1) space per 30m² GFA	None specified

Table Error! No text of specified style in document.**—Car parking and service vehicle provision rates**

Use	Car parking spaces rate	Service vehicle provision rate
Outdoor sales	One (1) space per 100m² of total use area	None specified
Outdoor sport and recreation	Nil	None specified
Park	Nil	Nil
Parking station	Nil	Nil
Permanent plantation	Nil	Nil
Place of worship	One (1) space per 20m² auditorium floor area	None specified
Relocatable home park	One (1) per dwelling unit site, plus one (1) visitor space for every five (5) dwelling unit sites where containing five (5) or more dwelling sites	None specified
Renewable energy facility	None specified	None specified
Research and technology industry	None specified	None specified
Residential care facility	One (1) for every 10 occupants	None specified
Resort complex	None specified	None specified
Retirement facility	One (1) space per dwelling, plus one (1) visitor space for every five (5) dwellings	None specified
Roadside stall	1 space per 40m^2 of total use area	Nil
Rooming accommodation	Inside the Centre Zone—one (1) space per ten (10) beds), or otherwise—one (1) space per five (5) beds	None specified
Rural industry	Two (2) spaces plus one (1) space per 100m² of GFA	None specified
Rural workers' accommodation	One (1) space per two (2) beds	Nil
Sales office	Two (2) spaces per display dwelling	Nil
Service industry	One (1) space per 100m² GFA	1 SRV
Service station	Two (2) spaces plus one (1) space per 25m² GFA	1 AV
Shop	Within the Centre Zone—nil, or otherwise one (1) space per 25m^2 of GFA	None specified
Shopping centre	One (1) space per 50m^2 of GFA	None specified
Short-term accommodation	One (1) space per unit plus 50 per cent of the requirement for each ancillary use	1 SRV
Showroom	One (1) space per 40m² GFA	None specified
Special industry	None specified	None specified
Substation	None specified	None specified

Table Error! No text of specified style in document.**—Car parking and service vehicle provision rates**

Use	Car parking spaces rate	Service vehicle provision rate
Telecommunications facility	None specified	None specified
Theatre	None specified	None specified
Tourist attraction	None specified	None specified
Tourist park	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites	1 SRV
Transport depot	None specified	None specified
Utility installation	Nil	Nil
Veterinary service	One (1) space per 40m^2 of GFA	None specified
Warehouse	1 space per 70m^2 GFA	1 SRV
Wholesale nursery	One (1) space per 100m^2 of total use area	1 HRV
Winery	One (1) space per 25m^2 of retail GFA plus three (3) spaces per 100m^2 of manufacturing GFA	None specified

APPENDIX H
SDAP Code 1

State code 1: Development in a state-controlled road environment

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the **state-controlled road.**	**AO1.1** Development is not located in a **state-controlled road**. AND **AO1.2** Development can be maintained without requiring access to a **state-controlled road**.	The site is located adjacent to a state-controlled road (Strathdee Street). Complies. This development utilises the existing site access, which is to the Council road network, and does not include any vehicle access to the state-controlled road.
PO2 The design and construction of the development does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies.
PO3 The location of the development does not obstruct **road transport infrastructure** or adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies.

Performance outcomes	Acceptable outcomes	Response
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	Noted.
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials. AND **AO5.2** Facades of buildings and **structures** do not direct or reflect point light sources into the face of oncoming traffic on the **state-controlled road**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND **AO5.4** External lighting of buildings and **structures** does not involve flashing or laser lights.	Not applicable, the proposed buildings do not front the state-controlled road. Noted. Complies. Noted.
PO6 Road, pedestrian and bikeway bridges over a **state-controlled road** are designed and constructed to prevent projectiles from being thrown onto the **state-controlled road**.	**AO6.1** Road, pedestrian and bikeway bridges over the **state-controlled road** include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the **state-controlled road**.	**AO7.1** Landscaping is not located in a **state-controlled road**. AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**. AND **AO7.3** Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	Noted. Noted. Noted.
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies.
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**.	Complies. Complies.

Performance outcomes	Acceptable outcomes	Response
	AND **AO11.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO11.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	 Complies. Complies.
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**AO12.1** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (within +/- 10mm) to existing flood levels within a **state-controlled road**. AND **AO12.2** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a **state-controlled road**. AND **AO12.3** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a **state-controlled road**.	Noted. Noted. Noted.

Performance outcomes	Acceptable outcomes	Response
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the **state-controlled road**.	**AO13.1** Drainage infrastructure is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO13.2** Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	Will comply. Noted.
PO14 Drainage infrastructure associated with, or within, a **state-controlled road** is constructed, and designed to ensure the **structural integrity** and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	Noted.

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a **new or changed access** to a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable. The existing access will be utilised and provides access to Council roads.
PO16 The location, design and operation of a **new or changed access** does not adversely impact the **functional requirements** of the **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable. The existing access will be utilised and provides access to Council roads.
PO17 The location, design and operation of a **new or changed access** is consistent with the **future intent** of the **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable. The existing access will be utilised and provides access to Council roads.
PO18 New or changed access is consistent with the access for the relevant **limited access road policy**: 1. **LAR 1** where direct access is prohibited; or	No acceptable outcome is prescribed.	Not applicable. The existing access will be utilised and provides access to Council roads.

Performance outcomes	Acceptable outcomes	Response
2. **LAR 2** where access may be permitted, subject to assessment.		
PO19 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable. The existing access will be utilised and provides access to Council roads, and the access is not within 100m of the state-controlled road intersection.
PO20 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	Not applicable. The existing access will be utilised and provides access to Council roads, and the access is not within 100m of the state-controlled road intersection.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable.
PO22 Development maintains the ability for people to access **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable.
PO23 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable.
PO24 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable.

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	Complies.
PO26 Development ensures **no net worsening** of the operating performance of the **state-controlled road** network.	No acceptable outcome is prescribed.	Noted.
PO27 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	Complies.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable.
PO29 Development does not impede delivery of **planned upgrades** of **state-controlled roads**.	No acceptable outcome is prescribed.	Noted.
PO30 Development does not impede delivery of **corridor improvements** located entirely within the **state-controlled road corridor**.	No acceptable outcome is prescribed.	Noted.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable.
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable.
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable.
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or **structural integrity** of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable.
PO36 Filling and excavation associated with the construction of **new or changed access** do not compromise the operation or capacity of existing drainage infrastructure for a **state-controlled road.**	No acceptable outcome is prescribed.	Not applicable.

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a **state-controlled road.**	**AO37.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	OR **AO37.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR **AO37.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to the **state-controlled road**.	Not applicable. Not applicable.
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a **state-controlled road.**	**AO38.1** Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR	Not applicable. Not applicable.

Performance outcomes	Acceptable outcomes	Response
	AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a **state-controlled road** in **private open space**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR	A noise barrier is not considered necessary for the proposed rooms, as the rooms will be a considerable distance from the state-controlled road and therefore noise is not considered to be an issue.
	AO39.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
PO40 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	A noise barrier is not considered necessary for the proposed rooms, as the rooms will be a considerable distance from the state-controlled road and therefore noise is not considered to be an issue. Not applicable.
PO41 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	The rooms will be a considerable distance from the state-controlled road and therefore noise is not considered to be an issue.

Performance outcomes	Acceptable outcomes	Response
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	Not applicable.
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;	No acceptable outcome is provided.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is provided.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
PO46 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Not applicable.
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a **childcare centre** or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a **state-controlled road** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated **outdoor play areas**.	No acceptable outcome is provided.	Not applicable.
PO48 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Not applicable.
Air, light and vibration		

Performance outcomes	Acceptable outcomes	Response
PO49 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **state-controlled road**.	**AO49.1** Each dwelling or unit has access to a **private open space** which is shielded from a **state-controlled road** by a building, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO49.2** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled road** by a building, **solid gap-free fence,** or other **solid gap-free structure**.	Not applicable. Not applicable.
PO50 Patient care areas within **hospitals** are protected from vibration impacts from a **state-controlled road** or **type 1 multi-modal corridor**.	**AO50.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO50.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	Not applicable. Not applicable.
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a **state-controlled road** or **type 1 multi-modal corridor**, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	Not applicable.

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a **future state-controlled road**.	**AO52.1** Development is not located in a **future state-controlled road**. OR ALL OF THE FOLLOWING APPLY: **AO52.2** Development does not involve filling and excavation of, or material changes to, a **future state-controlled road**. AND **AO52.3** The intensification of lots does not occur within a **future state-controlled road**. AND **AO52.4** Development does not result in the landlocking of parcels once a **future state-controlled road** is delivered.	Not applicable. Not applicable. Not applicable. Not applicable.
PO53 The location and design of **new or changed access** does not create a safety hazard for users of a **future state-controlled road**.	**AO53.1** Development does not include **new or changed access** to a **future state-controlled road**.	Not applicable.
PO54 Filling, excavation, building foundations and **retaining structures** do not undermine, damage or cause subsidence of a **future state-controlled road**.	No acceptable outcome is prescribed.	Not applicable.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
PO56 Development ensures that stormwater is lawfully discharged.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND **AO56.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO56.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	Not applicable. Not applicable. Not applicable. Not applicable.

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Steeen McFadyen [*Insert name in full.*]

Sole Director/Secretary of the company mentioned below.

[*Delete the above where company owner's consent must come from both director and director/secretary*]

I,

[*Insert name in full.*]

Director of the company mentioned below.

and I,

[*Insert name in full.*

[*Insert position in full—i.e. another director, or a company secretary.*]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of THE BIG MANDARIN PTY LTD A.C.N. 636 480 272

the company being the owner of the premises identified as follows:

1-5 OLYMPIA ST, MUNDUBBERA QLD 4626 Described as Lot 21 on M5860

consent to the making of a development application under the *Planning Act 2016* by:

JB Serisier Surveyors

on the premises described above for:

Material Change of Use for Rooming accommodation

Company seal *[if used]*

Company Name and ACN: THE BIG MANDARIN PTY LTD A.C.N. 636 480 272 ..... Signature of Sole Director/Secretary 23. May. 23 ..... Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: THE BIG MANDARIN PTY LTD A.C.N. 636 480 272	
..... Signature of Director ..... Date	..... Signature of Director/Secretary ..... Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]