

1st June 2019



Planning Report
Prepared by John Smith

Development Application
Material Change of Use
Multiple Dwelling (four units)

123 Loggerhead Street, Bargara

Purpose

The purpose of this example development application is to provide guidance on how to prepare a properly made planning report for small scale and low complex proposals to satisfy Q24 of DA Form 1.

Should the complexity or scale of the proposal require an assessment against higher order planning instruments (e.g. State Planning Policy), require third party reports (e.g. traffic or noise reports), or be impact assessable it is suggested the Applicant seek the services of a professional planning consultant.

Cover Page

A cover page is not a necessary part of the planning report. A cover page can provide quick identifying information for the reader to understand the type of application and the location of the proposal.

If you choose not to provide a cover page ensure the summary or introduction of the report provides sufficient identifying information.

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1 Summary

This development application is prepared and submitted to Council to support the proposed Material Change of Use of land at 123 Loggerhead Street, Bargara (described as Lot 12 on SP456789). The proposed change of use includes the demolition of the existing dwelling and construction of a Multiple dwelling complex consisting of 2 x 2 bedroom and 2 x 3 bedroom units.

1.1 Development details

This development application seeks a development permit for a Material Change of Use to demolish the existing dwelling and establish 4 units consisting of 2 x 2 and 2 x 3 bedroom units. Units 1, 2 and 3 are proposed to be two storeys while unit 4 is to be single story. Each proposed unit is to contain suitable private open space and have a single lockup garage, plus suitable garage space within each unit to cater for a golf buggy. 2 visitor parking spaces are to be provided on-site.

External finishes, particularly those fronting Loggerhead Street, are to feature horizontal and vertical architectural cladding to ensure units 1 and 2 make a positive contribution to the streetscape. Units 1 and 2 will also be provided with second storey decks so as to satisfy the passive surveillance requirements of the planning scheme.

1.2 Site details

The development site is a regular shaped lot located on the western side of Loggerhead Street, Bargara. Currently located on the site is an occupied two storey detached dwelling. The lot is 1,016m², has a 20m frontage to Loggerhead Street and the rear boundary backs onto the 10th hole of the local golf course.

Surrounding land uses consists of a mix of commercial, medium density residential uses, and single detached dwellings. The site directly adjoins the local golf course on its western boundary. The adjoining property to the north is occupied by a motel, while two dwellings adjoin the site to the south.

Summary

Provide a brief overview of the proposal. Make sure to detail the basic information of the application the site address and any unusual features of the site, such as steep land.

Development details

Provide details about the type of application, what is proposed, and the proposals particulars. The more information provided here about the proposal

For commercial and industrial uses examples of proposal particulars include:-

- Number of employees
- Production capacity
- Volume and storage particulars of materials
- Details of hazardous materials to be stored on-site

Site details

Provide details of the development site and surrounding area. Make sure to identify the zone and any relevant overlays. This is also a good place to identify any unique features of the land e.g. steep land or significant vegetation.

Note: while the site may be mapped within a particular overlay (e.g. Acid sulfate soils) it may not be assessable against the associated code as the assessment table may exclude it from assessment.



Figure 1 - Location plan (source: BRC website 1st June 2019)

The development site is located within the High density residential zone and is within the Sea turtle sensitive area nominated within the Coastal protection overlay mapping. No other overlays apply to the development site. Figures 2 and 3 below display the zoning and overlay designations.



Figure 2 - Zone map (source: BRC website 1st June 2019)

Location plan

Aerial photography available on [Council's interactive mapping](#) or Google maps are a good free resource. Make sure the map is at a scale that is legible and surrounding landmarks are easily identifiable.

Interactive mapping tool

[Council's interactive mapping](#) is the best place to find all the necessary zone, overlay, and most State mapping. It can also provide you with free Planning Parcel Reports and Flood Planning Control Property Report.

These reports are a great 'Go To' resource when first investigating a potential development site. If you need a quick 'How To' tour of the interactive mapping feel free to contact Council's Development Group.

Option

Rather than provide images within your planning report showing the zoning, overlays, and other mapping, your report can include the Planning Scheme Parcel Report in an appendix and the body of your report can just reference the content of the appendix.



Figure 3 - Coastal protection overlay - Sea turtle sensitive area
(source: BRC website 1st June 2019)

1.3 Pre-lodgement meeting

A pre-lodgement meeting was held with Council representatives on 1 May 2019. The matters raised within the meeting have all been addressed within this development application.

1.4 Planning instruments

The proposal is assessable against the benchmarks identified within Bundaberg Regional Council's Planning Scheme. Table 5.4.3 – High density residential zone identifies a Multiple dwelling as code assessable and is assessable against the following benchmarks:-

- High density residential zone code
- Multi-unit residential uses code
- Landscaping code
- Nuisance code
- Transport and parking code
- Works, services and infrastructure code

The Coastal protection overlay identifies the site within the Sea turtle sensitive area which would normally trigger additional assessment criteria within the Nuisance code. However, the recently released Temporary Local Planning Instrument No. 1 of 2019 supersedes these provisions.

Plan. Instruments

Identify the planning instruments (e.g. planning scheme) that the proposal is to be assessed against, the level of assessment, and any assessment benchmarks that are identified.

If the development is identified as Impact assessable it is suggested the Applicant seek the services of a professional planning consultant.

Generally, smaller applications will be only assessable against the Planning Scheme. Should the complexity or scale of the proposal require an assessment against the State Planning Policy or another higher order planning instrument it is suggested the Applicant seek the services of a professional planning consultant.

Confirmation of which benchmarks apply, and the detail and degree of any assessment that needs to be undertaken, should be obtained through the [pre-lodgement meeting process](#).

No other overlays were identified to apply to the development. While the Acid sulfate soils and Steep land overlays are mapped on the site due to the nature of the development it is considered that an assessment against these overlays is not warranted due to:-

- Acid sulfate – the development will not involve the removal of 100m³ of soil below 5m AHD from the site;
- Steep land – a small portion of steep land at the rear of the site is identified however a site inspection reveals no steep land exists. The anomaly may be due to the heavy vegetation located in this area of the site.

A detailed assessment against the above benchmarks is contained within Appendix 2. A summary of this detailed assessment is contained with section 2 of this report.

1.5 Referral agencies

A review of schedule 10 of the Planning Regulation 2017 reveals that no there referrals for the proposed development.

2 Assessment

A detailed assessment against each benchmark is provided within Appendix 2 of this report. Below are statements addressing compliance with each code the application is to be assessed against.

2.1 High density residential zone code

The proposed development complies with all nominated Acceptable outcomes of the High density residential zone code. Where the code does not nominate an Acceptable outcome for a Performance outcome a performance assessment has been provided.

Overall the proposal satisfies/complies with the expected land uses, building form, amenity, and infrastructure and services outcomes of the code.

A detailed assessment against the code is provided within Appendix 2 of this report.

2.2 Landscaping code

The proposed development will be provided with landscaping that is reflective of the surrounding urban character, its scale, and the type of development. The detailed assessment provided within Appendix 2 of this report details how the design of the unit complex complies with the relative performance outcomes despite non-compliances with nominated Acceptable outcomes.

Despite any non-compliance, the proposal satisfies the Overall outcomes of the Landscaping code through being consistent with the surrounding urban area, designed so as to not inhibit passive surveillance of public areas, is practical and economic to maintain, and proposes the use of local endemic species.

Referral agencies

Schedules 9 & 10 of the Planning Regulation 2017 identifies the applicable referral agencies.

Confirmation of which referral agencies apply should be sought at a [pre-lodgement meeting](#).

Generally, proposals that trigger a referral to a State agency are of a complexity where an Applicant should seek the services of a professional planning consultant.

Assessments benchmarks

The complexity of the proposed development will determine the appropriate amount of detail required when addressing the assessment benchmarks. Typically a planning report will identify any matter of difference or non-compliance within the body of the report and provide a detailed assessment against the benchmarks within an appendix. This approach is a good way to keep the body of your report short.

Editable versions of the planning scheme codes are available on Council's [website](#) to aid any applicant through this assessment.

2.3 Nuisance code

The proposed development complies with all nominated Acceptable outcomes of the Nuisance code. Where the code does not nominate an Acceptable outcome for a Performance outcome a performance assessment has been provided.

A detailed assessment against the code is provided within Appendix 2 of this report.

The assessment benchmarks relating to the Sea turtle sensitive area are addressed in section 2.7 of this report.

2.4 Transport and parking code

The proposed development generally complies with the outcomes nominated within Transport and parking code. The development provides for a single lock up garage and buggy space for each unit and 2 uncovered visitor car parking spaces.

The design allows for on-site vehicle manoeuvring so all vehicles can enter and leave in a forward gear.

A detailed assessment against the code is provided within Appendix 2 of this report.

2.5 Works, services and infrastructure code

The detailed assessment (provided in Appendix 2) is against Table 9.3.7.3.1 only as the proposal satisfies the requirements of Accepted development subject to requirements identified within Table 5.7.1 of the Assessment tables in that all works, excluding the access driveway, are on site.

All property connections will be provided in accordance with the relevant infrastructure authority's requirements. The construction of units 3 and 4 over Council's sewer line that traverses the site will be undertaken in accordance with Council's policy.

All civil works will be certified by a suitably qualified engineer.

2.6 Multi-unit residential uses code

The proposal generally complies with the majority of the nominated acceptable outcomes of the Multi-unit residential uses code. Where an alternative outcome has been proposed within the attached detailed assessment (Appendix 2) an assessment against the corresponding Performance outcome has been provided.

Generally, the alternative outcomes propose only minor deviations of variations to the nominated Acceptable outcomes. The alternative outcomes relate to:-

1. A front setback of 5m rather than the nominated 6m;
2. Treatment of windows on the second storey for privacy;
3. A rear fence that consists of a 1.2m high pool fence rather than the nominated 1.8m high solid screen fence;

Matters of non-compliance

Where a proposal fails to comply with a nominated acceptable outcome or when an alternative outcome is proposed the report should address how the higher order provisions of the relevant code are achieved.

It is dependent on the scale and matter of non-compliance that determines the detail that should be provided to justify the alternative outcome. Any non-compliance matter or alternative solution should be discussed in a pre-lodgement meeting for guidance to ensure the matter is properly addressed.

Further guidance about the escalation of assessment through the hierarchy of the Planning scheme can be found within the [Planning scheme policy for information Council may request, and preparing well made applications and technical reports](#).

Where a non-compliance matter does not satisfy the Overall outcomes of the code the Applicant should seek the services of a professional planning consultant.

4. A front fence that is a 1.8m high privacy fence rather than a 1.2m high (or 50% transparency for a 1.8m high) fence.

2.7 Sea turtle sensitive area TLPI assessment

The recent introduction of the TLPI 1/2019 by the Minister imposes additional requirements on development along the Bundaberg coastline, particularly relating to building height and lighting. The Applicant is aware that the reduction and treatment of essential lighting along Bundaberg's coastline is an evolving matter and is happy to work with Council through the application of reasonable conditions to reduce the impact lighting has on nearby sea turtle nesting beaches.

The development seeks to achieve the outcomes of the TLPI, through:-

- window tinting;
- appropriate fitting and shielding of external lighting;
- use of lighting within the amber spectrum (ideally 2700k of lower colour, however 3000k will be considered in situations where certain light fittings are not available in the lower colour spectrum); and
- external finishes that limit the reflection of light.

A detailed assessment against the relevant TLPI benchmarks is provided within appendix 2 of this report.

3 Services

All required urban services are available to the site via infrastructure within Loggerhead Street or traversing the site.

3.1 Local government services

Figure 4 shows the alignment of the available Council services within Loggerhead Street or traversing the site.

Water is available to the site via the existing 150mm main located on the eastern side of Loggerhead Street.

Stormwater will be piped to the existing kerb and channel within Loggerhead Street.

Sewer is available to the site via the main that traverses the lot. It is proposed to construct units 3 and 4 over the Council infrastructure. A separate application will be made to Council's Water and wastewater section to build over this main. It is expected following investigations from Council, requirements about main replacement or treatment will be imposed.

Vehicle access from Loggerhead Street to the site will be via 6m wide standard driveway.

TLPI 1 of 2019

This draft report provides an initial assessment against the recently released TLPI for Sea turtle sensitive areas. The development outcomes nominated within the report show how an Applicant of a relatively minor development may demonstrate compliance with the TLPI outcomes. Larger proposals or proposals closer to the coastline should seek the services of a professional planning consultant and lighting specialist.



Figure 4 - Local Gov. services plan (source: BRC website 1st June 2019)

3.2 Other service providers

Telecommunications and electricity are both available for connection via the respective infrastructure within Loggerhead Street. Separate application to each provider will be made at the appropriate time to ensure services are provided.

4 Conclusions

The proposed development is an anticipated land use within the locality and generally complies with all assessment benchmarks. This report demonstrates that any matters of non-compliance with acceptable outcomes have satisfied the associated Performance outcome through a suitable alternative outcome or the non-compliance is minor in nature.

Furthermore, the proposed development satisfies the requirements of the TLPI 1 of 2019 through applying practical lighting solutions to limit the development's contribution to light glow within the Sea turtle sensitive area.

It is requested that Council approve the development in full subject to reasonable and relevant conditions.

Local Gov. services

Mapping of Council's infrastructure is available on the [interactive mapping tool](#) available on Council's website. Basic levels of data such as dimensions and alignment

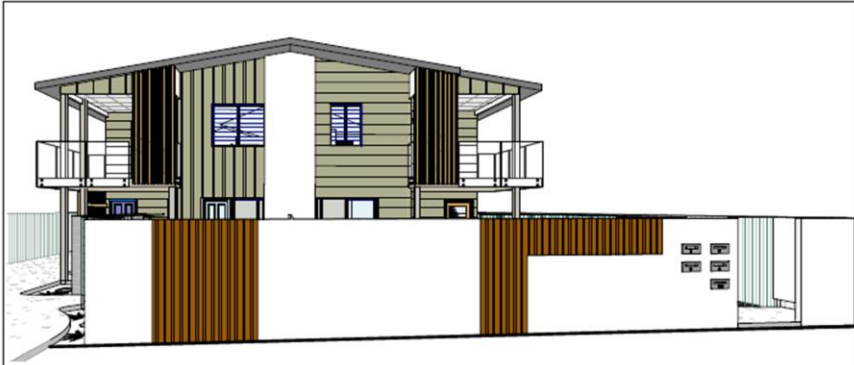
Appendix 1 – Proposal plans

Example proposal plans

Generally, plans need to be prepared by a suitably qualified draftsman or architect. To be accepted by Council proposal plans must have:-

- North point and scale
- The location, boundaries and road frontage of the land
- Plan details including drawing name (e.g. elevations), date drawn, reference number and version, and details of who prepared the plan.

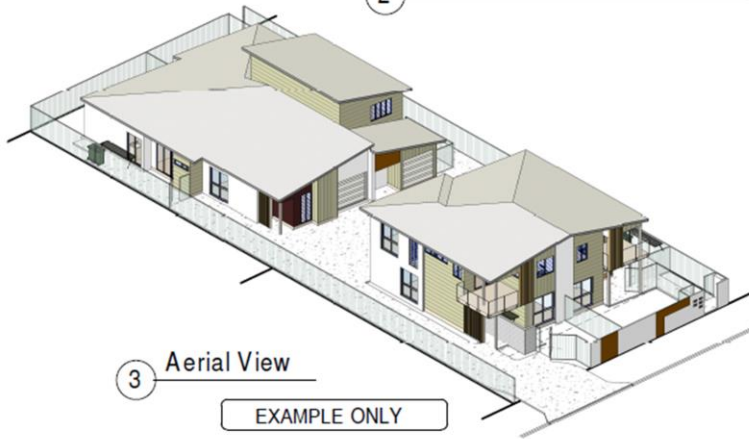
Ensure any easements, infrastructure, or environmental areas that are located on or traverse the site are shown on your plans.



1 Street Perspective Units 1 & 2



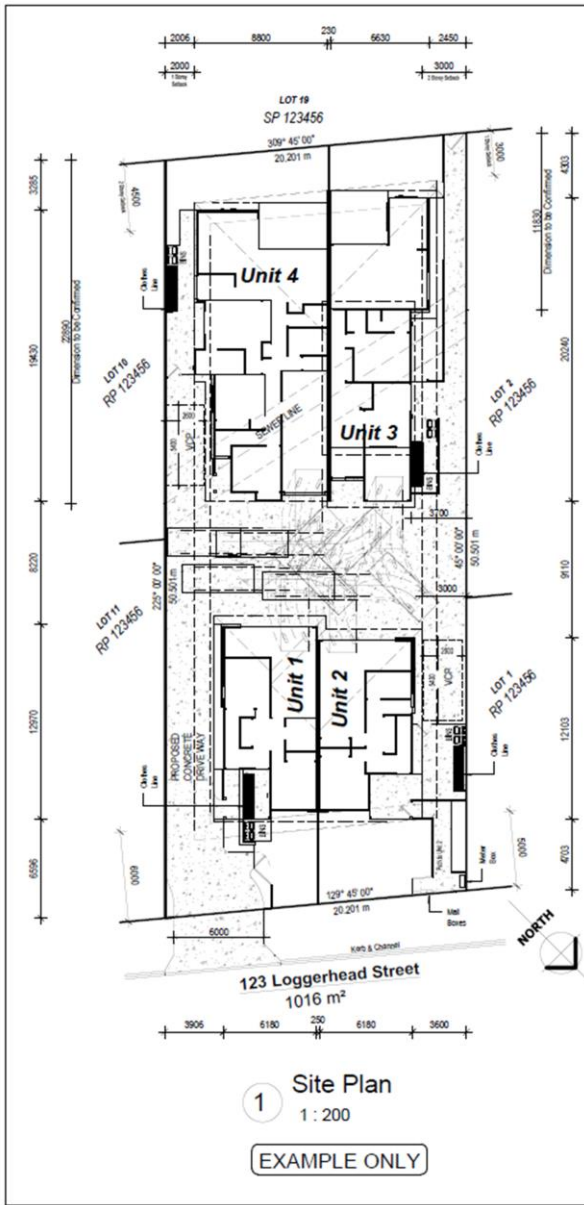
2 Perspective View Units 3 & 4



3 Aerial View

EXAMPLE ONLY

Project	EXAMPLE HOUSING SERVICE
Client	PROPOSED MULTIPLE UNITS
Location	A.G. RESIDENT
	123 LINDENWOOD STREET BRANDBURG, KY
Scale	1/8" = 1'-0"
Sheet	1 of 11



STORMWATER NOTES

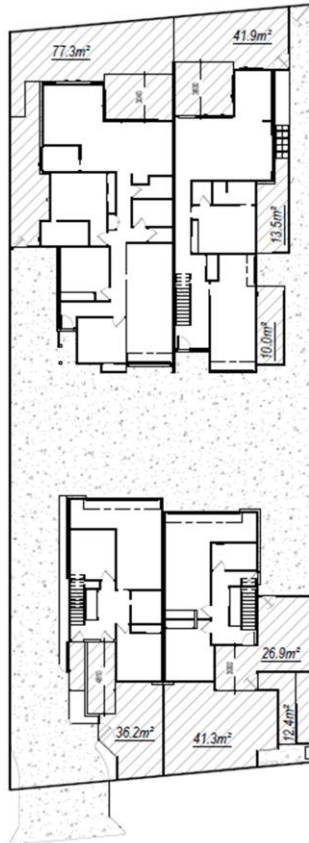
1. STORMWATER TO BE DISCHARGED TO LOCAL AUTHORITY APPROVAL.
2. POSITION OF STORMWATER PIPES ARE APPROXIMATE ONLY & MAY BE VARIED TO SUIT SITE CONDITIONS.
3. POSITIONS OF DOWNPIPES (D.P.) TO BE VARIED BY BUILDER PRIOR TO COMMENCEMENT OF DRAINAGE.
4. DOWN PIPES TO BE 100/75 OR 90/60 DIAMETER P.V.C.
5. STORMWATER PIPES TO BE 90/60 DIAMETER P.V.C. AT MINIMUM 1:100 GRADIENT.

PROPERTY DESCRIPTION:

Lot Number: 12
 Registered Plan No: SP456789
 Parish: BARGOLIN
 County: COOK
 Area: 1016m²
 Site Cover: 42.5%

EXAMPLE DRAFTING SERVICE
 489c/11 345 678 999 2854 (L: No. 00) Ph: 4153 3000

Project: **PROPOSED MULTIPLE UNITS**
 Client: **A.G. RESIDENT**
 Location: **123 LOGGERHEAD STREET, BARGARA.**
 Date: 1/200 | Date: 01/01/2019 | Page 2 of 11



Open Space

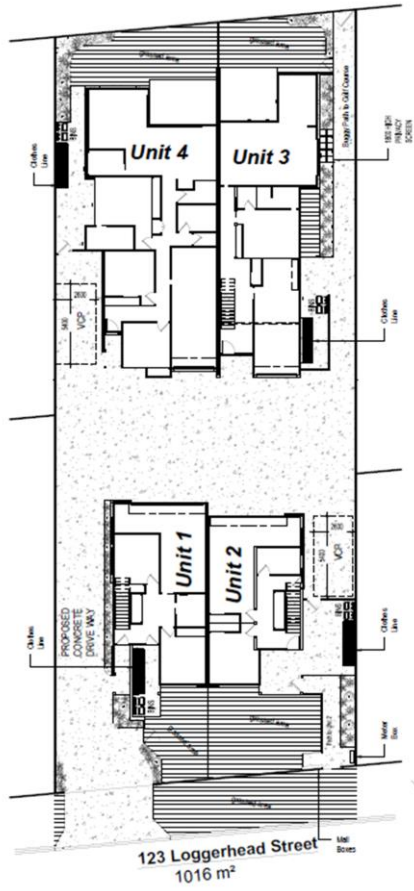
Open Space Schedule	
Comment	Area
Unit 1	36.2 m ²
Unit 2	80.6 m ²
Unit 3	65.4 m ²
Unit 4	77.3 m ²
Grand total	259.5 m ²

Area Schedule - Site		
Name	Area	% Area
Site Cover	432.0 m ²	42.5%
Open Space	259.5 m ²	25.5%
AREAS (driveways, etc.)	324.6 m ²	31.9%
Grand total	1016.0 m ²	100.0%

1 Open Space Plan
1 : 200

EXAMPLE ONLY

EXAMPLE DRAFTING SERVICE	
65% 12/24/17/1899 28524 sq. feet 207' - 10' 1/2" 2000	
Project:	PROPOSED MULTIPLE UNITS
Client:	A.G. RESIDENT
Location:	123 LOGGERHEAD STREET, BARGARA,
Scale: 1 : 200	Rev: 5/10/2013 Page 3 of 11



- LEGEND:**
- * DENOTES GROUND COVERS
 - DENOTES SHRUBS 60cm
 - ⊗ DENOTES SHRUBS 60cm to 1m
 - ⊗ DENOTES SHRUBS 1m to 2m
 - ⊗ DENOTES TREES 2m to 4m
 - ⊗ DENOTES TREES 4m to 6m

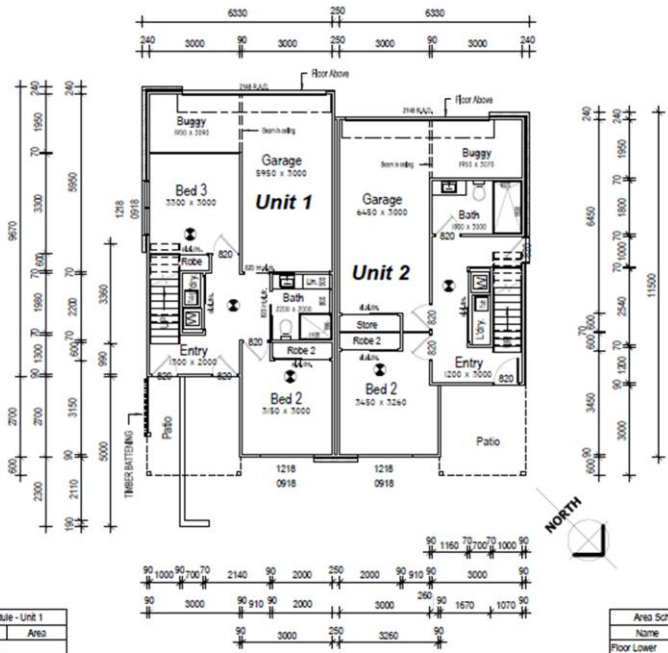
- TYPICAL PLANTINGS**
- GROUND COVERS:**
 DIANELLA STAMPEDE
 LIRIOPE MASCARI - STRIPEY WHITE
 MONDO GRASS
- SHRUBS TO 60cm:**
 LIRIOPE MASCARI - EVERGREEN GIANT
- SHRUBS 60cm to 1m:**
 AGAPANTHUS
 DIETES
 DWARF SOUGAINVILLEA
- SHRUBS 1m to 2m:**
 COASTAL ROSEMARY
 CORDYLINE
 FIJI FIRE
 GARDENIA AUGUSTA
 IXORA
 RHAPHIOLEPIS INDICA
 YUCCA
- TREES 2m to 4m:**
 MURRAYA PANICULATA - ORANGE JASMINE
 PHOTINIA X FRASERI - RED ROBIN
 SYZYGIUM AUSTRALE
- TREES 4m to 6m:**
 METROSIDEROS THOMASII

1 Landscape Concept Plan
 1 : 200

EXAMPLE ONLY

EXAMPLE DRAFTING SERVICE	
ABN: 15 345 873 993 OSGE Lic: No 307 Piv 4152-2000	
Project	PROPOSED MULTIPLE UNITS
Client	A.G. RESIDENT
Location	123 LOGGERHEAD STREET, BARGARA
Scale: 1:200	Date: 01/01/2019 Page: 4 of 11

NOTE ...
 PRIOR TO COMMENCEMENT OF
 CONSTRUCTION UNTELS &
 ANCHOR RODS TO BE CHECKED
 FOR CORRECT SIZE TO SUIT
 TRUSS LAYOUT & LOADINGS
 FROM TRUSS MANUFACTURER
 UNTEL SIZES BASED ON TRUNCATED
 (ORDER TRUSS SETBACK OF 270)



Area Schedule - Unit 1	
Name	Area
Floor Lower	
Living	43.95 m ²
Garage	26.84 m ²
Patio	9.23 m ²
Floor Lower	79.02 m ²
Floor Upper	
Living	66.79 m ²
Deck	12.18 m ²
Floor Upper	81.96 m ²
Grand total	160.99 m ²

Area Schedule - Unit 2	
Name	Area
Floor Lower	
Living	36.51 m ²
Garage	29.51 m ²
Patio	7.60 m ²
Floor Lower	73.61 m ²
Floor Upper	
Living	65.61 m ²
Deck	10.29 m ²
Floor Upper	75.90 m ²
Grand total	149.51 m ²

1 Floor Plan Lower - Units 1 & 2
 1:100



EXAMPLE ONLY

FILENAME: EB03_17-4_UNITS
 DWELLING
 5° & 10° PITCH
 SHEET METAL ROOFING
 2450 PLATE HEIGHT

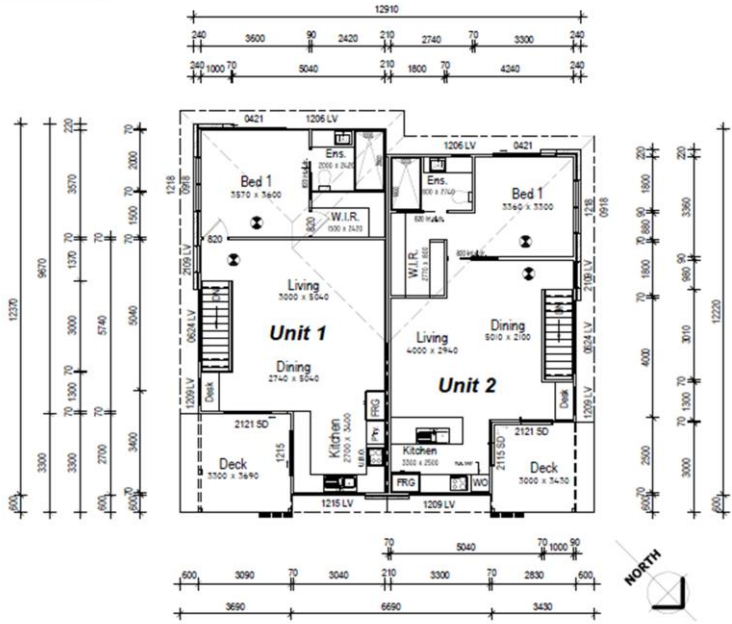
SMOKE ALARMS TO BE INSTALLED
 TO COMPLY WITH BCA PART 3.7.2

NOTES

1. ALL DIMENSIONS IN MILLIMETRES
2. DO NOT SCALE
3. BUILDER TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF BUILDING
4. DRAWING TOLERANCES TAKE NO RESPONSIBILITY FOR METHOD OF CONSTRUCTION
5. ALL CONSTRUCTION TO BUILDING CODE OF AUSTRALIA, AS/NZS 3 - STRUCTURE AND/OR MANUFACTURER'S SPECIFICATIONS. & SEE PAGE FOR TIMBER SCHEDULE.
6. DENOTES MECHANICAL VENTILATION
7. DENOTES FLOOR WASTE
8. DENOTES LOUVERING WALL
9. DENOTES LIFT OFF HINGES
10. DENOTES SMOKE ALARM
11. DENOTES #1200mm CEILING FAN

EXAMPLE DRAFTING SERVICE
 480 15 345 475 592 3885 Levee St
 PROJECT: PROPOSED MULTIPLE UNITS
 CLIENT: A.G. RESIDENT
 LOCATION: 123 LOGGERSHEAD STREET, BARGARA.
 SCALE: 1:100 Date: 01/01/2019 Page: 6 of 11

NOTE ...
 PRIOR TO COMMENCEMENT OF
 CONSTRUCTION UNITS &
 ANCHOR RODS TO BE CHECKED
 FOR CORRECT SIZE TO SUIT
 TRUSS LAYOUT & LOADINGS
 FROM TRUSS MANUFACTURER
 UNITS SIZES BASED ON TRUNCATED
 (ORDER TRUSS SETBACK OF 270)



Area Schedule - Unit 1	
Name	Area
Floor Lower	
Living	43.95 m ²
Garage	26.84 m ²
Patio	9.23 m ²
Floor Lower	79.02 m ²
Floor Upper	
Living	66.79 m ²
Deck	12.18 m ²
Floor Upper	81.96 m ²
Grand total	160.99 m ²

1 Floor Plan Upper - Units 1 & 2
 1 : 100

Area Schedule - Unit 2	
Name	Area
Floor Lower	
Living	36.51 m ²
Garage	29.31 m ²
Patio	7.60 m ²
Floor Lower	73.41 m ²
Floor Upper	
Living	65.61 m ²
Deck	10.29 m ²
Floor Upper	75.90 m ²
Grand total	149.31 m ²



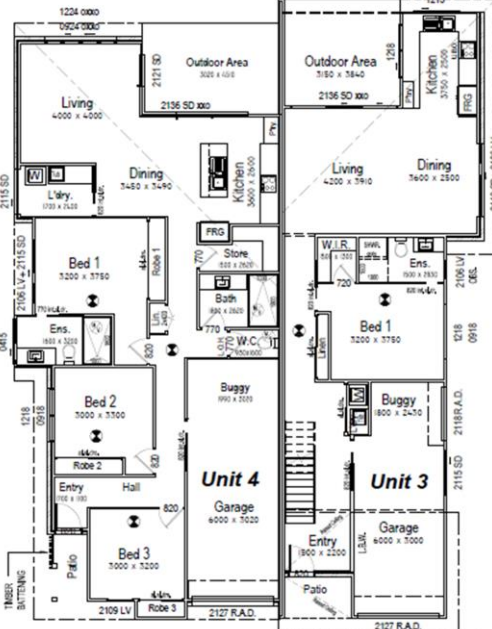
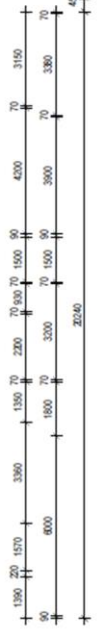
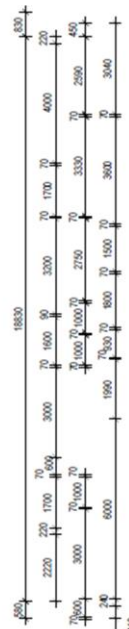
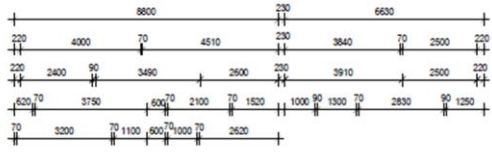
FILENAME: EB03_17-8_UNITS
 DWELLING
 5° & 10° PITCH
 SHEET METAL ROOFING
 2450 PLATE HEIGHT

SMOKE ALARMS TO BE INSTALLED
 TO COMPLY WITH BCA PART 3.7.2

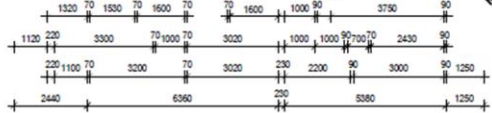
EXAMPLE ONLY

NOTES		EXAMPLE DRAFTING SERVICE	
1. ALL DIMENSIONS IN MILLIMETRES	5. ALL CONSTRUCTION TO BUILDING CODE OF AUSTRALIA AS1983 - RESID - C2 AND/OR MANUFACTURER'S SPECIFICATIONS. 6. SEE PAGE FOR TIMBER SCHEDULE.	APRIL 15, 2025 873 092 0268 LIC No 307 Ph 4152 0200	Project: PROPOSED MULTIPLE UNITS
2. DO NOT SCALE	7. DENOTES FLOOR WASTE		Client: A.G. RESIDENT
3. BUILDER TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF BUILDING	8. DENOTES LOANREAR WALL		Location: 122 LOGGERHEAD STREET, BARGARA
4. DRAFTER/TENDER TAKES NO RESPONSIBILITY FOR METHOD OF CONSTRUCTION	9. DENOTES MECHANICAL VENTILATION		Scale: 1 : 100
	10. DENOTES #1200mm CEILING FAN		Sheet: 01/01/2019 Page: 6 of 11

NOTE:
PRIOR TO COMMENCEMENT OF
CONSTRUCTION UNITS &
ANCHOR RODS TO BE CHECKED
FOR CORRECT SIZE TO SUIT
TRUSS LAYOUT & LOADINGS
FROM TRUSS MANUFACTURER
UNITL SEES BASED ON TRUNCATED
ORDER TRUSS SETBACK OF 2700



Area Schedule - Unit 4	
Name	Area
Floor Lower	118.06 m ²
Living	25.66 m ²
Garage	11.95 m ²
Outdoor Area	2.90 m ²
Patio	158.60 m ²
Floor Lower	158.60 m ²
Grand total	158.60 m ²



Area Schedule - Unit 3	
Name	Area
Floor Lower	81.89 m ²
Living	23.45 m ²
Garage	12.36 m ²
Outdoor Area	3.28 m ²
Patio	120.96 m ²
Floor Lower	49.39 m ²
Floor Upper	49.39 m ²
Grand total	170.35 m ²

FILENAME: EB03_17-4_UNITS
DWELLING
5° & 10° PITCH
SHEET METAL ROOFING
2450 PLATE HEIGHT

1 Floor Plan Lower - Units 3 & 4
1 : 100

SMOKE ALARMS TO BE INSTALLED
TO COMPLY WITH BCA PART 3.7.2

EXAMPLE ONLY



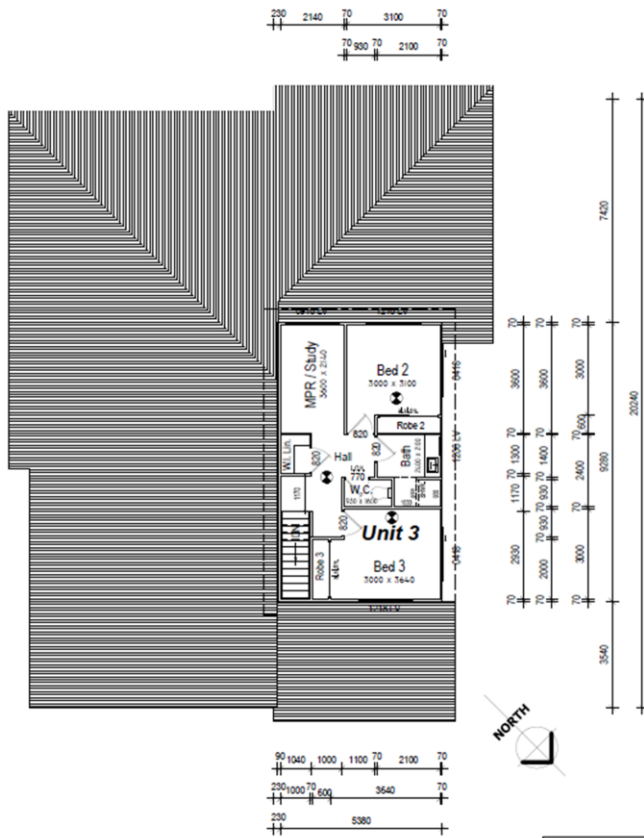
NOTES
1. ALL DIMENSIONS IN MILLIMETRES
2. DO NOT SCALE
3. BUILDER TO CHECK ALL DIMENSIONS
PRIOR TO COMMENCEMENT OF BUILDING
4. DRAWING PERSONS TAKE NO RESPONSIBILITY
FOR METHOD OF CONSTRUCTION

NOTES
5. ALL CONSTRUCTION TO BUILDING CODE OF
AUSTRALIA, AS/NZS 3101.3 - 1992/2000
6. SEE PAGE FOR TIMBER SCHEDULE.
7. DENOTES MECHANICAL VENTILATION

NOTES
F.W. DENOTES FLOOR WASTE
L.W. DENOTES LIME-BEARING WALL
L.O.H. DENOTES LIFT OFF HINGES
S.A. DENOTES SMOKE ALARM
C.F. DENOTES #1200mm CEILING FAN

EXAMPLE DRAFTING SERVICE
133 LOGGERSHEAD STREET, BARGARA, QLD 4211
Project: PROPOSED MULTIPLE UNITS
Client: A.G. RESIDENT
Location: 123 LOGGERSHEAD STREET, BARGARA
Scale: 1:100 Date: 01/01/2019 Page: 7 of 11

NOTE ---
 PRIOR TO COMMENCEMENT OF
 CONSTRUCTION UNTELS &
 ANCHOR RODS TO BE CHECKED
 FOR CORRECT SIZE TO SUIT
 TRUSS LAYOUT & LOADINGS
 FROM TRUSS MANUFACTURER
 UNTEL SIZES BASED ON TRUNCATED
 ORDER TRUSS SETBACK OF 270



1 Floor Plan Upper - Unit 3
 1 : 100

FILENAME: EB03_17-8_UNITS

DWELLING
 5° & 10° PITCH
 SHEET METAL ROOFING
 2450 PLATE HEIGHT

SMOKE ALARMS TO BE INSTALLED
 TO COMPLY WITH BCA PART 3.7.2

EXAMPLE ONLY



Area Schedule - Unit 3	
Name	Area
Floor Lower	
Living	81.89 m ²
Garage	23.45 m ²
Outdoor Area	12.36 m ²
Patio	3.26 m ²
Floor Lower	120.96 m ²
Floor Upper	
Living	49.39 m ²
Floor Upper	49.39 m ²
Grand total	170.35 m ²

- NOTES
1. ALL DIMENSIONS IN MILLIMETRES
 2. DOTTED SCALE
 3. BUILDER TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF BUILDING
 4. DRAFTER PERSONS TAKE NO RESPONSIBILITY FOR METHOD OF CONSTRUCTION

5. ALL CONSTRUCTION TO BUILDING CODE OF AUSTRALIA, AS/NZS 3603 - RIGIDEN CC ANCHOR MANUFACTURER'S SPECIFICATIONS, & SEE PAGE FOR TIMBER SCHEDULE.
6. DENOTES MECHANICAL VENTILATION

- F.W. DENOTES FLOOR WASTE
- L.W.R. DENOTES LONGBEARING WALL
- L.O.H. DENOTES LIFT OFF HINGES
- SA DENOTES SMOKE ALARM
- CF DENOTES #300mm CEILING FAN

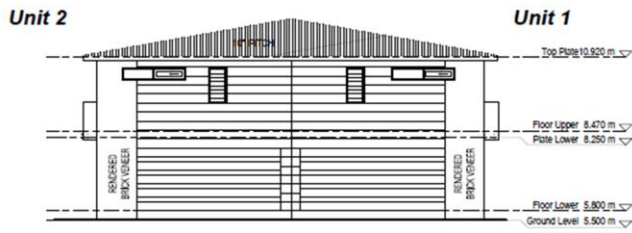
EXAMPLE DRAFTING SERVICE
 48/110, 34/57/309, 288/110, 100/100, Ph: 4192-2200
 Project: PROPOSED MULTIPLE UNITS
 Client: A.G. RESIDENT
 Location: 123 HOGGERHEAD STREET, BARGARA.
 Scale: 1:100 Date: 01/01/2019 Page: 8 of 11



1 Northeast - Units 1 & 2
1 : 100



2 Northwest - Units 1 & 2
1 : 100



3 Southwest - Units 1 & 2
1 : 100

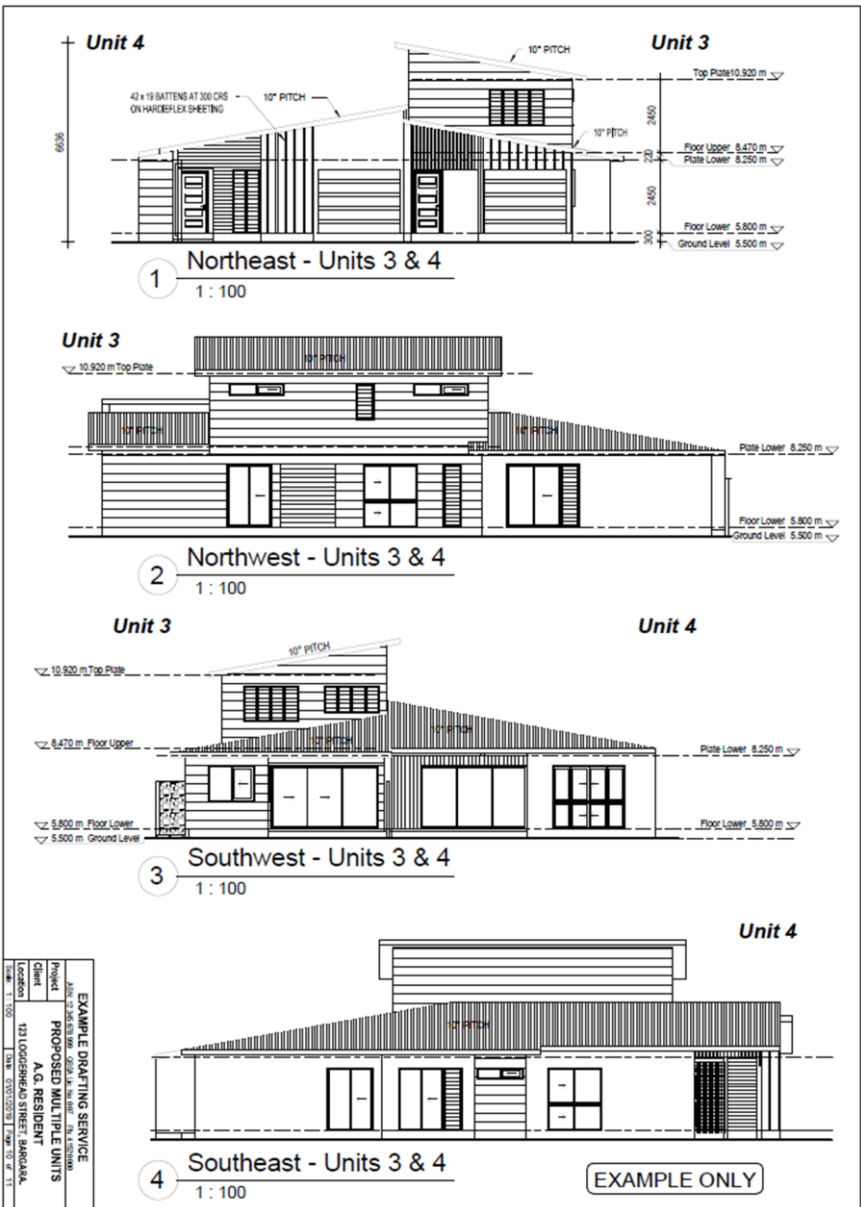


4 Southeast - Units 1 & 2
1 : 100

EXAMPLE ONLY

Scale	1 : 100
Date	20/12/2018
Drawn	W. J. B. / J. B.
Checked	W. J. B. / J. B.
Client	A.C. RESIDENT
Project	PROPOSED MULTIPLE UNITS
Location	131 LOOSEBUSH STREET, BANGALUA
Client	A.C. RESIDENT
Project	PROPOSED MULTIPLE UNITS
Location	131 LOOSEBUSH STREET, BANGALUA
Scale	1 : 100
Date	20/12/2018
Drawn	W. J. B. / J. B.
Checked	W. J. B. / J. B.

EXAMPLE DRAFTING SERVICE
 131 LOOSEBUSH STREET, BANGALUA
 131 LOOSEBUSH STREET, BANGALUA



Scale	1:100
Client	A.G. RESIDENT
Location	121 LOGGERSHAW STREET, SARASOTA, FL 34236
Project	PROPOSED MULTIPLE UNITS
Service	EXAMPLE DRAFTING SERVICE



Appendix 2 – Assessment against benchmarks

Benchmarks assessment

Your assessment against the benchmarks needs to highlight where your proposal fails to comply or where an alternative outcome is being proposed. It is suggested a heading of **Alternative outcome** or **Performance assessment** be highlighted.

Simply stating you development complies with an acceptable or performance outcome is insufficient. A proper assessment should detail how the development complies e.g. stipulating which proposal plan demonstrates compliance.

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to development:-

- (a) within the High density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**, and
- (b) identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the High density residential zone code is to provide for high density residential uses for permanent residents and visitors in close proximity to the activity centres of Bundaberg and Bangara, supported by community uses and a range of retail, commercial and entertainment activities to service the needs of both visitors and surrounding residents.
- (2) The purpose of the High density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides a range of higher density residential dwelling choices in multi-storey, generally medium rise, formats;
 - (b) mixed use development is facilitated in the zone to help create vibrant and active streets and public spaces;
 - (c) non-residential uses that occur as part of a mixed use development may provide for a range of activities that:-
 - (i) complement tourist accommodation and enhance the attractiveness and function of the area as a visitor destination, and
 - (ii) offer food, shopping, entertainment and personal services to residents and visitors;
 - (d) other non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development.

- (e) development encourages and facilitates urban consolidation and the efficient provision and use of physical and social infrastructure;
- (f) the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
- (g) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the existing and intended scale and character of the surrounding area; and
- (h) development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.

6.2.3.3 Specific benchmarks for assessment

Table 6.2.3.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance / Representations
Residential uses		
PO1 Development provides for a compatible mix of higher density residential activities catering for both permanent residents and tourists and visitors.	AO1 Development provides for the following residential activities to occur in the High density residential zone:- (a) Caretaker's accommodation; (b) Dual occupancy (where forming part of a mixed use building); (c) Dwelling house; (d) Dwelling unit; (e) Multiple dwelling; (f) Residential care facility; (g) Resort complex; (h) Retirement facility; (i) Rooming accommodation; or (j) Short-term accommodation.	AO1 The proposal is for a Multiple dwelling consisting of 2 x 2 and 2 x 3 bedroom units.
Mixed use development and non-residential uses		
PO2 Where mixed use development is proposed, active non-residential uses are provided at street level such as small-scale shops and food and drink outlets (e.g. cafes and restaurants) and residential	AO2 No acceptable outcome provided	N/A the proposal does not propose a mix of uses

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>Uses are located above or behind street level active, non-residential uses.</p> <p>PO3 The type, scale and intensity of business activities in mixed use development does not undermine the Bundaberg Region activity centre network, and primarily service the needs of residents and visitors in the immediate neighbourhood</p>	<p>A03 Development ensures: (a) shops or offices, have a gross leasable floor area not exceeding 400m², and (b) in the case of a shopping centre, gross leasable floor area does not exceed 1,200m² for all tenancies and 400m² for any single tenancy.</p>	N/A
<p>PO4 Non-residential activities not forming part of a mixed use development may also be established in the high density residential zone, provided that these activities:- (a) directly support the day to day needs of the immediate residential community; (b) are a similar scale and intensity; (c) are compatible with the prevailing residential character and amenity of the local area; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve rather than local residential streets.</p>	<p>A04 No acceptable outcome provided.</p>	N/A
<p>PO5 Development has a medium-rise built form that is compatible with the existing and intended scale and character of the surrounding area.</p>	<p>A05.1 Residential development and mixed use buildings have a maximum building height of:- (a) 3 storeys and 11m in Barzaza; and (b) 5 storeys and 20m in Bundaberg.</p> <p>Note—In Barzaza, the assessment manager may favourably consider residential development and mixed use buildings to have a maximum building height of up to 5 storeys and 20m for exemplary development that displays architectural design excellence in terms of sustainable, sub-tropical and coastal design elements, and has demonstrable community benefit.</p>	<p>A05.1 The proposed development has a maximum height of 6.70dm and 2 storeys. Elevations are shown on proposal plans 9 and 10.</p> <p>Note: TLPI 1 of 2019 replaces PO5 of this code when located within the Sea turtle sensitive area on the Coastal protection overlay maps. PO5 of schedule 2 of the TLPI identifies a maximum height of 6 storeys for the site.</p>
<p>Building Height and Built Form</p>	<p>A05.2 Non-residential development has a maximum building height of 2 storeys and 8.5m.</p>	<p>A05.2 N/A the proposed development only consists of residential uses.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>PO6</p> <p>Development has a built form and scale that is compatible with the existing and intended residential character of the area, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—In assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential amenity impacts of the proposed development, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <p>(a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other micro-climatic impacts;</p> <p>(b) any noise and vibration impacts from the proposed building mass and scale, as seen from neighbouring premises, and from the street.</p>	<p>AO6</p> <p>No acceptable outcomes provided</p>	<p>PO6</p> <p>The proposed development contributes positively to the existing built form and character of Loggerhead Street and its surrounds by:-</p> <ol style="list-style-type: none"> 1. the orientation of units 1 and 2 to address and overlook the street. 2. establishing a medium density residential use within the Loggerhead Street locality which is essentially a mixed use area. 3. providing an external design that features horizontal and vertical architectural elements contributing the local seaside vernacular.
<p>PO7</p> <p>Development is sited and designed in a manner which is responsive to the sub-tropical climate, and is sympathetic to the scale and character of surrounding development, including the Queensland 'coastal beach' vernacular where located in Bargara.</p> <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of design principles and design principles are considered to have relevance and applicability, to development in the Bundaberg region.</p>	<p>AO7</p> <p>No acceptable outcome provided.</p>	<p>PO7</p> <p>The development proposes to use a mix of lightweight material and building articulation to contribute to the desired preferred building design. This is particular to units 1 and 2 which address the street.</p> <p>Outdoor living through second storey patios, particularly for units 1 and 2, features strongly in the design.</p>
<p>PO8</p> <p>Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maintains the efficient use of infrastructure and maintains a high level of residential amenity, within a medium rise residential density.</p>	<p>AO8</p> <p>Development provides for a maximum net residential density of:-</p> <ol style="list-style-type: none"> (a) 60 equivalent dwellings per hectare in Bargara; and (b) 110 equivalent dwellings per hectare in Bundaberg. 	<p>AO8</p> <p>The development proposes 3, 4 equivalent dwellings (being 2 x 2 and 2 x 3 bedroom dwellings) on a 1,016m² site, which equates to a density of approximately 34 equivalent dwellings per hectare. At 60 equivalent dwellings the allowable density for the site is 6 equivalent dwellings.</p>

Part 6 – Zones

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>Environment and consistent with available or planned infrastructure capacity.</p>	<p>Development in Berrara, as defined in the LISP, shall not exceed a maximum net residential density of 110 equivalent dwellings per hectare (may apply).</p>	
<p>Amenity</p> <p>PO9 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO9 No acceptable outcome provided.</p>	<p>PO9 The proposed development is for a residential use and will not give rise to any adverse amenity impacts.</p>
<p>Infrastructure and services</p> <p>PO10 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO10 No acceptable outcome provided.</p>	<p>PO10 The development site has access to all urban services and connection to each service will be provided in accordance with the relevant infrastructure service provider's requirements.</p>
<p>PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO11 No acceptable outcome provided.</p>	<p>PO11 The development will connect to existing services in accordance with the relevant Authority's requirements. The development does propose to construct and provide the existing service to the site. The service will be undertaken in accordance with Council's policy. A review of Council's LISP does not identify any planned infrastructure in the vicinity of the development site.</p>

Part 6 – Zones

9.2.11 Multi-unit residential uses code

9.2.11.1 Application

This code applies to development identified as requiring assessment against the Multi-unit residential uses code by the tables of assessment in Part 5 (Tables of assessment).

9.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses [are of a high quality design which appropriately responds to local character, environment and amenity considerations.]
- (2) The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-
 - (a) a multi-unit residential use is visually attractive with a built form which addresses the street and integrates with surrounding development;
 - (b) a multi-unit residential use incorporates building design that responds to the character of the particular local area;
 - (c) a multi-unit residential use provides a high standard of privacy and amenity for residents, including well designed and usable open space areas; and
 - (d) a multi-unit residential use incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location.

9.2.11.3 Assessment Specific benchmarks for assessment

Table 9.2.11.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Representations
Site suitability		
PO1 The multi-unit residential use is located on a site which has an area and configuration capable of accommodating the intended use and that is compatible with the intended character of the locality, including associated:-	AO1.1 [The multi-unit residential use is located on a lot having a minimum area of 800m ² .] OR	AO1.1 The development site is 1,016m ² . AO1.2 The development site has a 20m (approx.) frontage to Loggheard Street.

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>(a) vehicle access, parking and manoeuvring areas;</p> <p>(b) communal and private open space areas and landscaping;</p> <p>(c) on-site servicing areas; and</p> <p>(d) buffering or separation areas to incompatible uses or sensitive environments.</p>	<p>Where situated in the Low density residential zone, the multi-unit residential use is located on a lot having a minimum area of 4,000m².</p> <p>AO1.2 The multi-unit residential use is not located on a hatched/white axe lot or a lot otherwise relying upon access via an easement¹.</p>	
<p>Site analysis</p> <p>PO2 The multi-unit residential use is sited and designed so as to:-</p> <p>(a) take account of its setting and site context;</p> <p>(b) create an attractive living environment for residents; and</p> <p>(c) make a positive contribution to the character of the street and local area.</p>	<p>AO2 No acceptable outcome provided.</p> <p>AO3 Editor's note—The Council may require submission of a site analysis plan prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports to demonstrate compliance with Performance Outcome PO2.</p>	<p>PO2 The design of the complex takes advantage of the sites' context by:-</p> <ol style="list-style-type: none"> 1. providing outdoor patio areas for units 1 and 2 overlooking Loggerhead Street providing passive surveillance of the street — see proposal plan 6 of 11 2. providing outdoor patio areas for units 3 and 4 overlooking the golf course situated directly behind the development site providing a high amenity living environment — see proposal plan 7 of 11 3. the front elevation of units 1 and 2 address Loggerhead Street and with the use of a mix of building materials make for an interesting building facade that will make a positive contribution to the Loggerhead Street built form see proposal plans 1 & 9 of 11.
<p>PO3 The multi-unit residential use is sited and designed to:-</p> <p>(a) provide a visibly clear pedestrian entrance to and from the building;</p> <p>(b) minimise the potential for pedestrian and vehicular conflict;</p> <p>(c) provide a semi-active frontage and promote casual surveillance of the street, adjacent parkland or other public spaces; and</p>	<p>AO3.1 The building is sited and designed such that:-</p> <p>(a) street and parkland frontages of the site comprise 'semi-active uses/spaces' such as habitable rooms, common recreation areas (indoor and outdoor) and landscaped areas to facilitate casual surveillance; and</p> <p>(b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised; and</p>	<p>AO3.1</p> <p>(a) the design provides for patios/decks that facilitate casual surveillance to both the Loggerhead Street and golf course frontages — see proposal plans 6 & 7 of 11</p> <p>(b) units 1 and 2 are designed to maximise passive surveillance of Loggerhead Street.</p> <p>(c) the proposal provides for a separate pedestrian access to Loggerhead Street for unit 2.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
(d) ensure that car parking areas, services, mechanical plant and site facilities are not visually prominent.	(c) pedestrian access to the site and the entrances of buildings and individual dwellings is easily discerned, and is separate from vehicular access.	All other pedestrian access is proposed via the driveway which by its design slows vehicles to a safe speed to accommodate for pedestrians.
	<p>A03.2 Any car parking area or other associated structures are integrated into the design of the development such that:-</p> <p>(a) they are screened from view from frontages to streets, parks and adjoining land;</p> <p>(b) they are not located between the building and the road frontage (excluding visitor car parking); and</p> <p>(c) a basement car parking area does not protrude above the adjacent ground level by more than 1m.</p> <p>A03.3 External clothes drying facilities, building services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or effectively screened from view.</p>	<p>A03.2 The visitor parking spaces (see proposal plan 2 of 11) shows both parts in discrete positions.</p> <p>A03.3 Proposal plan 2 of 11 shows the clotheslines located within the private open space areas of each unit.</p> <p>Other mechanical equipment, such as air conditioners and water heaters will be appropriately located and screened.</p>
<p>Building mass and composition</p> <p>PO4 The multi-unit residential use is sited and designed in a manner which:-</p> <p>(a) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; and</p> <p>(b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.</p>	<p>A04.1 Where a standalone multi-unit residential use, site cover does not exceed:-</p> <p>(a) 50% if 1 storey; and</p> <p>(b) 40% if 2 or more storeys.</p> <p>OR</p> <p>Where forming part of a mixed use development, site cover does not exceed:-</p> <p>(a) 70% for that part of a building not exceeding 2 storeys; and</p> <p>(b) 40% for that part of a building exceeding 2 storeys.</p>	<p>A04.1 Proposal plan 2 of 11 shows that the site cover for the development to be 42.5%. It is considered this is a relatively minor non-compliance considering the development provides suitable private open space, car parking, and vehicle manoeuvring space.</p> <p>A04.2 The building facade, particularly for units 1 and 2, provides for vertical and horizontal articulation – see proposal plans 1 & 9 of 11.</p> <p>A04.3 The building facade, particularly for units 1 and 2, provides for vertical and horizontal articulation</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>PO5 The multi-unit residential use is in a building which has a top level and roof form that is shaped to reduce the apparent bulk of the building and provide a visually attractive skyline silhouette.</p> <p>PO6 The multi-unit residential use is sited and designed so as to:- (a) provide amenity and privacy for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties; (b) provide adequate separation from adjoining uses; (c) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; (d) maintain satisfactory access to prevailing breezes and sunlight penetration to adjacent properties; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.</p>	<p>AO4.2 The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m.</p> <p>AO4.3 The building incorporates most or all of the following design features:- (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure; (c) balconies, verandahs or terraces; and (d) planting, particularly on podiums, terraces and low level roof decks.</p> <p>AO5 No acceptable outcome provided.</p>	<p>AO4.2 contributing to an interesting streetscape – see proposal plans 1 & 9 of 11. The development does not include any podiums, terraces, or lower level roof decks to include any plantings.</p> <p>PO5 The development has roof pitches that contribute positively to each building's facade.</p>
<p>Relationship of buildings to streets and adjoining premises</p>		
<p>PO6 The multi-unit residential use is sited and designed so as to:- (a) provide amenity and privacy for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties; (b) provide adequate separation from adjoining uses; (c) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; (d) maintain satisfactory access to prevailing breezes and sunlight penetration to adjacent properties; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.</p>	<p>AO6.1 Buildings and structures comply with the minimum boundary setbacks in Table 9.2.1.3.2 (Minimum boundary setbacks for multi-unit residential uses).</p> <p>AO6.2 The potential for overlooking to adjoining properties from windows, balconies, stairs, landings, terraces, decks and the like is minimised through building design, screening devices, distance and/or landscaping.</p> <p>AO6.3 Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 3m at the ground floor or 9m at levels above the ground floor, privacy is protected by:-</p>	<p>AO6.1 The proposed development complies with all nominated side and rear setbacks.</p> <p>Performance assessment A 5m setback (tapering to 6m) is proposed for the front setback. This is primarily due to the angled footage of the site.</p> <p>The alternative setback satisfies PO6 in that:- • the amenity and privacy of occupants of the unit complex and from adjoining premises will be preserved as the alternative setback is for the front boundary rather than a side or rear boundary; • sufficient space is still available for landscaping; and • the front setbacks along Logghehead Street vary from 0m (on the adjoining property) to</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>Open space</p> <p>PO7 The multi-unit residential use provides sufficient open space to meet the needs of residents and visitors.</p>	<p>AO7.1 At least 25% of the site area is provided as private and/or communal open space.</p>	<p>AO6.1 approximately 24m at a nearby commercial premises. It is also noted that the existing dwelling that is to be demolished is setback approximately 2.3m from the Loggerhead Street frontage.</p> <p>AO6.2 The potential for overlooking to adjoining properties from the second storey decks of units 1 and 2 is minimised due to:- 1. Unit 1 – the deck is immediately overlooking the driveway of the complex and due to its position at the front of the building any overlooking of the adjoining property is of the front yard only 2. Unit 2 – due to the decks position it is overlooking the roof of the adjoining motel.</p> <p>AO6.3 Performance assessment All windows of the development are either on the ground floor and privacy is protected by the 1.8m high privacy fence or the second storey windows are greater than 3m from the boundary and/or the window sills are a minimum of 1.5m above the floor level.</p> <p>The Applicant understands a condition may be imposed to have external louvers constructed to the second storey windows of unit 1 to protect the privacy of the southern adjoining property.</p> <p>AO6.4 N/A the proposed development is for a two storey development only.</p> <p>AO7.1 The proposal provides for approximately 260m² of open space, which equates to 25.5% of the site area – refer to proposal plan 3 of 11.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
	<p>A07.2 Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area that complies with the following minimum areas and dimensions respectively:-</p> <p>(a) 10m² and 2.5m for a studio unit, 1 bedroom unit or rooming unit; (b) 15m² and 2.5m for a 2 bedroom unit; and (c) 20m² and 3m for a 3 or more bedroom unit.</p> <p>A07.3 Each dwelling or rooming unit above the ground floor has a balcony or similar private open space area directly accessible from a living area that complies with the following minimum areas and dimensions respectively:-</p> <p>(a) 4.5m² and 1.7m for a studio unit, 1 bedroom unit or rooming unit; and (b) 8m² and 2.1m for a 2 or more bedroom unit.</p>	<p>A07.2 The private open space for each dwelling within the complex is:-</p> <ol style="list-style-type: none"> Unit 1 – 36.2m² of ground floor open space plus a 12.2m² second storey deck; Unit 2 – 41.3m² of ground floor open space plus a 10.3m² deck; Unit 3 – 77.3m² of ground floor open space inclusive of a 11.5m² patio; Unit 4 – 41.5m² of ground floor open space inclusive of a 12.1m² patio. <p>The main outdoor areas (i.e. decks and patios) are directly accessible from the main indoor living areas. The outdoor open spaces comply with the minimum dimensions.</p> <p>Proposal plans 3, 6, & 7 of 11 demonstrate the open space areas of the proposed development.</p> <p>A07.3 See response to A07.2 above.</p>
Boundary fences and walls		
<p>PO8 Fences and walls are designed and located to:-</p> <p>(a) protect the privacy and amenity of residents of the site and adjacent residential properties while maximising opportunities for casual surveillance of public spaces external to the site;</p> <p>(b) highlight site and building entrances; and</p> <p>(c) not unduly impact upon the amenity of the site or surrounding areas.</p>	<p>A08.1 A minimum 1.8m high solid screen fence is provided and maintained along all side (behind the front building line) and rear boundaries of the site to the front building line.</p> <p>A08.2 Any fence or wall provided along a street frontage (or other public space), or side boundaries forward of the front building line, does not exceed a height of:-</p> <p>(a) 1.8m if 50% transparent; or (b) 1.2m if solid.</p> <p>Editor's note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 8m.</p>	<p>A08.1 Performance assessment A 1.8m high solid screen fence is proposed for both side boundaries and a 1.2m pool fence is proposed for the rear boundary. The pool fence is proposed to allow the occupants of units 3 and 4 to take advantage of the views of the adjoining golf course.</p> <p>A08.2 Performance assessment The development proposes to provide a 1.8m high solid privacy fence along the front boundary of the development site. The additional height of the fence is proposed so to provide privacy to the occupants of units 1 and 2. Importantly, casual surveillance will be provided by viewing of Loggerhead Street from the second storey decks.</p>

Part 9 – Development Codes

Performance outcomes	Acceptable outcomes	Compliance / Representations
		<p>Performance assessment overall statement</p> <p>The proposed alternative fencing achieves PO8 by ensuring the privacy of occupants of the complex and of adjoining properties is protected with 1.8m high screen fencing while still providing casual surveillance of Loggerhead Street via decks located on the second storey.</p> <p>Additionally, the proposed front fence will contribute the amenity of the Loggerhead Streetscape as the design of the fence uses a variety of materials to ensure a high level of presentation to the street. The street perspectives shown on proposal plan 1 of 11 shows the proposed fence.</p>
<p>Site facilities and waste management</p> <p>PO9 Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.</p>	<p>AO9 Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor clothes drying areas are provided in an accessible location, equipped with robust clothes lines.</p>	<p>AO9 Outdoor clotheslines will be provided for each dwelling. Proposal plan 2 of 11 shows the location of each clothesline.</p>
<p>PO10 Refuse disposal and storage areas:- (a) are located in convenient and unobtrusive positions on the site; and (b) are able to be efficiently and effectively serviced by the Council's cleansing contractor.</p>	<p>AO10 The multi-unit residential use provides for the on-site storage and collection of refuse in accordance with the requirements specified in the Planning scheme policy for waste management</p>	<p>AO10 Bin storage in accordance with Planning Scheme Policy for Waste Management will be provide for each dwelling. Proposal plan 2 of 11 shows the location of each bin storage area.</p>
<p>Additional requirements for a rooming accommodation or short-term accommodation</p>		
<p>PO11 Except where in the form of a serviced apartment or self-contained accommodation, the rooming accommodation or short-term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.</p>	<p>AO11 No acceptable outcome provided.</p>	<p>N/A as the proposal is for multiple dwellings.</p>

Part 9 – Development Codes

Performance outcomes <i>Additional requirements for non-resident workforce accommodation or rural workers accommodation if located in a Rural Zone¹</i>	Acceptable outcomes <i>Accommodation or rural workers</i>	Compliance / Representations
<p>PO12</p> <p>The non-resident workforce accommodation or rural workers accommodation use is sited and designed to:-</p> <p>(a) provide amenity for users of the premises;</p> <p>(b) avoid conflicts with residents and rural activities on surrounding properties; and</p> <p>(c) maintain the visual continuity and pattern of buildings and landscape elements within the locality.</p>	<p>AO12</p> <p>The non-resident workforce accommodation or rural workers accommodation use is setback at least:-</p> <p>(a) 20m from any site frontage; and</p> <p>(b) 50m from any other site boundary.</p>	N/A as the proposal is for multiple dwellings.
<p>PO13</p> <p>The scale, design and external finish of buildings:-</p> <p>(a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and</p> <p>(b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.</p>	<p>AO13</p> <p>No acceptable outcome provided.</p>	N/A
Additional requirements for mixed use development		
<p>PO14</p> <p>Where the multi-unit residential use forms part of a mixed use development (i.e. involving non-residential activities in the same building), the development provides residents with reasonable privacy and security.</p>	<p>AO14.1</p> <p>Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.</p> <p>AO14.2</p> <p>Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.</p> <p>AO14.3</p> <p>Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.</p>	N/A as the proposal is for multiple dwellings only.

¹ For these particular uses, where there is inconsistency between the assessment benchmarks in this table and the assessment benchmarks contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

Table 9.2.11.3.2 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height	Column 2 Boundary type	Column 3 Minimum boundary setback
1 storey	Front (primary)	6m
	Front (secondary)	4.5m
	Side	2m
	Rear	3m
2 storeys	Front (primary)	6m
	Front (secondary)	4.5m
	Side	3m
	Rear	4.5m
3 storeys and above	Front (primary)	6m
	Front (secondary)	6m
	Side	4m
	Rear	6m

Part 9 – Development Codes

9.3.2 Landscaping code¹

9.3.2.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the tables of assessment in Part 5 (Tables of assessment)

9.3.2.2 Purpose and overall outcomes

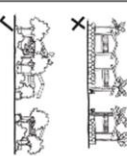
- (1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Bundaberg Region.
- (2) The purpose of the Landscaping code will be achieved through the following overall outcomes:-
 - (a) development provides for landscaping that complements and enriches the natural landscapes and built environment of the Bundaberg Region;
 - (b) development provides for landscaping that integrates the built form with its surroundings and adds to the desired character of Places;
 - (c) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local provenance plant species and landscape materials; and
 - (d) development provides landscaping that enhances personal safety and security, is functional and durable, and is practical and economic to maintain.

9.3.2.3 Specific benchmarks for assessment

Table 9.3.2.3.1 Benchmarks for assessable development – general requirements

Performance outcomes <i>Landscaping design generally</i>	Acceptable outcomes	Compliance/Representations
PO1 Development provides for landscaping that:- (a) protects and enhances the character and amenity of the site, street and surrounding locality;	AO1.1 Existing significant trees, vegetation and topographic features are retained and integrated within the landscaping concept for the development.	AO1.1 It is not practical to retain the existing trees and other vegetation on site due the type and scale of the development. The development proposes to provide suitable open space and landscaping that is consistent with the surrounding area.
	OR	

¹ Editor's note—the Planning scheme policy for development works provides guidance for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscaping.

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>(b) Promotes the character of the Bundaberg Region as a sub-tropical environment;</p> <p>(c) is sensitive to site conditions, natural landmarks and landscape characteristics; as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value;</p> <p>(e) clearly defines public and private spaces;</p> <p>(f) promotes passive surveillance of public and semi-public spaces; and</p> <p>(g) is of an appropriate scale to integrate successfully with development.</p>	<p>Where significant trees and vegetation cannot practically be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.</p> <p>AO1.2 Development provides landscaping which:-</p> <p>(a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage loitering; and</p> <p>(b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks.</p> <p>AO1.3 Elements of built form are softened and integrated within a broader landscape that incorporates structured landscape planting.</p> <p>Note—Figure 9.3.2A (Landscaping screening of built form elements) demonstrates how landscape screening is intended to soften and integrate with the built form.</p> <p>Figure 9.3.2A Landscaping screening of built form elements</p>  <p>AO1.4 Unless otherwise specified in an applicable use code, driveways and car parking areas are</p>	<p>Plant and tree species to be supplied are to endemic to Bundaberg.</p> <p>Note: An inspection of the site did not identify any plant or tree species of value. Existing landscaping primarily includes introduced palm and fern species.</p> <p>AO1.2 Landscaping involves the design of designated garden beds mostly within designated private open space areas. The exclusion being garden beds at the entry and along the driveway, along the development's southern side. The purpose of these garden beds is to soften the prevalence of hard surfaces.</p> <p>Garden beds are proposed to be located primarily within private open space areas and are designed to allow for passive surveillance of public and communal spaces; it being noted that the focus for passive surveillance is Loggierhead Street.</p> <p>AO1.3 Landscaping is proposed to be provided at the entry and for the length of the driveway where it abuts unit 1 to soften the hard surfaces.</p> <p>Additionally, it is proposed to retain the significant street tree that fronts the development site.</p> <p>AO1.4 Performance assessment Due to the size of the site and the surrounding urban context, the proposed development proposes to provide landscaping in accordance with plan 4 of 11. The landscaping areas including those abutting the driveways and parking areas are designed to maximise the usable space and minimise maintenance.</p> <p>It is proposed the landscaping proposed is consistent with surrounding and nearby developments.</p>

Part 9 – Development Codes

Performance outcomes	Acceptable outcomes	Compliance / Representations
	<p>screened by a landscaping strip with a minimum width of:-</p> <p>(a) 1.5m where adjacent to a residential use; or</p> <p>(b) 3m where adjacent to a street frontage or public open space.</p>	<p>AO1.5 Performance assessment Shade trees for parking is not proposed as part of the development due to:-</p> <ol style="list-style-type: none"> 1. Only 2 uncovered parking spaces are required, and 2. The 4 parking spaces provided for the occupants of the development are all garaged.
	<p>AO1.5 Car parking areas are provided with a minimum of 1 shade tree for every 6 car parking spaces. Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required.</p>	<p>AO1.6 Performance assessment It is proposed that front fencing set behind a landscaping strip or vegetated articulated areas is not warranted due to the following:-</p> <ol style="list-style-type: none"> 1. The length of the front fence is only 13.5m (100% of the site). 2. The small scale of the development. 3. To maximise private open space, which better suits small scale developments due to reduce maintenance of communal areas.
	<p>AO1.6 Any solid screen fence or wall greater than 1.2m in height provided along a street frontage is set behind landscaped strips, as stated by recesses to allow for dense vegetative screening.</p>	
	<p>AO1.7 Storage and utility areas are screened by vegetation or built screens.</p>	<p>AO1.7 Bin storage areas for each unit are proposed to be located behind fences and not be seen from public or communal areas.</p>
		<p>Performance assessment overall statement The landscaping and open space areas of the development are designed to best suit the scale of the development. Developments with a relatively small number of units do not lend themselves to large and high maintenance communal areas and facilities. Considering the above, the development does satisfy the Performance outcome by:-</p> <ol style="list-style-type: none"> (a) being consistent with surrounding and nearby developments (b) promoting passive surveillance of public spaces, and (c) [s. of an appropriate scale to integrate successfully with development.

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Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>PO2 Development provides sufficient areas to cater for landscaping.</p>	<p>AO2 Site layout and design provides sufficient area, in appropriate locations, for landscaping, including catering for water sensitive urban design devices</p>	<p>AO2 Proposal plan 4 of 11 shows the extent of landscaping proposed. Landscaping is primarily focused within the private open space areas of the development so as to minimise maintenance within communal spaces.</p> <p>The proposed development is not of a scale to require water sensitive urban design devices.</p>
<p>Streetscape landscaping</p> <p>PO3 Development provides for streetscape landscaping that:-</p> <p>(a) incorporates shade trees;</p> <p>(b) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works;</p> <p>(c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and</p> <p>(d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.</p>	<p>AO3 No acceptable outcome provided.</p>	<p>AO3 The existing street tree that fronts the site is to be retained.</p>
<p>Climate control and energy efficiency</p> <p>PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.</p>	<p>AO4.1 Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.</p> <p>AO4.2 Landscaping allows winter sun access to living areas, north facing windows and public spaces.</p> <p>AO4.3 Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p>	<p>AO4.1 Species selection and position, particularly along the western boundary, will provide partial shade during the summer months.</p> <p>AO4.2 Landscaping along the northern boundary will mostly consist of low shrubs and ground covers, particularly when adjacent to windows, to allow solar access during the winter months.</p> <p>AO4.3 The position of landscaping features and their permeable design will enable prevailing summer breezes throughout the development.</p>

Part 9 – Development Codes

Performance outcomes	Acceptable outcomes	Compliance / Representations
		Species selection and position, particularly along the western boundary, will provide partial protection from cold westerlies during the latter part of winter.

Part 9 – Development Codes

9.3.3 Nuisance code

9.3.3.1 Application

This code applies to development identified as requiring assessment against the Nuisance code by the tables of assessment in Part 5 (Tables of assessment).

9.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-
 - (a) nuisance emissions from development adversely impacting on surrounding sensitive land use, and
 - (b) the exposure of proposed sensitive land uses to nuisance emissions from surrounding development.
- (2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-
 - (a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-
 - (i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding sensitive land uses, and
 - (ii) ensuring that proposed sensitive land uses are not subject to unacceptable nuisance emissions generated from surrounding development, and
 - (b) environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants or emissions, particularly noise, odour, light, glare, dust and particulates.

Part 9 – Development Codes

9.3.3.3 Specific benchmarks for assessment¹

Table 9.3.3.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>PO1 Acoustic amenity²</p> <p>Development is located, designed, constructed and operated to ensure that noise emissions do not adversely impact upon surrounding sensitive land uses.</p> <p>Note—this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.</p>	<p>AO1</p> <p>No acceptable outcome provided.</p>	<p>PO1</p> <p>The location of air conditioning and other like equipment will be sited to minimise noise impacts on adjacent sensitive uses.</p> <p>During construction environmental nuisance matters will be regulated by the relevant authority.</p>
<p>PO2</p> <p>Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use.</p> <p>Editor's note—this is often referred to as a 'reverse' sensitive land use. In such cases, the use may be adversely affected by nuisance emissions from surrounding development. In such cases it is contingent upon the proposed sensitive land use to implement measures to ensure that a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</p>	<p>AO2</p> <p>The sensitive land use achieves the acoustic environment and acoustic quality objectives for <i>Environment Protection (Noise) Policy</i>.</p>	<p>AO2</p> <p>Acoustic amenity of the dwellings is addressed through design that complies with the relevant building provisions. Due to the quiet surrounding area it is not considered necessary to provide any additional sound attenuation.</p>
<p>PO3</p> <p>A satisfactory level of acoustic amenity is achieved for external private and communal open space areas (including gardens and balconies) of sensitive land uses, and</p>	<p>AO3</p> <p>No acceptable outcome provided.</p>	<p>PO3</p> <p>Acoustic amenity of the dwellings is addressed through design that complies with the relevant building provisions.</p>

¹ Editor's note—the Council may require an impact assessment report prepared in accordance with the Planning scheme policy for information. Council may require preparing well made applications and technical reports to demonstrate compliance with the relevant provisions of this code.

² Note—Council will take the order of occupancy of new and existing noise sources into consideration in implementing the Performance outcomes for the Acoustic amenity section of this code. The intent of these particular Performance outcomes is not to require existing lawful uses to control noise emissions in response to encroachment by proposed sensitive land uses.

Performance outcomes	Acceptable outcomes	Compliance / Representations
(b) patios and other areas of public open space (where not used for outdoor sport, recreation and entertainment). Note—the performance outcome will not be met if significant increases (i.e. more than 3 dB(A)) over and above pre-existing noise levels are likely to occur post-development.		The front balconies of units 1 and 2 which are located on the second storey may be impacted by noise from the street, however it is considered the passive surveillance benefits these balconies provide outweigh any acoustic nuisance concerns.
Live entertainment and amplified sound		
PO4 Development involving live entertainment or amplified music and voices maintains a satisfactory level of acoustic amenity for surrounding sensitive land uses.	AO4 No acceptable outcome provided.	N/A the proposal does not involve live entertainment or amplified sound.
Odour, dust and particulate nuisance		
PO5 Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to sensitive land uses (whether existing or proposed uses) in the surroundings of the proposed development.	AO5.1 Dust emissions do not result in levels at sensitive land uses which exceed the Air Quality Objectives contained in the Environmental Protection (Air) Policy 2008 and do not cause environmental nuisance by dust deposition. AO5.2 For odour and particulate emissions—no acceptable outcome provided.	AO5.1 The proposal is for a residential use that once constructed will not cause odour nuisances. During construction environmental nuisance matters will be regulated by the relevant authority. AO5.2 The proposal is for a residential use that once constructed will not cause dust, or other environment nuisances.
PO6 Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	AO6 No acceptable outcome provided.	PO6 The site is located within a well-established urban area that is not known to have issues with odour, dust or other emissions.
Lighting and glare nuisance		
PO7 Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.	AO7.1 Lighting devices are located, designed and installed to:-	AO7.1 Through minimising light spillage associated with the LL2.1 of 2019 that relates to S264 the table

Performance outcomes	Acceptable outcomes	Compliance 1 Representations
<p>PO8 Effective measures are implemented during the construction and operation of development to – (a) protect fauna that is sensitive to disturbance from noise, vibration, odour, light, dust and pollutants and (b) <u>mitigate</u> impacts on turtle nesting areas.</p>	<p>AO7.1 minimise light spillage on surrounding premises (a) provide an acceptable degree of lighting amenity at surrounding premises; (b) provide covers or shading around lights; (c) direct lights downwards; (d) position lights away from possibly affected areas; and (e) enable brightness of lights to be adjusted to low levels.</p> <p>AO7.2 Streets, driveways and servicing areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.</p> <p>AO7.3 Reflective glaze that would cause a nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:- (a) external building materials and finishes with low-reflectivity; or (b) building design/architectural elements or landscape treatments to block or reduce excessive reflective glaze.</p> <p>AO8.1 Any noise or vibration generated during the construction and operation of development is managed to ensure it does not have an adverse impact on fauna within an area of environmental significance.</p> <p>AO8.2 All exterior lighting provided as part of development in a sea turtle sensitive area, or within or at the boundary of an area of environmental significance, reduces light pollution and sky glow by:-</p>	<p>AO7.1 A single driveway access point is located on the southern side of the front boundary. Located directly opposite the development site at this location is a single detached dwelling. This dwelling is partially protected from headlight impacts of vehicles leaving the site via a street tree located along its frontage.</p> <p>AO7.3 The use of reflective materials will be avoided to minimise glaze nuisance.</p> <p>N/A as Sea turtle assessment criteria has now been superseded by the TLP 1 of 2019</p>

² Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in Schedule 2 (Mapping)

Performance outcomes	Acceptable outcomes	Compliance / Representations
	<p>(a) minimising the use and intensity of external lighting to that required to achieve the light's purpose and to avoid reflection from the ground, buildings or other surfaces;</p> <p>(b) using lighting that is fully shielded, directed and mounted as low as possible so as to cast little or no upward light (above the horizontal) or light spill towards the coast and areas of environmental significance;</p> <p>(c) using lighting of a wavelength less likely to cause nuisance to sea turtles or other fauna (e.g. amber lighting); and</p> <p>(d) fitting lights with light motion detection sensors and/or timers to ensure lighting is turned off when not required.</p> <p>A08.3</p> <p>All windows and glass doors facing an area of environmental significance, or within line-of sight of the coast in a sea life sensitive area, are fitted or otherwise screened to reduce light spill from indoor lighting.</p>	

Part 9 – Development Codes

9.3.5 Transport and parking code^{1 2}

9.3.5.1 Application

This code applies to development identified as requiring assessment against the Transport and parking code by the tables of assessment in Part 5 (Tables of assessment).

9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Transport and parking code is to ensure that transport infrastructure (including pathways, public transport infrastructure, roads, parking and service areas) is provided in a manner which meets the needs of the development, whilst maintaining a safe and efficient road network, promoting active and public transport use and preserving the character and amenity of the Burdaberg Region.
- (2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-
 - (a) development is consistent with the objectives of the strategic transport network, which are to:-
 - (i) provide for a highly permeable and integrated movement network;
 - (ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use;
 - (iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;
 - (iv) limit road construction to the minimum necessary to meet the endorsed levels of service for staging of Council's limited trunk road construction program to maximise sustainability; and
 - (v) maintain the safety and efficiency of the road network;
 - (b) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including ongoing maintenance costs; and

¹ Editor's note—the Council may require the preparation of a traffic impact assessment report to demonstrate compliance with certain outcomes of the Transport and parking code.

² Editor's note—the Planning scheme policy for development works provides guidance for satisfying certain outcomes of the Transport and parking code.

- (c) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development.

9.3.5.3 Specific benchmarks for assessment

Table 9.3.5.3.1 Requirements for development accepted subject to requirements and benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>On-site parking and access</p> <p>PO1 Development ensures that the location, layout and design of vehicle access, on-site circulation systems and parking and service areas:-</p> <p>(a) is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant;</p> <p>(b) does not interfere with the planned function, safety, capacity, efficiency and operation of the transport network;</p> <p>(c) provides sufficient on-site parking to meet the needs of, and anticipated demand generated by, the development;</p> <p>(d) limit potential conflict between service vehicles, other vehicles and pedestrians; and</p> <p>(e) minimises adverse impacts on the local streetscape character and amenity of the surrounding area.</p>	<p>AO1.1 The location, design and provision of any site access, access driveways, internal circulation and manoeuvring areas, service areas and parking areas is in accordance with the standards specified in the Planning scheme policy for development works, including ensuring:-</p> <p>(a) the number and type of vehicles planned for the development can be accommodated on-site;</p> <p>(b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and</p> <p>(c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces such that lower speeds occur near areas of high pedestrian activity.</p> <p>AO1.2 For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.</p> <p>AO1.3 Development provides on-site parking spaces at the rate specified in Table 9.3.5.3 (Minimum on-site parking requirements).</p> <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.</p>	<p>AO1.1 The proposal provides sufficient site access, access driveways, internal circulation and manoeuvring areas, and parking areas. All vehicle manoeuvring areas are designed so as to reduce speed and enable vehicles to enter and leave the site in a forward gear.</p> <p>Note: due to the scale of the development service areas are not proposed.</p> <p>AO1.2 A single 6m wide vehicle crossover is proposed. Vehicle access is only available via Loggerhead Street.</p> <p>AO1.3 The proposal provides for a single garage park for each dwelling and for 2 uncovered visitor parking spaces in accordance with table 9.3.5.3.3.</p> <p>No bicycle parking is proposed within the communal areas of the development. It is considered the buggy space provided for each unit is suitable for bicycle storage if the owners choose to use it for that purpose.</p> <p>AO1.4 The proposal provides for a separate pedestrian access to Loggerhead Street for unit 2.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>Performance outcomes</p> <p>Strategic transport network</p> <p>PO2 Development, particularly where involving high trip generating and uses of the creation or new provision of a network that ensures the provision of a network that (a) accords with the Strategic transport network as shown on Strategic Framework Map SFM.003 (Transport and Infrastructure elements) and the Priority Infrastructure Plan.</p>	<p>Acceptable outcomes</p> <p>AO2 No acceptable outcome provided.</p> <p>Editor's note—the Planning scheme policy for development works specifies standards and provides guidance for the design and construction of roads and transport corridors.</p> <p>Editor's note—the Council may require submission of a traffic impact assessment report prepared in accordance with the Planmura scheme policy for information that</p>	<p>Compliance / Representations</p> <p>PO2 The development does not propose any new transport network infrastructure.</p>
<p>Performance outcomes</p> <p>AO1.4 Note—the minimum on-site parking rates specified in table 9.3.5.3.2 provide for the needs of all users of the development including employees, customers, students and visitors.</p> <p>AO1.4 Development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that:- (a) are located in areas where people will choose to walk; and (b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them.</p> <p>AO1.5 Driveways, internal circulation areas, manoeuvring areas and service areas (including loading and unloading areas and refuse collection facilities) are:- (a) designed and provided to accommodate the nominated design vehicles for each development type; and (b) are constructed in accordance with the standards specified in the Planning scheme policy for development works.</p>	<p>Compliance / Representations</p> <p>All other pedestrian access is proposed via the driveway which by its design slows vehicles to a safe speed to accommodate for pedestrians.</p> <p>AO1.5 The vehicle crossover and all parking and manoeuvring areas will be designed and constructed in accordance with the requirements of the works policy.</p>	

Table 9.3.5.3.2 Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>(b) provides visible distinction of roads, with the design of streets and roads based on function, safety and efficiency;</p> <p>(c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements;</p> <p>(d) allows for unimpeded and practical access to the development site and each proposed lot;</p> <p>(e) facilitates and promotes the use of public and active transport, including access to cycle and pedestrian pathways;</p> <p>(f) facilitates a high standard of urban design which reflects a grid pattern (or modified grid pattern), to assist in connectivity and permeability, particularly for pedestrians and cyclists;</p> <p>(g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided;</p> <p>(h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining land that is intended for development;</p> <p>(i) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be developed;</p> <p>(j) minimises any adverse impacts on the existing transport network, surrounding land uses, and the amenity of the surrounding environment; and</p> <p>(k) does not adversely impact on wildlife movement corridors.</p>	<p>Council may require to demonstrate compliance with Performance outcome PO1.</p>	<p>N/A, the development is not in Woodgate Beach</p>
<p>PO3 In Woodgate Beach, development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm Court, Jacaranda Court, Oleander Court and</p>	<p>AO3 No acceptable outcome provided.</p>	

Part 9 – Development Codes

Performance outcomes	Acceptable outcomes	Compliance /Representations
<p>PO4 Pedestrian and bicycle network and facilities Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths that:- (a) provides a high level of permeability and connectivity; (b) provide for joint usage where appropriate; (c) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site; (d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure (e) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and (f) is well lit and located where there is casual surveillance from nearby premises.</p>	<p>AO4 No acceptable outcome provided Editor's note—the Planning scheme policy for development works specifies standards and provides for the design and construction of pedestrian and bicycle paths.</p>	<p>PO4 The development does not propose any new pedestrian or bicycle infrastructure.</p>
<p>PO5 Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.</p>	<p>AO5.1 Development for a business activity, community activity, sport and recreation activity, or for rooming accommodation, short-term accommodation, resort complex, or air services provides residents, employees and visitors with shower cubicles and ancillary change rooms and lockers (including provision for both males and females) at the following rates:- (a) 1 cubic and 5 lockers for the first 5,500m² of gross floor area, provided that the development exceeds a minimum gross floor area of 1,500m², plus</p>	<p>AO5.1 The proposed development does not include any of the uses nominated with AO5.1.</p> <p>AO5.2 The buggy space provided for each dwelling within the complex is sufficient room for the storage of bicycles and associated equipment if that is what the owners choose to use it for.</p> <p>Each buggy space is directly accessible to the complex's driveway.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>Public transport facilities</p> <p>PO5 Development encourages the use of public transport through development design which: (a) provides accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site specific transport facilities, having regard to the nature and scale of development and the number of people or lots involved.</p>	<p>AO5.1 Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.</p> <p>AO5.2 On-site public transport facilities are provided in conjunction with the following development:- (a) shopping centre, where having a gross floor area of greater than 10,000m² (b) tourist attraction, having a total use area of greater than 10,000m² (c) educational establishment, where accommodating more than 500 students; (d) major sport, recreation and entertainment facility; (e) indoor sport and recreation, where having a gross floor area of more than 1,000m² or for outdoor sport and recreation where for spectator sports.</p>	<p>AO5.1 The closest bus stop is less than 80m from the development site located on Turtle Road.</p> <p>AO5.2 – AO5.5 The proposed development is located within Barbra central that is already well serviced with public transport infrastructure. No new public transport infrastructure is proposed as part of this development.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>Amenity and environmental impacts of transport infrastructure</p> <p>PO7 Development ensures that on-site vehicle access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities with regard to light, noise, emissions or stormwater run-off.</p>	<p>AO6.3 On-street public transport facilities are provided as part of the following development:- (a) shopping centre, where having a gross floor area of 10,000m² or less; (b) tourist attraction, where having a gross floor area of 10,000m² or less; (c) educational establishment, where educational area being 500 or less students; and (d) indoor sport and recreation where having a gross floor area of 500m² or less and not for spectator sports.</p> <p>AO6.4 Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.</p> <p>AO6.5 Public transport facilities are located and designed in accordance with the standards specified in the Planning scheme policy for development works.</p>	<p>PO7 It is not anticipated that on-site vehicle access, manoeuvring, or parking facilities will cause any adverse impacts on people or properties beyond that is expected for this type of development.</p>
<p>Transport corridor widths, pavement, surfacing and verges</p> <p>PO8 Development provides the reserve width and external road works along the full extent of the site frontage and other transport corridors where appropriate to support the function and amenity of the transport corridor, including where applicable:- (a) paved roadway; (b) kerb and channel; (c) safe vehicular access.</p>	<p>AO8 The design and construction of road works, including external road works, is:- (a) undertaken in accordance with the Planning scheme policy for development works; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the Planning scheme policy for development works.</p>	<p>AO8 All works will be undertaken in accordance with the relevant standards, including the Planning Scheme's works policy.</p>

Part 9 – Development Codes

Performance outcomes	Acceptable outcomes	Compliance / Representations
(d) safe footpaths and bikeways; (e) safe on-road cycle lanes or verges for cycling; (f) stormwater drainage; (g) provision of public utility services; (h) streetscaping and landscaping; and (i) provision of street lighting systems, road signage and line marking.		
Intersections and traffic controls		
PO9 Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:- (a) ensure the function, safety and efficiency of the road network is maintained; (b) minimise unacceptable traffic noise to adjoining land uses; and (c) maintain convenience and safety levels for pedestrians, cyclists and public transport.	AO9 Intersections and speed control devices are designed and constructed in accordance with the Planning scheme policy for development works .	AO9 No intersections or speed control devices are proposed as part of this development.
Development staging		
PO10 Staged development is planned, designed and constructed to ensure that:- (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) traffic signs used are consistent throughout the development.	AO10 No acceptable outcome provided.	N/A the development is proposed to be constructed in a single stage.

Part 9 – Development Codes

Table 9.3.5.3.3 Minimum on-site parking requirements

Column 1 Land use	Column 2 Cars	Column 3 Service Vehicles	Column 4 Bicycles
<i>Residential activities</i>			
Multiple dwelling	1 space (covered) per dwelling + 1 visitor space per 10 dwellings if in the Bundaberg CBD, otherwise 1 visitor space per 2 dwellings	1 SRV where more than 10 dwellings	1 space / 4 dwellings (minimum 4 spaces)

9.3.7 Works, services and infrastructure code

9.3.7.1 Application

This code applies to development identified as requiring assessment against the Works, services and infrastructure code by the tables of assessment in Part 5 (Tables of assessment)

9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a professional and sustainable manner.
- (2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-
 - (a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water are protected;
 - (b) development is designed and constructed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs;
 - (c) physical and human infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;
 - (d) development is provided with an appropriate standard of water supply, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;
 - (e) infrastructure is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;
 - (f) infrastructure is integrated with surrounding networks;

- (g) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure;
- (h) filling and excavation does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties;
- (i) development has appropriate infrastructure and access for emergency services vehicles for the protection of people, property and the environment from fire and chemical incidents; and
- (j) *marina* development facilitates the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marine pollution.

9.3.7.3 Specific benchmarks for assessment

Table 9.3.7.3.1 Requirements for operational work accepted subject to requirements

Performance outcomes <i>Infrastructure, services and utilities</i>		Acceptable outcomes	Compliance / Representations
PO1	The design and construction of works ensures safe and convenient use by users of the site and the general public.	AO1 All development works are designed and constructed in accordance with the Planning scheme policy for development works.	AO1 All works will be designed and constructed in accordance with the Planning Scheme's works policy.
PO2	Development works and connections to infrastructure and services are undertaken in accordance with acceptable engineering standards.	AO2.1 All development works are certified by a Registered Professional Engineer Queensland (RPEQ). AO2.2 All connections to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity.	AO2.1 All civil works will be certified by a suitably qualified engineer. AO2.2 All connections to services will be undertaken in accordance with the relevant authority's requirements. The development does propose to construct units 3 and 4 over the existing sewer main that traverses the site. These works will be undertaken in accordance with Council's policy.

Part 9 – Development Codes

Schedule 2 – Bargara Height Control Area Assessment Benchmarks

1.1 Application

This benchmark applies to assessable development occurring within the Bargara Height Control Area in Schedule 1 – Bargara Height Control Overlay Map.

1.2 Purpose and overall outcomes

An additional overall outcome for the High density residential zone code is provided for below:

- (i) Residential development has a medium-rise built form that is compatible with the existing scale and character of the surrounding area.

1.3 Assessment Criteria

Table 1.3.1 Criteria for assessable development		
Performance outcomes	Acceptable outcomes	Compliance / Representations
Building height and built form		
PO5 (a) Residential development has a maximum building height in accordance with Schedule 1 – Bargara Height Control Overlay Map.	AO5.1 No acceptable outcome provided.	PO5 The proposed development has a maximum height of 6.704m and 2 storeys. Elevations are shown on proposal plans 9 and 10.
(b) Non-residential development has a maximum building height of 2 storeys.		

Schedule 3 – Sea Turtle Sensitive Area Code

1.1 Application

This code applies to all assessable development (other than for reconfiguring a lot) occurring within the Sea Turtle Sensitive Area on the Coastal Protection Overlay maps contained in the Planning Scheme.


1.2 Purpose and overall outcomes

- (1) The purpose of the code is to ensure that development does not create harm to sea turtle nesting and sea turtle activity by avoiding adverse impacts generated from artificial lighting.
- (2) The purpose of the code will be achieved through the following overall outcome/s:
 - (a) Development avoids artificial lighting that is directly visible from the beach or the ocean.
 - (b) Development avoids ambient lighting that contributes to sky glow within the Sea Turtle Sensitive Area.

1.3 Assessment criteria

Table 1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>PO1</p> <p>All outside lighting provided as part of the development avoids direct illumination of the beach, ocean and sky at night.</p>	<p>AO1.1</p> <p>Use outside lighting that is:</p> <ul style="list-style-type: none"> (a) shielded by 25cm shields; (b) mounted down low to avoid direct horizontal light or downwards glare onto the beach or ocean; and (c) directed downwards and away from the coast. <p>Note—Figure 1 (Shielded outside light fittings) demonstrates how outside lighting is to be shielded and directed to avoid light spill.</p> <p>Figure 1 Shielded outside light fittings</p>	<p>AO1.1</p> <p>External lights will all be fitted either recessed under the building's eaves or within ceilings of patio and deck areas or appropriately shielded, and directed downward.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>PO2 Development minimises the use and intensity (brightness/luminance) of outside lighting required to achieve the light's purpose to avoid reflection from the ground, buildings and other surfaces.</p>	<p>AO2 No acceptable outcome is provided.</p>	<p>PO2 External light fixtures (excluding deck and patio areas) will be fitted with bulbs of the least light intensity to minimize light spillage and reflection that still satisfies the safety and illumination needs of the occupants. As stated in AO1.2 representations lighting within patio and deck areas will be fitted with dimmers to allow occupants to reduce the light intensity in these areas when appropriate.</p> <p>PO2 The use of dimmers will reduce the likelihood of occupants retrospectively/tilting brighter lights to suit a desired maximum illumination.</p> <p>AO3.1 – AO3.3 The development proposes to use external surface finishes and</p>
<p>PO3 Development minimises reflective glare that</p>	<p>AO3.1 External building materials, colours and finishes have low</p>	<p>AO1.2 All outside lights are fitted with light motion detection sensors and/or timers to ensure lighting is turned off when not required.</p>  <p>AO1.2 Performance assessment External lighting in communal areas such as driveways, vehicle parking areas, and pedestrian paths will all be fitted with motion sensors as per AO1.2. Motion sensors that are dual microwave and Passive Infrared will be used. These types of sensors are less prone to false triggers thus reducing light nuisance and overall time that external lights are on.</p> <p>Lighting used in patio and deck areas are proposed to be operated via dimmable switches. Dimmable lighting in these outdoor living spaces is preferred rather than motion triggered lighting, as this better suits the needs of the occupants while still providing opportunity to reduce the overall light glow from the development. Additionally, as stated previously, these lights will be recessed into the ceilings, and be directed downward.</p> <p>It is considered the above alternative outcome satisfies PO1 in that it avoids direct illumination of the sky while still providing safe and usable outdoor spaces.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>contributes to sky glow.</p>	<p>AO3.2 Impervious areas use coloured (non-reflective) concrete or other pavement material.</p> <p>AO3.3 Building design, architectural elements or landscaping treatments block or reduce excessive reflective glare.</p>	<p>AO4.1 treatments that are known to reduce light reflection. Generally, these treatments and surfaces will have a matt finish which diffuses light. Additionally, all external lights will be in the amber spectrum, which anecdotal evidence suggests is less reflective than white light.</p>
<p>PO4 All interior lighting provided as part of the development avoids direct illumination of the beach, ocean and sky at night.</p>	<p>AO4.1 All windows and glass doors visible from the coast are: (a) tinted with non-reflective tinting or lulline smart glass technology, to block a minimum of 50% of light to reduce light transmission or spill from indoor lighting (i.e. allows a maximum of 50% of light to pass through); or (b) shielded by external screens to reduce light spill from indoor lighting.</p> <p>AO4.2 All windows are shielded with external fixed louvers, and are to be: (a) solid (i.e. no holes); (b) directed downward from the window at a minimum angle of 30°; or (c) in accordance with the dimensions identified within Figure 2 (Fixed louvers detail).</p>	<p>AO4.1 N/A as the development doesn't directly access or have direct sight to the coastline.</p> <p>AO4.2 Performance assessment All windows and glass doors are proposed to be tinted with non-reflective tinting. It is proposed to treat the windows and glass doors with a tint that results in a Visible Light Transmission (VLT) of a maximum 50%. Additionally, it is expected external security screens and internal window covers (e.g. blinds and curtains) will contribute to reduction of light spillage from windows and doors.</p>

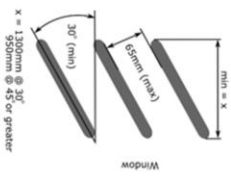
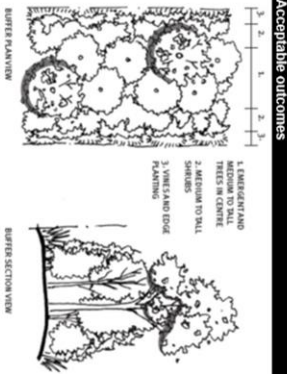


Figure 2 Fixed louvers detail

Performance outcomes <i>Where development is located on land visible to the beach or ocean</i>	Acceptable outcomes	Compliance / Representations
<p>PO5 Development provides for landscape buffers that-</p> <p>(a) protect the edges of existing native vegetation or any other areas of environmental significance; and</p> <p>(b) screen the development (including associated artificial light) to a level where it is not visible from the beach or ocean.</p>	<p>AO5 Landscape buffers are required to be designed, constructed and maintained in accordance with the following:-</p> <p>(a) plant species selected are appropriate for the location, drainage and soil type, and require minimal ongoing maintenance;</p> <p>(b) plant selection includes a range of species to provide variation in form, colour and texture to contribute the natural appearance of the buffer;</p> <p>(c) planting density results in the creation of upper, mid and understorey strata with:-</p> <p>(i) large trees planted at 6m centres;</p> <p>(ii) small trees planted at 2m centres;</p> <p>(iii) shrubs planted at 1m centres;</p> <p>(d) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and</p> <p>(e) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind the buffer edges against degradation and weed infestation.</p> <p>Note—planting density is such that it minimises the blocking of light spillage between development and the beach or ocean.</p> <p>Note—Figure 3 (Design of landscape buffers) demonstrates the preferred form and structure of landscape buffers.</p> <p>Figure 3: Design of landscape buffers</p>	<p>AO5 N/A as the development site is 2 blocks from the coast no windows or glass doors will be visible from the coast.</p>

Performance outcomes	Acceptable outcomes	Compliance / Representations
<p>PO6 Development involving sport and recreation activities avoids new floodlighting.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>N/A</p>
<p>PO7 Where development involves advertising devices, illuminated signage is avoided.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>N/A</p>
<p>PO8 No new beach access points are established unless the beach access is designed to reduce interference on turtle nesting areas, and: (a) is required to enhance public access to the beach, or (b) there is no increase in the number of beach access points, with any replaced beach accesses fenced off and vegetated.</p>	<p>AO8 No acceptable outcome provided.</p>	<p>N/A</p>
<p>Additional criteria for building and operational work</p>		
<p>PO9 Effective measures are implemented during the construction and operation of development to avoid impacts from lighting, noise and vibration on sea turtle activity and sea turtle nesting beaches.</p>	<p>AO9 No acceptable outcome provided.</p>	<p>AO9 No building work or operational work will be undertaken after dark and will not require construction lighting. It is considered due to the development site's distance from the coastline that any vibration from construction activities will not impact on nesting activities.</p>



Appendix 3 – DA forms

Development assessment forms

The DA forms are mandated by the State government. The State Government's [Applications forms and templates website](#) is a good resource for forms, guides, templates, and checklists.

Templates useful for Applicants include:-

- Owner's consent
- Public notification templates
- Applicant's response to an information request

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Allan Gene Resident
Contact name (only applicable for companies)	John Smith
Postal address (P.O. Box or street address)	PO Box 1234
Suburb	Bundaberg
State	QLD
Postcode	4670
Country	Australia
Contact number	0402 123 321
Email address (non-mandatory)	john.smith@example.com
Mobile number (non-mandatory)	0402 123 321
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/>	Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/>	No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

- Street address AND lot on plan (all lots must be listed), OR
 Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		123	Loggerhead Street	Bargara
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4670	12	SP456789	Bundaberg
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer: _____

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land: _____
 Name of port authority for the lot: _____

In a tidal area
 Name of local government for the tidal area (if applicable): _____
 Name of port authority for tidal area (if applicable): _____

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2006*
 Name of airport: _____

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

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

Multiple dwelling (four units)

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

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

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

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Four units consisting of 2 x 2 bedroom and 2x 3 bedroom units	Multiple dwelling	4	

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

<input type="checkbox"/> Yes		
<input checked="" type="checkbox"/> No		

Division 2 – Reconfiguring a lot

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

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

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

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

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

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

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

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

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Bundaberg Regional Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

Matters requiring referral to the local government:

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> The Chief executive of the holder of the licence, if not an individual The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

Proposed ERA number:	Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

No

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

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

Environmental offsets

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

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

No

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

Koala conservation

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

Yes

No

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

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
 No

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

Tidal work or development within a coastal management district

23.12) Does this development application involve tidal work or development in a coastal management district?

Yes – the following is included with this development application:
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)
 A certificate of title

No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register?

Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:	Place ID:

Brothels

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

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the Prostitution Regulation 2014
 No

Decision under section 62 of the Transport Infrastructure Act 1994

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

Yes - this application will be taken to be an application for a decision under section 62 of the Transport Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being satisfied)
 No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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 <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

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

Appendix 4 – Owner’s consent

Owner’s consent

Owner’s consent templates are available on the State Government’s [website](#).

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Allan Gene Resident

as owner of the premises identified as follows:

123 Loggerhead Street, Bargara, Lot 12 on SP456789

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

John Smith

on the premises described above for:

Multiple dwelling (four units)

A G Resident

1st June 2019