

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	The Estate of the late Rose Straguszi c/- Gilvear Planning Pty Ltd
Contact name (only applicable for companies)	Kristy Gilvear
Postal address (P.O. Box or street address)	PO Box 228
Suburb	BABINDA
State	QLD
Postcode	4861
Country	Australia
Contact number	0448 897 991
Email address (non-mandatory)	kristy@gilvearplanning.com.au
Mobile number (non-mandatory)	0448 897 991
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	J001082:STR:KLG

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

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (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
			Draper Road	Gordonvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2 3 1 3	SP287503 RP704103 SP109475 RP708592	Cairns Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)
Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

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

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

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ 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? <i>(tick only one box)</i>
☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☒ Code assessment ☐ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Reconfiguration of a Lot – Four (4) Lots into 51 Residential Lots, One (1) Retirement Lot, Three (3) future use lots, Parkland and infrastructure
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
☒ Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☒ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Material Change of Use for a Retirement Facility including ancillary recreation and support services
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
☒ Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development

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

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Retirement facility incorporating independent living units, support and recreation facilities, outdoor and indoor open spaces	Retirement Facility	162	16,100
8.2) Does the proposed use involve the use of existing buildings on the premises?			
☐ Yes			
☒ No			

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
Four (4)	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
☒ Subdivision (complete 10))	☐ Dividing land into parts by agreement (complete 11))
☒ Boundary realignment (complete 12))	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				1 – Retirement
Number of lots created	51			3 – Future use
10.2) Will the subdivision be staged?				
☒ Yes – provide additional details below				
☐ No				
How many stages will the works include?	Four (4)			
What stage(s) will this development application apply to?	All Four (4) stages which are: - Stage 1A (Separation of development parcel from balance parcels)			

	- Stage 1B (Creation of 44 Lots including 1 x Retirement lot and 1 x future use lot, and parkland) - Stage 2 (Creation of 5 residential lots) - Stage 3 (Creation of 4 residential lots, 2 x future use lots)
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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)
Lot 1 on SP109475	4000	Proposed Lot 100	129,200
Lot 2 on SP287503	193,700	Proposed Lot 200	92,200
Lot 3 on RP704103	202,340	Proposed Lot 300	178,900
Lot 3 on RP708592	25,020	Proposed Lot 400	24,700
12.2) What is the reason for the boundary realignment?			
Enable separation of the proposed development area from the balance lots			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☐ No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

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

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

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

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

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

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

☐ Water-related development –levees (<i>category 3 levees only</i>) ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>) ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: ☐ Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☐ I agree to receive an information request if determined necessary for this development application ☒ I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

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

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?	
☐ Yes – show cause or enforcement notice is attached ☒ No	

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
☐ 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			
<i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ 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			
<i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received:

Reference number(s):

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

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



gilvear planning

GENUINE | VERSATILE | DEDICATED

Planning Report

Reconfiguration of a Lot (4 Lots into 51
Residential Lots, 3 Future Use Lots, Park and
Balance Lots in Stages) and Material Change
of Use for Retirement Facility at Draper
Road, Gordonvale

Prepared for:

Cairns Regional Council

Prepared on behalf of:

The Estate of the Late Rose Straguszi

Our Reference

J001082: STR: KLG

Site

Draper Road, Gordonvale
Lot 2 on SP287503;
Lot 3 on RP704103;
Lot 1 on SP109475; and
Lot 3 on RP708592.

Date

July 2020 (D1)

August 2020 (D2)

November 2020 (Final for Lodgement)

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This Report has been prepared for the Estate of the Late Rose Straguszi for the sole purpose of making a Development Application seeking a Development Permit for Retirement Facility and Reconfiguration of a Lot (4 Lots into 51 Residential Lots, 1 Retirement Lot, 3 Future Use Lots, Park and Balance Lots) at Draper Road, Gordonvale. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Gilvear Planning has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- b) That information obtained as a result of a search of a government register or database is complete and accurate.

Gilvear Planning is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

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Signed on behalf of
Gilvear Planning Pty Ltd



Kristy Gilvear

DIRECTOR
November 2020

Table of Contents

1.0 Introduction	6
2.0 Summary	8
3.0 Site Description	10
3.1 Preliminary Approval for Reconfiguration of Subject Site	10
4.0 Proposal.....	12
4.1 The Retirement Facility and Staging.....	12
4.2 Proposed Reconfiguration and Staging.....	16
4.3 Infrastructure Connections	17
4.3.1 Mains Water.....	17
4.3.2 Sewerage	17
4.3.3 Stormwater	18
4.3.4 Telecommunications.....	18
4.3.5 Electricity	18
4.3.6 Access.....	18
5.0 Statutory Planning Considerations	19
5.1 Planning Act 2016	19
5.1.1 Confirmation of Development.....	19
5.1.2 Assessable Development	19
5.1.3 Assessment Manager	19
5.1.4 Level of Assessment	19
5.1.5 Statutory Considerations for Assessable Development.....	20
5.1.6 Referral Triggers.....	21
5.1.7 State Resource.....	21
5.1.8 State Development Assessment Provisions	21
5.1.9 Regional Plan.....	21
5.1.10 State Planning Policy	21
6.0 Council Planning Considerations.....	22
6.1 Strategic Framework – CairnsPlan 2016	22
6.2 Development Code Assessment – CairnsPlan 2016	24
6.2.1 Infrastructure contributions	28

7.0 Summary and Conclusions30

1.0 Introduction

The following Planning Report has been prepared by Gilvear Planning Pty Ltd (Gilvear Planning) on behalf of the Estate of the Late Rose Straguszi (the applicant) in support of a Development Application submitted to the Cairns Regional Council seeking approval for a Material Change of Use for Retirement Facility and Reconfiguration of a Lot (4 Lots into 51 Residential Lots, 1 Retirement Lot, 3 Future Use Lots, Park and Balance Lots) on land at Draper Road, Gordonvale, described as Lot 2 on SP287503, Lot 3 on RP704103, Lot 1 on SP109475 and Lot 3 on RP708592 (the subject site).

Specifically, the applicant proposes to develop a Retirement Facility comprising 162 Units and auxiliary recreational activities. Additionally, a subdivision is proposed, seeking approval to create 51 new residential Lots, 1 Retirement Lot, 3 Future Use Lots, Park and Balance Lots. The proposed Lots will be delivered in 4 (four) stages, with the Retirement Facility to be undertaken on Proposed Lot 800 within Stage 1B as illustrated on subdivision concept plans.

For the purpose of this Planning Report, the subject site is taken to be the collective area associated with Lot 3 on RP704103, Lot 2 on SP287503, Lot 1 on SP109475 and Lot 3 on RP708592 with a total combined area of 42.6Ha.

Access to the subject site is primarily from Draper Road to the south with an unformed road reserve to the north (Loftus Street) benefitting Lot 2 on SP287503 and Lot 3 on RP704103. Easements benefitting the Mulgrave Sugar Mill and containing Cane Rail infrastructure interact Lot 2 on SP287503 and Lot 3 on RP704103 with established infrastructure not outside of a formalised easement located to the western boundary of Lot 3 on RP708592.

The subject sites are, for the most part, utilised for agricultural purpose through the production of Sugar Cane. A residential dwelling and machinery shed are located toward the southern boundary of Lot 2 on SP287503. A secondary residential dwelling is located toward the south-eastern boundary of Lot 3 on RP704103 with an associated machinery shed located across the common boundary between Lot 3 on RP708592 and Lot 3 on 704103.

With the exception of the northern most boundary of Lot 3 on RP704103, the subject site is devoid of mature vegetation, having been historically cleared for agricultural purposes. Mackey Creek runs in a generally south-west to north-east manner along the northern most boundary of Lot 3 on RP704103.

Pursuant to the Cairns Regional Council Planning Scheme V2.1 (the relevant Planning Scheme), the subject site is mapped as being within the Emerging Community Zone, is influenced by various Overlay Codes and is within the Gordonvale Local Plan area.

As per Schedule 1 of the Planning Scheme, the proposed Material Change of Use activity is defined as Retirement Facility which pursuant to Table 5.6.d, is subject to Impact Assessment. The proposed Reconfiguration of a Lot is subject to Code Assessment as per Table 5.6.d. Accordingly, Public Notification of the proposed development is required, although any Appeal arising from a submission/s would be limited to the Retirement Facility concept only.

The proposed development requires referral to the State Assessment Referral Agency as a Future Busway bisects part of the subject site.

Following a detailed assessment of the relevant matters within the Planning Scheme and the applicable State Development Assessment Provisions, it is concluded that the proposed development is able to adequately comply with the applicable Performance and Accepted Outcomes sought through the applicable elements of the Strategic Framework and the relevant Zone, Overlay and Development Codes and the SDAP Codes.

This Development Application is therefore submitted to the Cairns Regional Council for consideration and approval, subject to the imposition of reasonable and relevant Conditions.

2.0 Summary

PROPOSAL SUMMARY

Address:	Draper Road, Gordonvale
Real Property Description:	• Lot 2 on SP287503; • Lot 3 on RP704103; • Lot 1 on SP109475; and • Lot 3 on RP708592.
Site Area/Frontage:	• Lot 2 on SP287503 – 19.37Ha • Lot 3 on RP704103 – 20.33Ha • Lot 1 on SP109475 – 4000m² • Lot 3 on RP708592 – 2.5Ha Total Area – 42.6Ha
Owners:	The Estate of the Late Rose Straguszi Refer Title Searches, Copy Will and Owners Consent in Attachment 1 – Title Search
Easements & Encumbrances:	As per Attachment 1 – Title Search
Proposal:	• Reconfiguration of a Lot including Boundary Realignment (4 Lots into 51 Residential Lots, 1 Retirement Lot 3 Future Use Lots and Balance Lots) • Material Change of Use for Retirement Facility
Approvals Sought:	• Development Permit – Reconfiguration of a Lot • Development Permit – Material Change of Use
Level of Assessment:	• Reconfiguration of a Lot – Code • Material Change of Use for Retirement Facility – Impact
Zone:	Emerging Community Zone
Overlays (Precincts):	• Airport Environs; • Bushfire Hazard; • Flood and Inundation Hazards; and • Transport Network.
Local Area Plan (Precincts):	Gordonvale Local Plan – Precinct 4
Regional Plan Designation:	Far North Queensland Regional Plan – Urban Footprint

PROPOSAL SUMMARY

State Interests – State Planning Policy:	Agriculture • Agricultural Land Class A and B Biodiversity • MSES Regulated Vegetation (Category R), Lot 3 on RP704103 only; and • MSES Regulated Vegetation (Intersecting a Watercourse) Lot 3 on RP704103 only. Water Quality • Water Resource Catchments Natural Hazards Risk and Resilience • Potential Impact Buffer (Bushfire) Lot 3 on RP704103 and Lot 2SP287503. Transport Infrastructure • Active Transport Corridor (Lot 3 RP704103 and Lot 3 RP708592); and • Future Busway Corridor (Lot 3 RP704103 and Lot 3 RP708592).
State Interests – SARA Mapping:	Fish Habitat Areas • Queensland Waterways for Waterway Barrier Works (Lot 3 on RP704103 only). Native Vegetation Clearing • Category X Vegetation; and • Category R Vegetation (Lot 3 on RP704103 only). Future State Transport Corridor • Future Busway Corridor (Lot 3 on RP704103 and Lot 3 RP708592 only).
State Planning Regulatory Provisions:	Nil
Referral Agencies:	Department of Transport and Main Roads (DTMR) via the State Assessment Referral Agency (SARA)
State Development Assessment Provisions:	• State Code 1 – Development in a State-controlled Road Environment; and • State Code 3 – Development in a Busway Environment.

3.0 Site Description

For the purpose of this Planning Report, the subject site is taken to be the collective area associated with Lot 3 on RP704103, Lot 2 on SP287503, Lot 1 on SP109475 and Lot 3 on RP708592 with a total combined area of 42.6Ha. The subject sites are generally rectangular in shape with the exception of Lot 3 on RP708592 which has a triangular form.

Access to the subject site is primarily from Draper Road to the south with an unformed road reserve to the north (Loftus Street) benefitting Lot 2 on SP287503 and Lot 3 on RP704103. Easements benefitting the Mulgrave Sugar Mill and containing Cane Rail infrastructure interact Lot 2 on SP287503 and Lot 3 on RP704103 with established infrastructure not outside of a formalised easement located to the western boundary of Lot 3 on RP708592.

The subject sites are, for the most part, utilised for agricultural purpose through the production of Sugar Cane. A residential dwelling and machinery shed are located toward the southern boundary of Lot 2 on SP287503. A secondary residential dwelling is located toward the south-eastern boundary of Lot on 3 RP704103 with an associated machinery shed located across the common boundary between Lot 3 on RP708592 and Lot 3 on 704103.

With the exception of the northern most boundary of Lot 3 on RP704103, the subject site is devoid of mature vegetation, having been historically cleared for agricultural purposes. Mackey Creek runs in a generally south-west to north-east manner along the northern most boundary of Lot 3 on RP704103.

The subject site is bound to the north by established residential dwellings on large Lots, to the south by progressive urban expansion, to the west by agricultural land used for Sugar Cane production and to the east by the Bruce Highway. The Gordonvale Community Centre is located approximately 2km to the south-east of the subject site with the Cairns Central Business District located approximately 17km to the north.

The broader area around the subject site is the subject of ongoing urban development for residential allotments. Most recently, an Application for some 250 residential lots to the west of the subject site has been submitted to Council.

The new Gordonvale Police Station is located to the south-east of Lot 2 on SP287503.

3.1 Preliminary Approval for Reconfiguration of Subject Site

The subject site is benefited by an existing Planning Approval (Preliminary Approval Reference: 8/13/2156) to reconfigure the subject site via the development of 35 Lots (predominantly Residential Lots), Parkland and Balance Lots. The Preliminary Approval was issued in October 2018 and does not lapse for six (6) years pursuant to the *Planning Act 2016*.

A copy of the Preliminary Approval is contained in [Attachment 2 – Preliminary Approval](#)

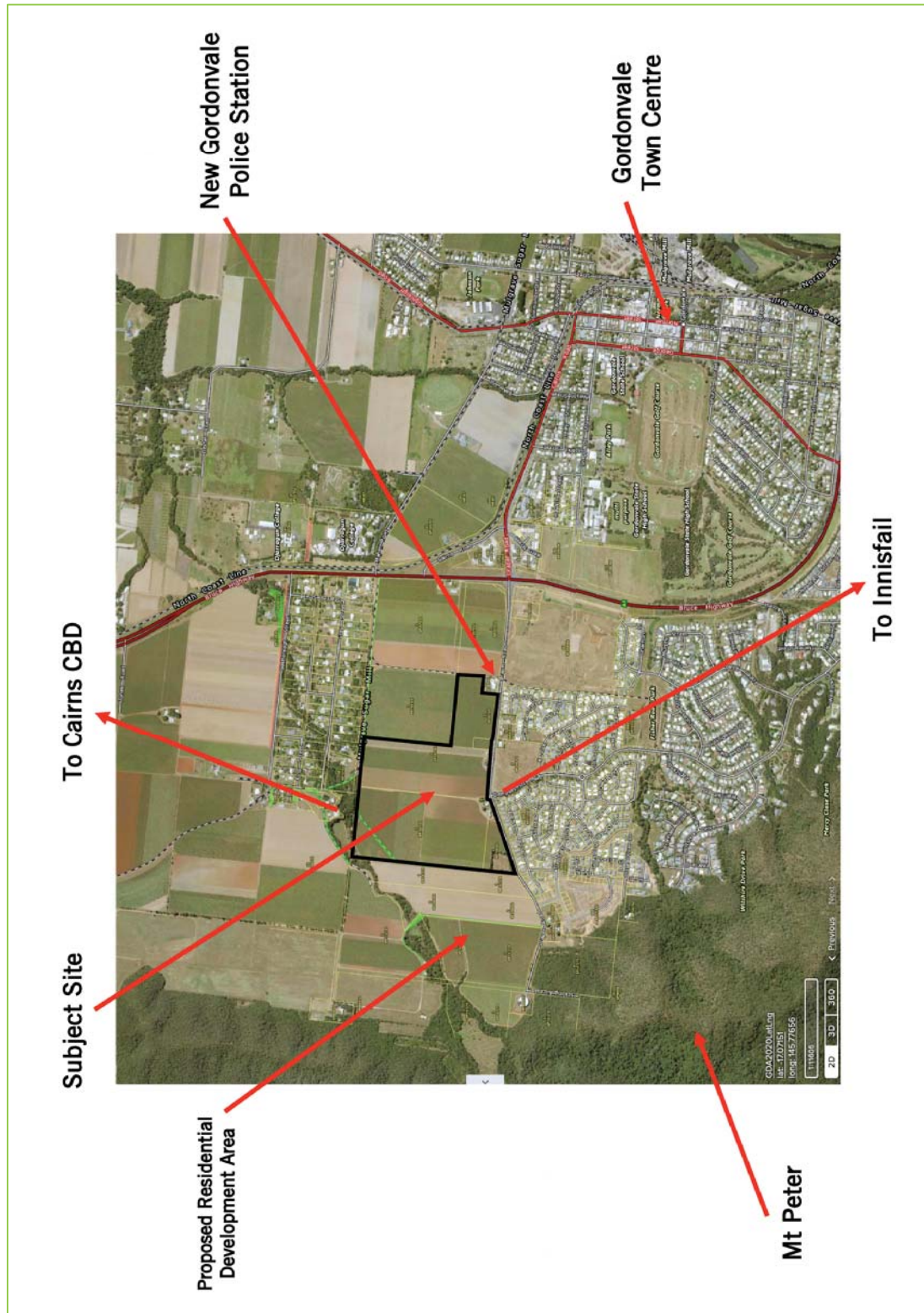


Image 1: Subject Site and surrounding locality (Source: Queensland Globe).

4.0 Proposal

The applicant proposes to:

1. Reconfigure the subject site through the creation of 51 Residential Lots, 1 Retirement Lot, 3 Future Use Lots, Park and Balance Lots;
2. Construct a Retirement Facility comprising 162 Units and auxiliary recreational and support activities.

Details relating to each aspect of the proposed development are outlined below. Proposal Plans are contained in [Attachment 3 – Proposal Plans](#), and include:

- Plan No Q174029-PP01 A prepared by Cardno, illustrating Stage 1A in the subdivision;
- Drawing No Q174029-002-MP-19 Revision D prepared by Cardno, illustrating Stages 1B, 2 and 3 in the subdivision;
- Drawings Numbered SK01 – 16 prepared by 8 Pencils, illustrating the Retirement Facility proposed, and including staging.

4.1 The Retirement Facility and Staging

The Concept

The central theme and overall concept of the facility is that residents age in place. Thus, once a resident enters the facility the intent being they reside in the familiarity of that unit and in a majority of instances with their life partner for the rest of their lives.

Central to this concept is that the level of care required is always available on site and augments to meet the needs of the particular Individual, thus the care comes to them rather than requiring them to further transition to alternate high care or palliative facilities.

This augmented care approach gives both peace of mind to the residents and families. There are also great advances in technology which will be incorporated in the development whereby staff and indeed offsite family members can unobtrusively monitor the wellbeing of residents and immediately provide care or assistance in need.

The Facility

The proposed Retirement Facility encompasses 162 Units and auxiliary recreational and support activities. More broadly, the proposed Facility will include:

1. 96 x 3 Bedroom Units;
2. 44 x 2 Bedroom Units;

3. 22 x 1 Bedroom Units;
4. Reception, Office and Staff Facilities; and
5. Auxiliary recreation and support activities (located in a central Plaza) comprising a:
 - a. Cinema;
 - b. Nurse Station;
 - c. Physical Therapy Unit;
 - d. Memory Support Unit;
 - e. Café;
 - f. Hairdresser;
 - g. Chapel;
 - h. Lounge; and
 - i. Dining Area.

The proposed Facility will include 70 carparks and be accessed from a proposed Road to the northern boundary of the proposed Lot. Landscaping will be used to buffer the proposed Facility from surrounding land uses with approximately 37% of the subject site being Landscaped.

The site coverage for the Retirement Facility (in regards coverage of Proposed Lot 800) is 52%, with the estimated total Gross Floor Area being 16,100m².

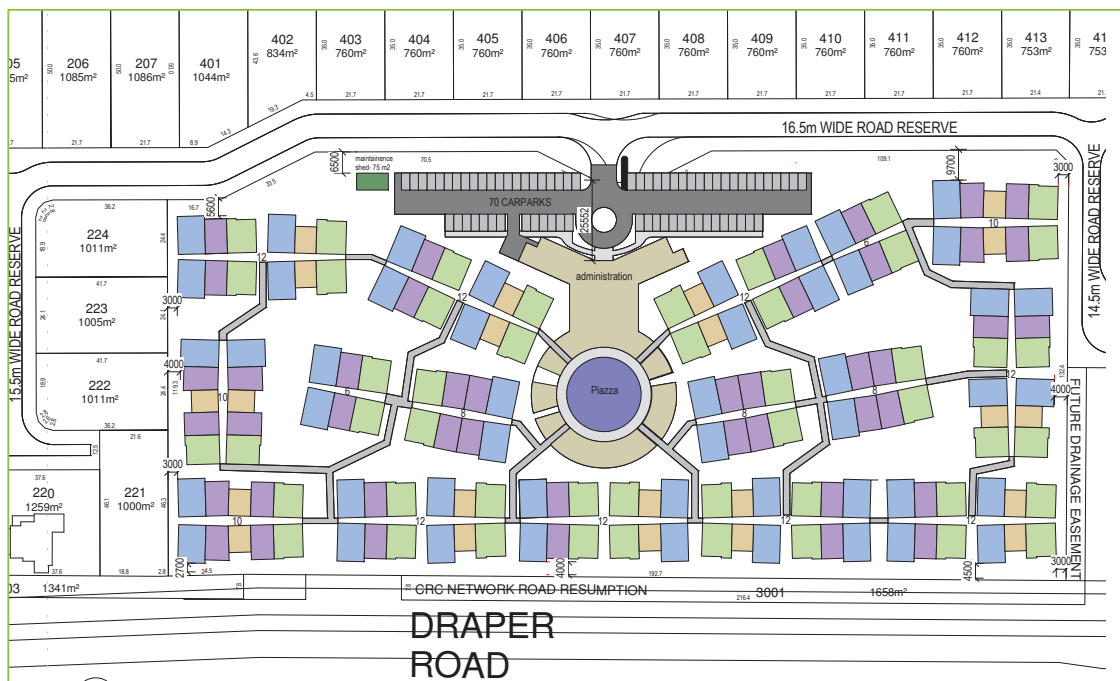


Image 2: Extract concept plans for Retirement Facility – Overall Layout (Source: 8 Pencils – Please disregard inconsistency between Proposed Lot Numbering on 8 Pencils Plans and Cardno Subdivision Concept plans – Cardno Concept Plans are applicable for lot numbering purposes for the reconfiguration proposed)

The proposed Units vary in form, are connected via a centralised network of walkways and are designed to respond to the tropical locality.

The facility itself has two unique characteristics which will set it apart from any other facility in the region. One being the design and amenity of the centre and the other being the concept of care being provided.

In terms of design, the facility is specifically created to provide a mixture of spacious 3, 2 and 1 bedroom accommodation with a specific focus on three bedroom accommodation which is designed to make the transition from the family home to this facility much more manageable for all. The traditional family home remains the predominant residential accommodation in the Cairns Region, particularly for the aging population, thus providing a three-bedroom product is seen as an essential configuration to promote the transition process both for the resident and the extended family.

In addition to the accommodation facilities, the complex will comprise a central administration area with commercial kitchen, dining and bar facilities and consultation / treatment rooms and dispensary.

The truly unique component of the development is the Central Piazza comprising the extensive recreation facilities for all residents to enjoy including a cinema, chapel, games room, hairdresser, gym and café surrounded by extensive gardens, walking tracks and rest areas. The Piazza is designed to be an indoor/outdoor space that is visited and utilised by residents every day, so it is a meeting place and a recreational and interactive space that has constant activity.

The Piazza is the place where special events occur. These could include performances, demonstrations, markets, family days and the like which are all designed to promote a community/village feel as opposed to an institutional feel.

One of the main issues identified in the recent Aged Care Royal Commission was the lack of visitation and interaction with family once the resident entered the home, this predominantly stems from the clinical and Institutional nature of a lot of centres. The overall concept in this instance through the Piazza and facilities is designed provide an attractive and lively facility which will further promote regular visitation by the resident's children and grandchildren both for daily visits and with a majority of units being 3 bedroom allows visitors to stay at the facility.

In terms of staffing for the centre, it is intended to engage and work closely with local educational institutions to facilitate training and development opportunities in the aged care resourcing space more generally, as well as within the Facility proposed.



Image 3: Extract concept plans for Retirement Facility – Unit Configuration (example) (Source: 8 Pencils)

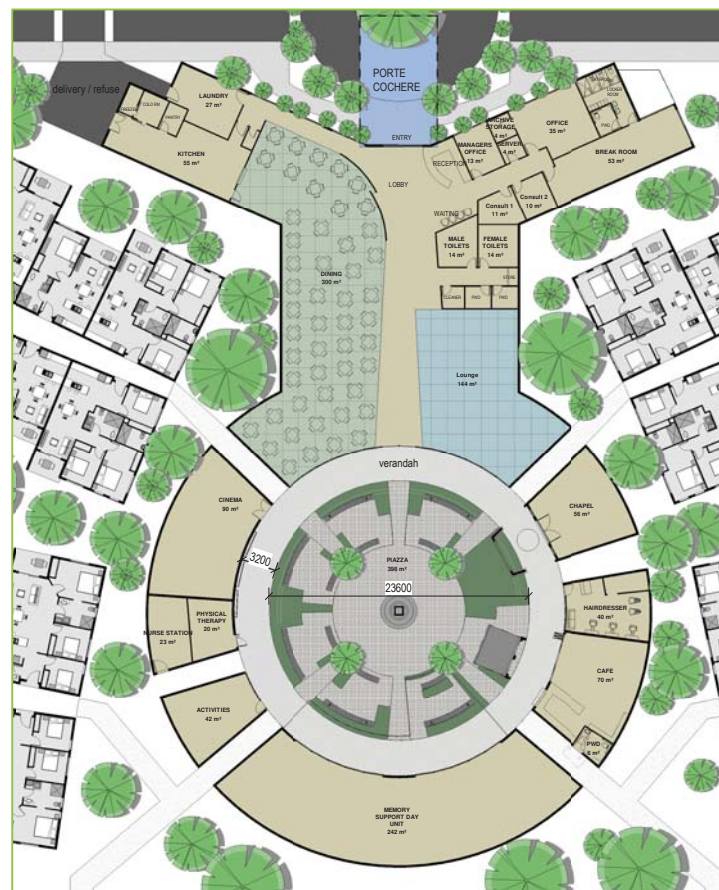


Image 4: Extract concept plans for Retirement Facility – Central Facilities (Source: 8 Pencils)



Image 5: Extract concept plans for Retirement Facility – Perspectives Central Facilities Precinct (Source: 8 Pencils)

Staging

The Retirement Facility is intended to be staged, as illustrated on the Staging Plan included in the Concept plan package, prepared by 8 Pencils (Drawing Reference SK16). Specifically, it is proposed to stage the project as follows:

- Stage 1 – Administration, Central Facilities, access and parking, in addition to 60 units for residents;
- Stage 2 – Expansion west to provide an additional 44 units;
- Stage 3 – Expansion south and east to provide an additional 58 units.

Critically, central facilities are provided as part of Stage 1.

At this stage, subject to obtainment of approvals, and market conditions, it is proposed to work to deliver Stage 1 in the next 3 years, with subsequent stages to follow.

4.2 Proposed Reconfiguration and Staging

The proposed Reconfiguration will result in:

- 51 Residential Lots;
- 1 Retirement Lot;
- 3 Future Use Lots;
- Park; and
- Balance Lots.

Stage 1A of the subdivision seeks to realign the existing four (4) lot boundaries to permit separation of the “development area” from the remaining lots. It is intended to effect this rearrangement as a priority on receipt of Approval. It is anticipated this boundary realignment can be undertaken with minimal requirements being imposed in the way of conditions, given that if the remaining development does not proceed, the boundary rearrangement has minimal (if any) impact on continued farming operations.

Stage 1B of the subdivision will be effected as a priority, following receipt of approval, and completion of the boundary realignment proposed in Stage 1A. Stage 1B seeks to create 44 lots, consisting of:

- The Retirement Lot (Proposed Lot 800), with an area of 3.7637ha;
- Proposed Lot 1001, with an area of 2,502m², on which uses yet to be determined will be proposed in a future application;
- Proposed Lot 900, with an area of 4,965m², which is to be dedicated to Council for open space purposes;
- Proposed Lots 101 to 142, with areas from 672m² to 1,086m², which are to be used for residential purposes.

Additionally, Stage 1B will incorporate the construction of the future northern link road to the end of the property boundary of Proposed Lot 100, and the internal access roads required to service residential and the Retirement lots.

Stage 2 of the development seeks to create five (5) lots, numbered 201 – 205, on the eastern end of the site.

Stage 3 involves development for four (4) residential lots, and two (2) future use lots, with required roads and infrastructure servicing completed.

4.3 Infrastructure Connections

Cardno have been engaged by the proponent to complete technical analysis in regards infrastructure servicing for the project. An Operational Works application is under preparation, and will be lodged with Council as a priority to permit its assessment to be undertaken to the greatest degree possible contemporaneous with this Application.

In advance of the Operational Works Application being submitted, we note that the following in regards major infrastructure connections:

4.3.1 MAINS WATER

The proposed development will be connected to Mains Water Infrastructure located on Draper Road. Works will be undertaken to extend the infrastructure network as required to ensure each proposed Lot is benefitted by a lawful connection.

4.3.2 SEWERAGE

The proposed development will be connected to Sewerage Infrastructure within the Gordonvale Wastewater Treatment Plant network. Cardno is continuing to engage with Council to ensure connections proposed within the Operational Works application are fit for purpose and efficient.

It is noted the subject site is within the Service Catchment for the Gordonvale Treatment Plant, however, is located outside the Priority Infrastructure Area (“PIA”). It is noted that the PIA is considered “the prioritised area to accommodate urban growth up to 2028”. However, having regard statutory interpretation and assessment criteria for the application submitted (discussed further in Section 5.1.5 below), it is noted that inclusion or not within the PIA is not a sole determiner for capacity existing within the system and / or suitable

infrastructure service options being able to be considered. The PIA and LGIP more broadly is a matter to which there must be “regard” given in the assessment, but it is not a matter against which the Application is to be “assessed” against.

It is understood that there is technical work being undertaken currently on Councils’ behalf in terms of servicing in this locality; however, inclusion of the site in the Gordonvale Catchment (confirmed last year in amendment to the LGIP), indicates assessments as to capacity within the Plant have contemplated development occurring on this parcel.

As noted above, the Applicant and its consultant team will continue to work collaboratively with Council to ensure that connection to suitable infrastructure networks is proposed and appropriately approved as development proceeds.

It is anticipated at this stage, however, that reasonable and relevant conditions may be imposed on any approval granted for the project to ensure that acceptable standards of service for sewerage infrastructure are achieved.

4.3.3 STORMWATER

Previous Civil Engineering reporting prepared in support of the Approval granted by Council for the site in 2018 confirm no significant drainage paths impact the site. The catchment including the site is split, partly sloping toward Mackey Creek in the north, and O’Leary’s Creek in the east.

It is anticipated that, consistent with recommendations in prior reporting prepared, drainage will require management via temporary and permanent measures, to be confirmed as Operational Works applications to give effect to the development are prepared.

Compliance with reasonable and relevant requirements in terms of drainage may be confirmed via imposition of conditions.

4.3.4 TELECOMMUNICATIONS

The proposed development will be connected to the existing telecommunications network. Any connection upgrades required by the supply provider will be negotiated directly between the Applicant and the supplier.

4.3.5 ELECTRICITY

The proposed development will be connected to the existing electricity supply network. Any connection upgrades required by the supply provider will be negotiated directly between the Applicant and the supplier.

4.3.6 ACCESS

Access to the proposed development in its entirety will be from a single location on Draper Road. New Local Roads will be constructed as required to facilitate the proposed development.

5.0 Statutory Planning Considerations

This section provides an overview of the Legislative provisions relevant to the application.

5.1 Planning Act 2016

5.1.1 CONFIRMATION OF DEVELOPMENT

The proposed development is not prohibited. This has been established by considering all relevant instruments which can provide prohibitions under *Planning Act 2016* (The Act) including:

- Schedule 10 of the *Planning Regulation 2017*;
- Relevant categorising instruments.

5.1.2 ASSESSABLE DEVELOPMENT

The development proposed by this application includes development that is made assessable under the Cairns Regional Council Planning Scheme (CairnsPlan, V2.1), in accordance with Section 43(1) of the Act.

5.1.3 ASSESSMENT MANAGER

The Assessment Manager for this development application is Cairns Regional Council as determined by Schedule 8 of the *Planning Regulation 2017*.

5.1.4 LEVEL OF ASSESSMENT

The table below summarises the assessable development subject to this application and the relevant level of assessment for each aspect of development.

ASPECT OF DEVELOPMENT	REFERENCE	LEVEL OF ASSESSMENT
Reconfiguration of a Lot	5.6.f	Code
Material Change of Use for Retirement Facility	5.6.d	Impact

5.1.5 STATUTORY CONSIDERATIONS FOR ASSESSABLE DEVELOPMENT

The relevant considerations of the Assessment Manager in making the decision pursuant to Section 60 of the Act, are outlined in:

- For impact assessable development:
 - o Section 45(5) of the Act;
 - o Section 29, 30 and 31 of the *Planning Regulation 2017*;
- For code assessable development:
 - o Section 45(3) of the Act;
 - o Section 25, 26 and 27 of the *Planning Regulation 2017*.

For both code and impact assessable development, Section 26(3) and Section 30(3) of the *Planning Regulation 2017* permit assessment to consider a nominated benchmark “only to the extent the assessment benchmark is relevant to the development.”

Section 26(2)(c) and Section 30(2)(c) of the *Planning Regulation 2017* confirm that the Local Government Infrastructure Plan is an assessment benchmark applicable to both code and impact assessment.

The assessment benchmarks nominated in the Regulation as referenced above are not overtly afforded priority in terms of application, however it is noted that Section 45(3) and (5) provide for the assessment to be carried out:

- (a) *Against the assessment benchmarks in a categorising instrument for the development; and*
- (b) *Having regard to any matters prescribed by regulation for this paragraph / sub-paragraph.*

The assessment both for impact and code assessable components of the development must be “against” nominated benchmarks in the planning scheme. The assessment must “have regard” to the “regulatory” matters nominated in the *Planning Regulation 2017*. This affords some “priority” in the assessment to the benchmarks in nominated provisions of the Scheme, with ‘regard’ only to be had to the regulatory requirements. “Regulatory” requirements nominated include Councils’ Local Government Infrastructure Plan.

Section 1.5 of CairnsPlan 2016 provides a hierarchy in the assessment criteria applicable under the scheme; the LGIP is not nominated nor listed.

Part 4 of CairnsPlan 2016 is the Local Government Infrastructure Plan; Section 4.1(2)(e) confirms the “purpose” of the LGIP is to (amongst other objectives) “provide a basis for the imposition of conditions on development approvals.”

The LGIP is prepared on a number of assumptions including rates of population and employment growth, and ‘type, scale, location and timing of development including the demand for each trunk infrastructure network.”

Additional commentary as against assessment benchmarks applicable to both the Material Change of Use and Reconfiguration components of the development proposed are discussed further in Section 6.0 and within the Code Compliance Responses contained in [Attachment 4 – Code Compliance Responses](#).

5.1.6 REFERRAL TRIGGERS

Referral to the State Assessment Referral Agency is required as part of the subject site is mapped as being influenced by a Future Busway Corridor.

5.1.7 STATE RESOURCE

The proposed development does not involve any State Resources.

5.1.8 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The proposed development has been assessed against the applicable State Development Assessment Provisions (SDAP); specifically, Codes 1 and 3. A copy of the SDAP Code assessment is contained in [Attachment 5 – State Code Compliance Responses](#).

It is noted that whilst the subject site is mapped as being influenced by a Future Busway Corridor, the proposed development does not interact negatively with the mapped Corridor area.

5.1.9 REGIONAL PLAN

The proposed development does not require detailed assessment against the provisions contained within the Regional Plan Policy given the Regional Plan Policy has been appropriately advanced within the Cairns Regional Council Planning Scheme.

Pursuant to Section 2.2 of the Planning Scheme, the following is noted:

“The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area”.

5.1.10 STATE PLANNING POLICY

Pursuant to Section 2.1, it is noted that Planning Scheme adequately integrates the applicable State Interests within the State Planning Policy.

6.0 Council Planning Considerations

Within the Planning Scheme, the subject site is mapped as being within the Emerging Community Zone, is influenced by various Overlay Codes and the Gordonvale Local Plan.

6.1 Strategic Framework – CairnsPlan 2016

The proposed Retirement Facility, being Impact Assessable, was assessed against the applicable Strategic Framework provisions within the Planning Scheme. The Strategic Framework provisions do not apply to the proposed reconfiguration as this aspect of the proposed development is subject to Code Assessment.

STRATEGIC FRAMEWORK CODES	APPLICABLE	SUMMARY
3.3 Settlement Pattern Theme		
3.3.1 Strategic Outcomes	Yes	The proposed development achieves the intended strategic outcomes. The subject site is located entirely within the Urban Footprint and is for sequential development with the proposed Retirement Facility being centrally located within an established urban area with an ageing populace.
3.3.2 Element – Centres and Centre Activities	No	N/A
3.3.3 Element – Mixed Use Areas and Specialised Centres	No	N/A
3.3.4 Element – Industry Areas and Activities	Yes	N/A
3.3.5 Element – Residential Area and Activities	No	N/A
3.3.6 Element – Rural Areas	No	N/A
3.3.7 – Element – Township and Small Communities	No	N/A
3.3.8 Element – Islands	No	N/A
3.3.9 Element – Built Form, Design and City Image	No	N/A

3.3.10 Element – Places of Significance and Neighbourhood Character	No	N/A
3.3.11 Element – Community Health and Wellbeing	No	N/A
3.4 Natural Areas and Features Theme		
3.4.1 Specific Outcomes	No	N/A
3.4.2 Element – Biodiversity	No	N/A
3.4.3 Element – Waterways, Wetlands and Water Catchments	No	N/A
3.4.4 Element – Landscapes	No	N/A
3.4.5 Element – Coastal Areas	No	N/A
3.4.6 Element – Natural Hazards	No	N/A
3.4.7 Element – Resource Extraction	No	N/A
3.5 Economy Theme		
3.5.1 Strategic Outcomes	Yes	The proposed development achieves the intended strategic outcomes. The proposed Retirement Facility will create additional jobs in the local Gordonvale area which will strengthen the local economy through diversity of employment.
3.5.2 Element – Strong and Diverse Economy	Yes	The proposed development achieves the intended strategic outcomes. The proposed Retirement Facility will create additional jobs in the local Gordonvale area which will strengthen the local economy through diversity of employment.
3.5.3 Element – Tourism	No	N/A

3.5.4 Element – Agriculture	No	N/A
3.5.5 Element – Ports, Aviation and Defence	No	N/A

6.2 Development Code Assessment – CairnsPlan 2016

The following table outlines the relevant Codes and provides a summary of the compliance with requirements of the Codes.

APPLICABLE CODES	COMPLIANCE SUMMARY
Emerging Community Zone Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Zone Code. Particular attentiveness is drawn to Performance Outcome 2 (PO2) of the Zone Code which contains accepted setback requirements. A Performance Outcome is sought in relation to PO2 of the Zone Code as the proposed Retirement Facility has is setback, 5.6m to the north, 2.7m to the south (Draper Road), 3m to the east and 3m to the west. The proposed development is benefitted by extensive landscaping at a rate of approximately 37% which ensures buildings and structures are appropriately cloistered from the surrounding development in a manner that maintains the local character.
Gordonvale Local Plan Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Local Plan. Specifically, it is noted that the proposed development creates new Residential Lots and activities which strengthen the local economy through new employment opportunities whilst not undermining the existing Town Centre.

Retirement Facility and Residential Care Facility Code

The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Use Code.

Particular attentiveness is drawn to Performance Outcome 7 (PO7) of the Use Code which contains accepted setback requirements.

A Performance Outcome is sought in relation to PO7 of the Use Code as the proposed Retirement Facility has is setback, 5.6m to the north, 2.7m to the south (Draper Road), 3m to the east and 3m to the west.

The proposed development has a total site coverage of 52% and is benefitted by extensive landscaping at a rate of approximately 37%.

The minimal site coverage guarantees that the proposed development will not reduce the effect of natural light onto the adjoining Lots. The adjoining Lots are also screened for privacy by the proposed landscaping.

Reconfiguring a Lot Code

The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Development Code.

Particular reference is made to Performance Outcomes 1, 7 and 8 (PO1, PO7 and PO8) of the Development Code.

A Performance Outcome is sought in relation to PO1 of the Development Code which relates to Lot Sizing and Frontages.

Table 9.4.9.3.b requires that Lots within the Emerging Community Zone have an area of 40Ha with a road frontage of 250m.

Given the subject site is within Precinct 4 – Draper Road of the Gordonvale Local Plan which is identified as a strategic area for future residential development, the outcomes sought for the Low Density Residential Zone are more appropriate.

The Low Density Residential Zone requires Lots to have a minimum area of 600m² with a road frontage of 15m. The

proposed reconfiguration includes a variety of Lots with the smallest Lot having an area of 700m² with a frontage of 21.1m.

A Performance Outcome is sought in relation to PO7 of the Development Code which relates to Lot boundaries and existing development.

The existing structure to be retained on proposed Lot 220 has been in place for many years; it is provided suitable boundary setbacks to the greatest degree possible, acknowledging its placement is impacted by proximity to a road reserve. The proposed arrangement seeks to manage the locational conditions suitably within a new, larger than normal allotment.

A Performance Outcome is sought in relation to PO8 of the Development Code which relates to access strips for rear Lots.

A single rear Lot is proposed which has an access width of 4m. Again, it is noted that the intended use of the subject site within the Local Plan is for Residential Development which if Zoned residential would only require an access strip with a 4m width.

Airport Environs Overlay Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Overlay Code.
Bushfire Hazard Overlay Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Overlay Code.
Flood and Inundation Overlay Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Overlay Code.
Transport Network Overlay Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Overlay Code.
Environmental Performance Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Development Code.
Excavation and Filling Code	The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Development Code.

Infrastructure Works Code

The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Development Code.

Particular attention is drawn to Performance Outcomes 5, 9 and 12 (PO5, PO9 and PO12) of the Development Code.

A Performance Outcome is sought in relation to PO5 of the Development Code which relates to stormwater.

Stormwater arrangements will be confirmed with Council as part of any Operational Works Application; as foreshadowed in technical reporting provided to Council in support of the prior Approval, it is anticipated that temporary measures may be required to mitigate and manage any potential impacts, in advance of formalised and long-term measures being implemented as development on this site and adjacent sites progresses.

A Performance Outcome is sought in relation to PO9 of the Development Code which relates to pad mount infrastructure.

The location of pad mount infrastructure (if required) will only be known once engagement with the supplier commences. Any required infrastructure will be located such that it does not adversely impact on amenity.

A Performance Outcome is sought in relation to PO12 of the Development Code which relates to road design standards.

All future roads will be constructed as per the applicable FNQROC Standard.

Landscaping Code

The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Development Code.

Parking and Access Code

The proposed development is compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Zone Code.

Particular attention is drawn to Performance Outcome 1 (PO1) of the Development Code.

A Performance Outcome is sought in relation to PO1 of the Development Code which contains accepted parking requirements.

The proposed Retirement Facility includes 166 Units which are not designed to be benefitted by private parking spaces. Therefore, allowance for additional parking spaces at a rate of 1 per Unit has not been included.

The proposed development layout has been designed to cater extensively to alternative forms of transport without impacting on the flow of traffic associated with the development.

A detailed assessment of the proposal against the applicable codes is contained in [Attachment 4 – Code Compliance Responses](#) and demonstrates that the proposed development complies or can comply with the relevant assessment criteria.

6.1.1 INFRASTRUCTURE CONTRIBUTIONS

Pursuant to Cairns Regional Council's Infrastructure Charges Resolution (No.2) 2017, both aspects of the proposed development being the Material Change of Use for Retirement Facility and Reconfiguration of a Lot are subjected to charges for stormwater and other networks. The applicable charge rates anticipated and outlined below are based on the charge rates as per the AICN, notwithstanding the subject site being outside of the mapped Charge Area.

Reconfiguration of Lot

Stormwater

No stormwater charge as per adopted charge rates.

Other networks

Charge = \$22,583.90 per 3 bedroom dwelling

Total number of Lots = 54

Charges = 54 x \$22,583.90

Charges = **\$1,219,530.60**

However, it is noted that the subject site is benefitted by an Infrastructure Contribution Credit, as a result of the Applicant participating in the Mount Peter Master Planning exercise. The Applicant requests Council apply the Credit available in the calculation of any Charges payable for the site.

Material Change of Use for Retirement Facility

Stormwater

No stormwater charge as per adopted charge rates

Other networks

Charge = \$6,266.21 per 1 bedroom dwelling

 \$8,570.46 per 2 bedroom dwelling and

 \$17,709.40 per 3 or more bedroom dwelling.

Total number of dwellings = 96 x 3 bedroom dwellings, 34 x 2 bedroom dwellings and 32 x 1 bedroom dwellings

Therefore, total charges estimated for other networks are:

Charges = $(96 \times \$17,709.40) + (44 \times \$8,570.46) + (22 \times \$6,266.21)$

Charges = \$1,700,010.24 + \$377,100.24 + \$137,856.62

Charges = **\$2,214,967**

It is noted, however, that whilst the project is not considered to be “catalytic development” in accordance with Councils’ COVID-19 Response Investment Incentive Policy, it has been considered to advance the objectives of the Gordonvale Economic Development Agreement, and therefore, contributions for the Retirement project may be waived subject to resolution and endorsement of an Incentive Agreement (refer: Report to Ordinary Meeting on 28 October 2020, Doc Ref: 8/20/16 #6509824).

7.0 Summary and Conclusions

This Planning Report has been prepared by Gilvear Planning on behalf of the Estate of the Late Rose Straguszi (the applicant) in support of a Development Application submitted to the Cairns Regional Council seeking approval for a Material Change of Use for Retirement Facility and Reconfiguration of a Lot (4 Lots into 51 Residential Lots, 3 Future Use Lots, Park and Balance Lots) on land at Draper Road, Gordonvale, described as Lot 2 on SP287503, Lot 3 on RP704103, Lot 1 on SP109475 and Lot 3 on RP708592 (the subject site).

Specifically, the applicant proposes to develop a Retirement Facility comprising 162 Units and auxiliary recreational and support activities. The proposed reconfiguration will result in 51 new residential Lots, 1 Retirement Lot, 3 Future Use Lots, Park and Balance Lots. The proposed Lots will be delivered in 4 (four) stages.

The subject sites are, for the most part, utilised for agricultural purpose through the production of Sugar Cane.

The site is largely cleared, and devoid of significant constraints.

Pursuant to the Cairns Regional Council Planning Scheme, CairnsPlan V2.1 (the relevant Planning Scheme), the subject site is mapped as being within the Emerging Community Zone, is influenced by various Overlay Codes and is within the Gordonvale Local Plan area.

Public notice of the Application is required, and the proposed development requires referral to the State Assessment Referral Agency as a Future Busway transacts part of the subject site.

Following a detailed assessment of the relevant matters within the Planning Scheme and the applicable State Development Assessment Provisions, it is concluded that the proposed development is able to adequately comply with the applicable Performance and Accepted Outcomes sought through the applicable elements of the Strategic Framework and the relevant Zone, Overlay and Development Codes and the SDAP Codes.

The Application is therefore commended to Council for approval, subject to the imposition of reasonable and relevant conditions.

Attachment 1

Title Searches, Copy Will and Owners
Consent

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34349809
Search Date: 08/07/2020 11:28

Title Reference: 50341278
Date Created: 10/01/2001

Previous Title: 50177370

REGISTERED OWNER

Dealing No: 704517577 05/01/2001

ROSE STRAGUSZI

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 109475
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10516194 (POR 52)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34349806
Search Date: 08/07/2020 11:28

Title Reference: 51077740
Date Created: 19/01/2017

Previous Title: 50341279

REGISTERED OWNER

Dealing No: 717656868 18/11/2016

ROSE STRAGUSZI

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 287503
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10516194 (POR 52)
2. EASEMENT No 602691296 (N163430) 09/03/1933
burdening the land to
LOT 2 ON RP704110 OVER
EASEMENT A ON RP708246

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
709482747	ACCESS RIGHT	31/03/2006 07:57	CURRENT
	SUGAR INDUSTRY ACT 1999		

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34349808
Search Date: 08/07/2020 11:28

Title Reference: 20423097
Date Created: 16/05/1949

Previous Title: 20116164

REGISTERED OWNER

Dealing No: 702033550 16/06/1997

ROSE STRAGUSZI

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 704103
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10516194 (POR 52)
2. EASEMENT No 602691296 (N163430) 09/03/1933
burdening the land to
LOT 2 ON RP704110 OVER
EASEMENT A ON RP708247

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34349810
Search Date: 08/07/2020 11:28

Title Reference: 20421092
Date Created: 30/03/1949

Previous Title: 20178173

REGISTERED OWNER

Dealing No: 702033550 16/06/1997

ROSE STRAGUSZI

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 708592
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20178173 (POR 52)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

Owner's Consent to the making of a development application under the
Planning Act 2016

ROSS STRAGUSZI LYNETTE MARIE DOUGHAN as Executor / Trustee of the Estate of the Late

Rose Straguszi, owner of premises located at Draper Road, Gordonvale and described as **Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103 and Lot 3 on RP708592** consent to the making of a development application under the *Planning Act 2016* on the premises described above for the purposes of **Material Change of Use for Retirement Facility and Reconfiguration of a Lot**





signed on the 21ST day of JULY 2020

Will
of
Rose Straguszi

MILLER HARRIS LAWYERS

Level 8, Cairns Corporate Tower
15 Lake Street, Cairns
PO Box 7655, Cairns Q 4870
Tel: (07) 4036 9700 Facsimile: (07) 4031 1525
Ref: 2130982
www.millerharris.com.au

**Will
of
Rose Straguszi**

Sheridan Gardens Nursing Home, 46-48 Progress Road, White Rock in the State of Queensland
Retiree

My will contains the following parts:

PART 1.	GENERAL PROVISIONS	2
PART 2.	APPOINTMENTS	2
PART 3.	GIFT OF ESTATE	2
PART 4.	TESTAMENTARY TRUSTS	3

PART 1. GENERAL PROVISIONS

1. Revocation

I declare that this will is made by me in revocation of all former wills and codicils

PART 2. APPOINTMENTS

2. Executors

I appoint such of my son **Ross Straguszi** and my daughter **Lynette Marie Doughan** as survive me and are willing and able to act to be my executors, and if more than one, jointly.

3. Alternative executor

However, if either of **Ross Straguszi** or **Lynette Marie Doughan** have already died, or are unwilling or unable to act or continue to act as my executors, then I appoint my accountant **David Davies-Griffith** to act in the place of the named executor that cannot act, to act jointly with the remaining named executor.

4. Trustees

My executors will be the trustees of each trust under this will unless or until other trustees are appointed under this will.

The expressions 'trustee' and 'trustees' mean the trustee or trustees for the time being hereof whether original or substituted.

PART 3. GIFT OF ESTATE

5. Executors to hold on trust

After satisfying my liabilities, my executors will hold and distribute my estate assets in accordance with the trusts specified in this will.

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(Willmaker)

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(Witness)

.....
(Witness)

6. **Gift of personal items**

I give all my watches, jewellery and items of personal adornment and use to such of my children who survive me and if more than one then equally as tenants in common, absolutely.

7. **Residuary estate**

I give all my real and personal estate wherever it is and in whatever form it is, not otherwise disposed of by this will or any codicil including any property over which I may have any power of testamentary disposition to my trustees upon trust with power to collect, sell and convert, to pay all my debts, funeral and administration expenses, all legacies (if any) given by this will or any codicil, any cost of delivery of any specific gift in this will or any codicil, and to hold the balance then remaining (my residuary estate) upon the following trusts:

- 7.1. as to a one half share to the trustee or trustees of the Doughan Testamentary Trust, to be held by them upon the trusts contained in clause 8; and
- 7.2. as to the remaining half share to the trustee or trustees of the Straguszi Testamentary Trust, to be held by them upon the trusts contained in clause 8.

PART 4. TESTAMENTARY TRUSTS

8. **Testamentary discretionary trusts**

8.1. My trustees shall hold my residuary estate pursuant to clause 7 above upon the following trusts:

- 8.1.1. As to one half share, for the Doughan Testamentary Trust; and
- 8.1.2. As to the remaining half share, for the Straguszi Testamentary Trust.

Definitions and interpretation

8.2. The following terms mean:

- 8.2.1. the *appointor* means any primary beneficiary of the trust, as defined in clause 8.2.2.
- 8.2.2. the *beneficiaries* means:
 - 8.2.2.1. In relation to the Doughan Testamentary Trust, the primary beneficiary is my daughter **Lynette Marie Doughan** but if she does not survive me by 30 days then each of her children will be a primary beneficiary;
 - 8.2.2.2. In relation to the Straguszi Testamentary Trust, the primary beneficiaries are my granddaughters **Renee Smith, Tanya Straguszi and Bianca Straguszi**.
 - 8.2.2.3. In relation to the Doughan Testamentary Trust and the Straguszi Testamentary Trust the secondary beneficiaries will be the biological or adopted children of any primary beneficiary;
 - 8.2.2.4. In relation to the Doughan Testamentary Trust and the Straguszi Testamentary Trust the tertiary beneficiaries will be:
 - 8.2.2.5. any biological or lawfully adopted children or further issue of the primary beneficiaries and secondary beneficiaries above;
 - 8.2.2.6. any brother, sister or parent of the primary and secondary beneficiaries;

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(Willmaker)

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(Witness)

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(Witness)

- 8.2.2.7. the spouse of any of the primary or secondary beneficiaries;
 - 8.2.2.8. any trust in existence at the end of any accounting period or on the vesting day in which any of the primary or secondary beneficiaries is named as a beneficiary or is a member of a class of beneficiaries named in that trust;
 - 8.2.2.9. any proprietary company in existence at the end of any accounting period or on the vesting day in which any of the primary or secondary beneficiaries are beneficial owners of shares of any type; and
 - 8.2.2.10. any such charitable organisation or for any such charitable purpose as my trustees from time to time may nominate (and upon making any distribution of either income or capital to such nominee, my trustees are not liable to any person in any way if it is subsequently found that the recipient was neither a charitable organisation nor a charitable purpose with reference to the law relating to charities or for income tax purposes).
- 8.2.3. The *vesting day* means the day which is the eightieth anniversary of the date of creation of the trust, or such earlier date as the trustee may at any time determine in writing to be the vesting day.
- 8.2.4. *Accounting period* means each period of twelve months ending upon the thirtieth day of June in each year provided however:
- 8.2.4.1. that the period commencing upon the date of my death and ending upon the thirtieth day of June next shall be an accounting period; and
 - 8.2.4.2. that the period commencing upon the first day of July prior to the vesting day shall be an accounting period.

Operative provisions

- 8.3. Until the vesting day the trustees shall hold the income of the trust fund (subject to any prior application allowed under this trust and at law and subject to powers available to the trustees in respect of accumulation and other dealings with income) upon trust absolutely for the beneficiaries or any one or more of them exclusive of the other or others in such shares as my trustees shall in their absolute discretion determine on or prior to the end of the accounting period.
- 8.4. My trustees may in their absolute discretion:
- 8.4.1. accumulate part or all of the income derived in any accounting period and, if so, that accumulated income forms part of the capital of the trust fund to be held by my trustees upon the trusts for the capital;
 - 8.4.2. treat as income of the trust fund any receipt, profit or gain which is assessable income for the purposes of the Income Tax Assessment Acts 1936 and 1997 (Cth), as and may distinguish between income of different types and may deal with one type of income in a different manner of that of a different type; and
 - 8.4.3. carry any loss incurred forward to the next financial year and recoup the loss if possible out of the profits of that year or any ensuing year before the distribution of any income allowed by this trust.

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(Willmaker)

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(Witness)

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(Witness)

- 8.5. On the vesting day my trustees shall hold the capital of the trust fund (subject to any prior application allowed by this trust and at law) upon trust for the beneficiaries or any one or more of them exclusive of the other or others and in such shares and proportions as my trustees in their absolute discretion determine.
- 8.6. Any determination of any trustees pursuant to the provisions hereof shall be recorded in a written minute signed by my trustees. Once such a determination has been so recorded it shall be effective and irrevocable. If there are two or more trustees then the decision must be unanimous.
- 8.7. The exercise of my trustee's discretion shall be subject to the rule of law known as the rule against perpetuities to the intent that no part of the income or capital of the trust fund shall be paid or be capable of being paid by the trustees to the trustees of any other trust unless the persons entitled to the capital thereof must necessarily attain vested interests therein on or before the end of the perpetuity period fixed by this will.
- 8.8. With respect to income accruing to the trust fund and vesting in the beneficiaries or being accumulated from time to time:
- 8.8.1. a determination to apply any amount for any beneficiary may be made by placing such amount to the credit of such beneficiary in the books of the trust fund or by drawing a cheque in respect of such amount made payable to or for the benefit of such beneficiary or by paying the same in cash to or for the benefit of such beneficiary;
- 8.8.2. my trustees shall have complete discretion as to the making of any determination and shall not be bound to assign any reason therefore;
- 8.8.3. the amount of any accumulation shall be dealt with as an accretion to the trust fund but so that my trustees may at any time resort to all such accumulations and pay or apply the whole or any part or parts thereof as if it or they were income of the trust fund.
- 8.9. In the event my trustees fail to make any determination in respect of income distribution or capital distribution then such income, capital, or portion of either shall be held:
- 8.9.1. if any primary beneficiary shall be living at the end of the accounting period for which a determination should have been made then upon trust for the primary beneficiary absolutely, and if more than one, equally;
- 8.9.2. provided however if there is no primary beneficiary so living, upon trust for such of the secondary beneficiaries as are living at the end of the accounting period (if more than one then equally as tenants in common) and if any secondary beneficiary has already died, or dies before attaining a vested interest leaving children, then those children shall take the share that their parent would otherwise have taken.
- 8.10. My trustees shall have power in their absolute discretion from time to time prior to the vesting day to pay, appropriate, or apply the whole or any part of the income or capital of the trust fund towards the maintenance, education, medical expenses, advancement, or for other general benefit of any beneficiary. If the beneficiary is an infant then they may pay the same or any part to the guardian or other person for the time being having the care and custody of the infant without being responsible to see to any application thereof. Any beneficiary to whom or on whose behalf such payment or application is made shall thereby become absolutely entitled to such income or capital.

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(Willmaker)

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(Witness)

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(Witness)

- 8.11. My trustees shall have power in their absolute discretion and from time to time prior to the vesting day to lend any sum or sums out of the capital of the trust fund to any beneficiary either with or without security and upon such terms and conditions as to repayment and with or without interest as my trustees shall in their absolute discretion think fit.
- 8.12. My trustees shall have power in their absolute discretion and from time to time prior to the vesting day to allow any beneficiary to occupy have custody of or use any dwelling, property or chattels for the time being forming part of the trust fund on such terms and conditions as to repair replacement insurance outgoings or otherwise as my trustees shall think fit. No trustees shall be liable for any loss or damage which may occur to any property so forming part of the trust fund during or by reason of any such occupation custody or use except insofar as such loss or damage shall be occasioned by the conscious and wilful default or neglect of such trustees.
- 8.13. Pending the payment over of any entitlement to the beneficiary thereof or while such beneficiary is under any disability my trustees shall have power in their absolute discretion and from time to time to invest such fund in any of the investments authorised for the investment of the trust fund by this will and invest in like manner the resulting income from such investments and from time to time to resort to the capital or income of such fund and pay apply and deal with the same or any part thereof for the maintenance education (including past maintenance or education) advancement or other benefit of any such beneficiary, and in the case of an infant beneficiary to pay the same or any part thereof to the guardian or other person for the time being having the care and custody of such infant without being responsible to see to the application thereof.
- 8.14. Provided however should for any reason the trusts established in this clause fail either at my date of death or prior to the vesting day then as to the capital and income or so much of both as has not been distributed at the time of failure of the trusts upon the same trusts and for the same beneficiaries as are contained in clause 8.9 as if there were a default determination.

Appointment and removal of appointors and trustees

- 8.15. If the appointor, or any of the appointors:
- 8.15.1. dies; or
- 8.15.2. loses lawful capacity through age, accident, illness, or commits an act of bankruptcy (section 40 Bankruptcy Act 1966 (Cth)) on or prior to the vesting day,
- then the surviving or capable appointors shall continue to act. Where there is a sole appointor, the appointor shall be any person appointed by deed or will as a replacement appointor by the sole appointor, or in the absence of such appointment, the legal personal representative or financial attorney of the appointor.
- 8.16. Powers of appointment must be exercised jointly, if there are two or more appointors. The power of appointment is personal to those persons nominated, cannot be delegated or assigned, and cannot be exercised by any other person, Court, or entity.
- 8.17. Any determination of any appointor pursuant to the provisions hereof shall be recorded in a written minute signed by my appointors. Once such a determination has been so recorded it shall be effective and irrevocable. If there are two or more appointors then the decision must be unanimous.

.....
(Willmaker)

.....
(Witness)

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(Witness)

- 8.18. The appointor has the power to appoint and remove (with or without their consent) any trustee of the trust.
- 8.19. In the event of the death of a trustee, whether that trustee is the appointor or not, the legal personal representatives of the deceased trustee shall be a or the trustee of that trust as the case may be.
- 8.20. The removal of any trustee is effective by a deed, signed by the appointor. The appointment of a new trustee is effective if by a deed, signed by the appointor, and the new trustee consenting to the appointment.
- 8.21. Any determination of an appointor in relation to these trusts can only be made in the best interests of the beneficiaries as a whole.
- 8.22. My trustees have the powers contained in this will, and all other powers available to them at law.

9. General powers

- 9.1. I declare that the trustees of my will and the trustees of any trust established by this will shall have, in addition to or expansion of any power available at law, the following powers:
- 9.1.1. to sell any asset by any means (including auction, contract, tender or option) for such price and on such terms, including vendor finance and deferred payment of any amount, as my trustees in their sole discretion determine. My trustees may postpone the sale of any asset without giving any reasons therefor and without being responsible for any loss involuntarily occasioned by the postponement;
- 9.1.2. to apply or invest any monies available for investment in any one or more of the following as the trustees in their absolute discretion think fit, to the intent that the trustees shall have the same powers in all respects as if they were the beneficial owner, including the power to vary or transpose investments. The trustees may make any investment in the name or under the control of the trustees (or any one of them if more than one) without disclosing the trust:
- 9.1.2.1. invest trust funds in any form of investment, and at any time, vary an investment or realise an investment, and reinvest the amount resulting from the realisation in any form of investment (in exercising this power my trustees are to exercise the care, diligence and skill a prudent person of business would exercise in managing the affairs of other persons, and if at any time any of my trustees is a trustee company, then exercise the level of care and diligence that a trustee company is expected to exercise);
- 9.1.2.2. without limiting the above, in freehold or leasehold property, bank accounts and investments, debentures and unsecured notes, shares and convertible notes, common fund investments; and
- 9.1.2.3. to make unsecured, interest free loans or other non-income producing investments (including property for occupational use) to or for the benefit of the beneficiary.
- 9.1.2.4. Either/any to sign
- although my trustees (if more than one) must act jointly in deciding on any form of investment, once the decision is made they may decide

.....
(Willmaker)

.....
(Witness)

.....
(Witness)

that, particularly with the bank account for any trust in this will, to instruct the financial institution to act on any deposit or withdrawal signed by any one of the trustees. Any financial institution can act on such instructions and in doing so will not be liable to any present or future trustees, or to any beneficiary for so doing.

9.1.3. At the absolute discretion of my trustees to continue any investment at the date of my death however doubtful or hazardous, without being responsible for any loss that may occur. Particularly, my trustees may continue with any policy of assurance owned by me on the life of another.

9.1.4. To advance (if so, on such terms as my trustees in their discretion determine) or to give the whole or any part of the income or capital of the share of my estate to which any beneficiary may be expectantly or contingently entitled towards:

9.1.4.1. the education and advancement needs;

9.1.4.2. the medical, nursing and caring needs; and

9.1.4.3. the general benefit,

of such beneficiary or any person in whose care the beneficiary may be. My trustees shall have sole discretion as to whether an advance or gift shall be made and shall not be obliged to provide reasons for the granting of, or refusal of, same. Further, the payment may be made to the beneficiary, or the parent or guardian or carer of the beneficiary if the beneficiary is an infant. Once the payments are made my trustees are not obliged to see to the due application of any money so paid. The receipt of the beneficiary, parent or guardian, or carer is binding on that beneficiary as a part payment of, or an advance against his, her or their entitlement, and is an absolute discharge to my trustees. If the beneficiary ultimately fails to attain a vested interest under the trusts of this will my trustees are not liable to recover any monies so paid or applied, or to account to those beneficiaries who ultimately acquire a vested interest.

9.1.5. To appropriate or partition any estate asset towards the entitlement of any beneficiary. The value of the property appropriated or partitioned shall be determined by my trustees in such a manner as they think fit (any costs incurred are to be treated as an administration expense and paid out of my residuary estate). Every determination of value, appropriation and partition is binding upon all beneficiaries affected thereby. This power is in addition to any powers of appropriation or partition available at law. The consent of the beneficiary is not needed, even where the consent of a beneficiary may be required by law. I declare that this power may be exercised by my trustees notwithstanding one or more of them may be a beneficiary of my estate.

9.1.6. To determine:

9.1.6.1. what monies are to be considered as capital or income;

9.1.6.2. apportion blended trust funds; and

9.1.6.3. all questions of doubt not provided in this will or arising in the administration of my estate where it is necessary to determine what is capital or income,

.....
(Willmaker)

.....
(Witness)

.....
(Witness)

and every determination made binds all beneficiaries.

- 9.1.7. To borrow in any manner, with or without security and on such terms and for such purposes as my trustees in their sole discretion think fit. My trustees shall be fully indemnified out of my estate in respect of any actual or contingent liability they may incur in exercising this power.
- 9.1.8. To mortgage or charge alone or jointly any estate asset for the purpose of giving security, or continuing or extending any existing security in respect of advances to me, my estate, or to any partnership or company of which I or my estate may be a partner or a shareholder, or to any third party, on such terms and conditions as my trustees determine.
- 9.1.9. In the sole discretion of my trustees, instead of acting personally, to employ on such terms as they think fit any persons to carry out any aspect of my estate's administration. My trustees shall be fully indemnified out of my estate in respect of any actual or contingent liability they may incur as a result of the employment, and actions or omissions by, persons employed under this power.
- 9.1.10. To lease assets to or from other persons on such terms as my trustees determine as though the trustees were the absolute beneficial owners.
- 9.1.11. To carry on or join in carrying on any business or businesses carried on by me at my death either alone or jointly with any other person or persons (including my trustees or any one or more of my trustees). For this purpose, my trustees may retain and employ therein the whole or any part of my estate with power to do all such things as are customary in connection with such businesses or businesses of like nature. My trustees may employ on such terms as my trustees think fit any manager of any business including any trustee or beneficiary under this will, and such other persons as my trustees or the manager may think necessary. If prudent in the course of management my trustees may borrow money and mortgage or give security over any property forming part of or used in connection with the business or businesses. Generally my trustees may act in all matters relating to the business or businesses as if my trustees were beneficially entitled thereto. They may delegate all or any of the powers vested in my trustees in relation to the premises and business or businesses to any person or persons whom my trustees may think fit. My trustees shall be free from all responsibility and be fully indemnified out of my estate in respect of any loss arising (except arising from fraud or wilful misconduct) in relation to the business or businesses. I declare that in addition my trustees shall have the following powers with respect to any business carried on by me in partnership:
- 9.1.11.1. they may from time to time upon the expiration of the term of any partnership for the time being renew the same for any period determinable or otherwise as they may deem expedient and at any time or times vary the terms contained in any partnership agreement;
- 9.1.11.2. they may employ or withdraw any of my capital or advance with or without taking security any additional capital which they may deem desirable for effectually carrying on such business;
- 9.1.11.3. they may arrange and agree for the introduction either immediately or at any future time or times any person or persons as a partner or partners and as to the division of the profits thereof or the payment of any sum in lieu of profits to any partner and as to the hiring or

.....
(Willmaker)

.....
(Witness)

.....
(Witness)

employment of any person or persons therein including my trustees or one or more of them at such salary or remuneration as they shall think proper, and as to the extension or curtailment of the business thereof or the adoption of any new line of business; and

9.1.11.4. for the above purposes they may make all such agreements deeds and acts as may be necessary or expedient.

9.1.11.5. I declare that my trustees may become sleeping partners only in the business and may leave the entire conduct and management to any other partner or partners for the time being without being responsible for any loss occasioned thereby. All or any of the above powers granted to my trustees in relation to any such partnership or partnerships and premises may be exercised by any of my trustees and may be exercised although he or she may be interested as a partner in the business or businesses or as a beneficiary under this will.

9.1.12. To effect such policy or policies of insurance for the assets of my estate or on the life of or endowment for any beneficiary, regardless of whether the entitlement is vested or contingent, as my trustees may in their sole discretion think fit.

9.1.1. Notwithstanding any rule of law or equity to the contrary my trustees shall have the fullest power to enter into any contract arrangement or dealing with themselves or any one or more of them in their personal capacities either alone or jointly or in partnership with any other person or persons. No such contract arrangement or dealing nor any contract or arrangement or dealing entered into by the trustees in which the trustees may in any way be interested in a personal capacity shall be liable to be avoided by reason of the fiduciary relationship of the trustees nor shall the trustees be personally liable to account to my estate or to the beneficiaries thereof for any profit or benefit received by any one of the trustees in relation thereto. I declare that my trustees or any one or more of them may buy any asset of my estate.

9.1.13. Any executor of this will, or any trustee of any trust created by this will, being a person engaged in any profession or business, is entitled to charge and be paid out of my estate or any trust created by this will as the case may be all usual professional or business charges for business transacted, time expended, and acts done by the person, or any of the person's partners or employees, including work which a trustee, not being in any professional business, could have done personally, in all respects as if he or she were not an executor or trustee.

9.1.14. A trustee under this will is not liable for any losses which may be incurred in the administration of my estate, except where any loss occurred arising directly or indirectly out of the trustees own dishonesty, or the wilful commission of any act known by the trustee to be a breach of trust.

9.1.15. Subject to express powers of appointment in this will, the power of appointment of a new or additional trustee or trustees shall be vested in the trustees or the survivor of them who may by deed or will appoint such new or additional trustee or trustees but should they or the survivor of them not do so then such power shall be vested in the personal representatives of the survivor of the trustees.

.....
(Willmaker)

.....
(Witness)

.....
(Witness)

.....
(Willmaker) (Witness) (Witness)

Attachment 2

Preliminary Approval for Subject Site



ENQUIRIES: Claire Anderson
PHONE: (07) 4044 3318
YOUR REF: 9624
FILE REF: **8/13/2156** (5896577)
REFERENCE: **8669** / 2018

11 October 2018

R Straguszi
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

By Email: owen.dalton@rpsgroup.com.au

Dear Owen,

DECISION NOTICE UNDER S63 PLANNING ACT 2016

Development application:	8/13/2156
Property address:	Draper Road, Gordonvale
Property description:	Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103, and Lot 3 RP708592
Application proposal:	Reconfiguring a Lot (4 Lots into 35 Lots plus Park and Balance)

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice which was determined by Council at the Ordinary Meeting held on 10 October 2018.

The notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquires in relation to this Decision Notice, please contact Claire Anderson of Council's Strategic Planning & Approvals Team on telephone number (07) 4044 3318.

Yours faithfully,

For Peter Boyd
Manager Strategic Planning & Approvals

Att.

Decision Notice

APPLICANT DETAILS

R Straguszi
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

ADDRESS

Draper Road, Gordonvale

REAL PROPERTY DESCRIPTION

Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103, and Lot 3 RP708592

PROPOSAL

Reconfiguring a Lot (3 Lots into 35 Lots plus Park and Balance)

DECISION

Approved in full subject to conditions (refer to approval package below).

DECISION DATE

10 October 2018

TYPE

Reconfiguration of a Lot (Preliminary Approval)

PLANNING INSTRUMENT

CairnsPlan 2016 v1.2

REFERRAL AGENCIES

Based on the information provided in the application, referral is required to the following referral agencies:

CairnsSARA@dsdmip.qld.gov.au

State Assessment and Referral Agency

Department of State Development, Manufacturing, Infrastructure and Planning

Far North Queensland Regional Office

Postal: PO Box 2358, CAIRNS QLD 4870

Email: CairnsSARA@dsdmip.qld.gov.au

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Plumbing Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'Approved Drawing(s) and / or Document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan – Stage 1	Cardno, Drawing No. Q174029-002-MP-16, Revision A, Council Reference #5778646	9 February 2018
Site Plan – Stage 2	Cardno, Drawing No. Q174029-002-MP-16, Revision A, Council Reference #5778646	9 February 2018
Staging Plan	Cardno, Drawing No. Q174029-005-FIG-02, Revision B, Council Reference #5863468	9 August 2018
Reconfiguration Site Plan	Cardno, Drawing No. Q174029-PP002A, Council Reference #5863468	17 August 2018
Road Hierarchy Plan	Cardno, Drawing No. Q174029_PP01A, Council Reference #5863468	14 August 2018

Assessment Manager Conditions

1. This Preliminary Approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 88 of the *Planning Act 2016*.

Amendment to Design

2. As part of any subsequent Development Application for Reconfiguring a Lot, the proposed development as shown on the Approved Plans must be amended to accommodate the following changes:
 - a. Amend the lot layout such that all proposed lots have a vehicular access that meets the requirements of AS2890.1 in relation to distance from an intersection, including roundabouts.

NB: Access to all lots must be via the internal residential street network. Direct vehicular access from the Sub Arterial Road is not permitted.

Trunk Road Network

3. As part any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit further details with regards to the treatment of:
 - a. The future trunk north-south Sub Arterial Road providing access to the development from Draper Road;
 - b. The roundabout at Draper Road and Dempsey Street; and
 - c. Draper Road between Dempsey Street and Fisher Road including the intersections.

NB: A design for the ultimate scenario must be undertaken in accordance with Council's trunk road network planning and the FNQROC Development Manual. The design should consider the staging of construction and determine the extent of works required in the interim to provide access to the subject development.

The design should also identify the extent of any land requirements on the subject lots to facilitate the ultimate road network, giving consideration to any localised widenings required for the provision of bus indents.

Water Supply and Sewerage Infrastructure Plan

4. As part any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit a Water Supply and Sewerage Infrastructure Plan and supporting information (including Hydraulic Network Analysis) to demonstrate how the development will be serviced by Council's Infrastructure. In particular:

- a. The subject site is located outside the Priority Infrastructure Area (PIA) as identified in Council's Local Government Infrastructure Plan (LGIP). The PIA in the Gordonvale area signals the most efficient areas to service the expected growth as set out in the planning assumptions in the LGIP. It aims to efficiently utilise existing infrastructure capacity and provide new capacity in an orderly and sequential manner.

The Infrastructure Plan is to set out the timing and staging of the development that is consistent, and/or identify where it is inconsistent (e.g. any upsizing and/or bring forward of timing), with the LGIP.

- b. The plan must detail any interim servicing arrangements for the development and identify thresholds (lot yield and timing) associated with those interim and ultimate servicing arrangements, including any limitation on the development for any interim connection to Council's infrastructure;
- c. Identify external catchments that will be connected to and/or serviced by the internal sewer or water networks; and
- d. Identify possible development areas (whether internal or external to the development site) for a booster pump station that will cater for the proposed development and future developments external to the development site.

Drainage

5. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit concept design of the interim (temporary) detention basins and any associated infrastructure as noted in the *Engineering Report to Support Development Application on Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103 & Lot 3 on RP708592, Draper Road, Gordonvale (Jan 2018)* prepared by Cardno, as well as any proposed ultimate detention measures required for the development. The design of both interim and ultimate stages must clearly demonstrate how detention at each stage of development will result in a no worsening effect to the surrounding area.

6. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit concept design of the interim and ultimate stormwater infrastructure for the development as noted in the *Engineering Report to Support Development Application on Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103 & Lot 3 on RP708592, Draper Road, Gordonvale (Jan 2018)* prepared by Cardno. This shall include, but not be limited to; any proposed GPT locations and all internal and external drainage infrastructure required to service the development. All drainage infrastructure nominated shall be designed in accordance with the FNQROC Development Manual.
7. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit a Flood Impact Assessment for the adjacent watercourses (being Mackey Creek to the north and O'Leary's Creek to the east) to address the following, as a minimum:
 - a. Confirm the extent of the 1% AEP flood event in relation to the site both pre and post development;
 - b. Confirm that finished lot levels within the proposed development have immunity to a 1% AEP event; and
 - c. Identify any requirement for drainage easements through the subject site.

The Flood Impact Assessment is to be certified by an appropriately qualified and experienced engineer (RPEQ certified) and must comply, in all regards, with the requirements of the Queensland Urban Drainage Manual (QUDM) and the Council's development manual (FNQROC).

Stormwater Quality

8. As part of any subsequent Development Application for Reconfiguring a Lot, a Stormwater Quality Management Plan must be submitted detailing the following matters:
 - a. Drainage infrastructure in accordance with the FNQROC Development Manual, the Queensland Urban Drainage Manual (QUDM) and that meets the applicable stormwater quality design objectives contained within the Appendix 2 of the State Planning Policy (July 2017) for construction and post-construction phases of the development; and
 - b. The drainage network for the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices (SQID), namely:
 - i. End-of-line stormwater quality improvement devices (SQID) shall be of a proprietary design and construction and shall carry manufacturer's performance guarantees as to removal of foreign matter from stormwater and structural adequacy of the unit.
 - ii. SQIDs shall remove at least ninety-five per cent of all foreign matter

with a minimum dimension of three (3) mm and shall be configured to prevent re-injection of captured contaminants. The SQID treat all first flush runoff, which shall be defined as that volume of water equivalent to the runoff from the three (3) month ARI storm event. The location of SQIDs within the drainage system shall be planned to ensure that the first flush waters from all parts of the (developed) catchment are treated.

- iii. The design of the SQID shall not compromise the hydraulic performance of the overall drainage system.
- iv. SQIDS (e.g. GPTs) shall include a removal basket equivalent or similar to the CleansAll product, to allow simple and economical maintenance of the device. They shall be positioned to allow for economic and efficient maintenance operations, and will require a reinforced concrete hard standing area to be provided from the edge of the carriageway to the SQID location. Vehicular access shall be provided to the hard standing area in the form of a crossover or lay back kerb, constructed in accordance with the provisions of FNQROC Development Manual, and access from the public road reserve to the SQID must remain unrestricted.

The Stormwater Quality Management Plan must be prepared and signed by a Registered Professional Engineer Queensland (RPEQ). Council must approve the location of any Stormwater Quality Improvement Devices (SQIDS).

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference
State Assessment Referral Agency	1806-6023 SRA	3 August 2018	#5833052

Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

1. This Preliminary Approval does not negate the requirement for compliance with all other relevant statutory requirements.
2. For information relating to the *Planning Act 2016* log on to www.planning.dsdmip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.
3. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant may wish to submit a Building Envelope Plan for all Lots within the development to assist in providing certainty to future purchasers regarding setbacks.

APPEAL RIGHTS

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are attached as Appendix 3.

END OF DECISION NOTICE

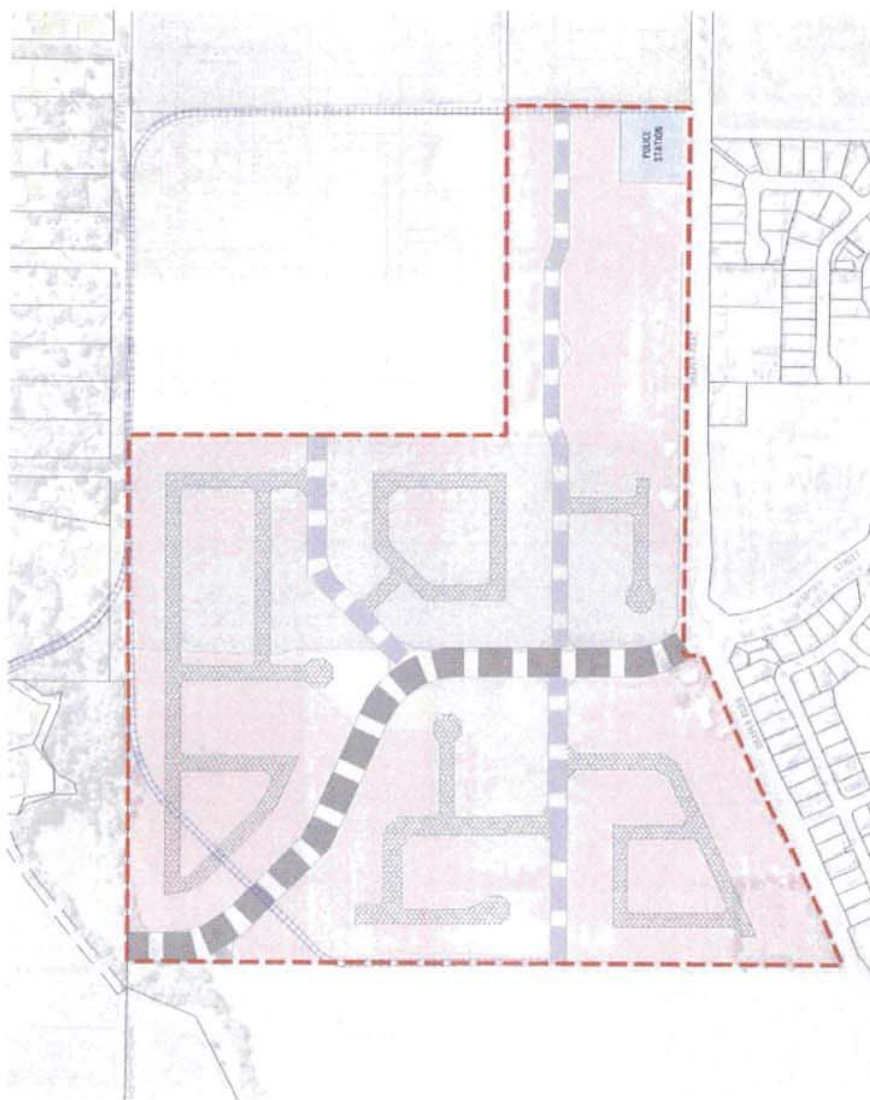
APPENDIX 1: APPROVED PLAN(S) & DOCUMENT(S)







DRAPER ROAD, GORDONVALE
LOT 1 ON SP105475, LOT 2 ON SP237503
LOT 3 ON PP7/4103 & LOT 3 ON RP703192



Curve	15th August 2018
Series	1 A000 (g A3)
Channel	MAC
Axis No.	Q178029
Run No.	Q174029 P0001A



Cardno

Page 10275 of 10275



This plan is conceptual and for discussion purposes only. All street dimensions and line items are preliminary, subject to investigation, survey, engineering and Local Authority and Agency approval.
Oxley Road and Cairns Engineering Council Resolutions have not been allowed for

APPENDIX 2: CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

RA&-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1806-6023 SRA
Your reference: 8/13/2156
Applicant reference: R77420

3 August 2018

Chief Executive Officer
Cairns Regional Council
PO Box 359
Cairns Qld 4870
PlanningAdmin@cairns.qld.gov.au

Attention: Claire Simmons

Dear Sir / Madam

Referral agency response—with conditions (Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 4 July 2018.

Applicant details

Applicant name:	Rose Straguszi
Applicant contact details:	C/- RPS Australia East Pty Ltd 135 Abbott Street Cairns QLD 4870 Owen.dalton@rpsgroup.com.au

Location details

Street address:	100 Draper Road, Gordonvale
Real property description:	Lot 1 on SP109475; Lot 2 on SP287503; Lot 3 on RP704103; Lot 3 on RP708592
Local government area:	Cairns Regional Council

Application details

Development permit	Reconfiguring a Lot (4 lots into 35 lots, 1 lot for child care centre, 1 park and balance lot)
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Page 1 of 6

Far North Queensland regional office
Ground Floor
Cnr Grafton and Hartley Streets
PO Box 2358, Cairns QLD 4870

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:
 Schedule 10, Part 9, Division 4, Subdivision 2, Table 2 Future state transport corridor

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

Under section 56(3) of the Act, the department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Reconfiguring a lot (4 into 35 lots, 1 child care centre, 1 park and balance lot)				
Proposed reconfiguration, Stage 1 Draper Road, Gordonvale	Cardno	09/02/2018	Q174029-002-MP-16	A

A copy of this response has been sent to the applicant for their information.

For further information please contact Michele Creecy, Senior Planning Officer, on 4037 3206 or via email CairnsSARA@dsgmp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
 Manager (Planning)

cc Rose Straguzzi C/- owen.dalton@rpsgroup.com.au
 enc Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Advice to the assessment manager
 Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development - Reconfiguring a lot (4 into 35lots, 1 lot for future child care centre, 1 park and balance lot)		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 2 – Future state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The '31m wide road reserve' (sub-arterial road) must be provided generally in accordance with the Proposed Reconfiguration Stage 1 Draper Road, Gordonvale, prepared by Cardno, dated 09/02/2018, drawing number Q174029-002-MP-16 and revision A.	Prior to submitting the Plan of Survey to the local government for approval.
2.	The road reserve in Condition 1 must be designed and constructed in accordance with the following to accommodate a single unit rigid bus of 12.5m in length: • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016); • Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); and • Department of Transport and Main Roads <i>Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management</i> (March 2018).	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage.

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development, particularly the future road containing the Cairns Transit Network, is constructed in accordance with the approved plan
- to provide, as far as practicable, public passenger transport infrastructure to support public passenger services.

Attachment 3—Advice to the applicant

General advice	
Ref.	Future busway (Cairns Transit Network)
1.	The 'proposed sub-arterial road' shown on the Precinct 4 – Structure Plan, prepared by Cardno, dated 19/04/18, drawing number Q174029-002-MP-11, revision A and '31m wide road reserve' shown on Proposed Reconfiguration Stage 1 Draper Road, Gordonvale, prepared by Cardno, dated 09/02/2018, drawing number Q174029-002-MP-16, revision A will likely accommodate the future Cairns Transit Network. The CairnsPlan 2016 Local Government Infrastructure Plan, Sheet No. TR-R-17 indicates that this road will ultimately comprise a 4-lane, median divided sub-arterial road and will be managed by Cairns Regional Council. Any works within the proposed sub-arterial road and its intersection with Draper Road should not compromise the ability to implement the future Cairns Transit Network. Further information regarding the Cairns Transit Network is available at: http://www.tmr.qld.gov.au/Projects/Name/C/Cairns-Transit-Network.aspx Traffic calming devices should not be incorporated into the design and construction of potential future bus routes.

Appro





Department of
State Development,
Manufacturing,
Infrastructure and Planning

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1711-2699 SRA

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: Rose Straguszi
Applicant contact details: C/- RPS Australia East Pty Ltd
135 Abbott Street
Cairns QLD 4870
Owen.dalton@rpsgroup.com.au

Location details

Street address: 100 Draper Road, Gordonvale
Real property description: Lot 3 on SP147279 Lot 1 on SP109475; Lot 2 on SP287503; Lot 3 on RP704103; Lot 3 on RP708592
Local government area: Cairns Regional Council

Development details

Development permit Reconfiguring a Lot (4 lots into 35 lots plus park and balance)

Assessment matters

Aspect of development requiring code assessment	Applicable codes
Reconfiguring a lot	SDAP State code 3: Development in a busway environment

Reasons for the department's decision

The reasons for the decision are:

- The proposed development is for Reconfiguring a lot (4 lots into 35 lots plus park and balance).
- The proposed development for 35 lots is to be located in the vicinity of a mapped future busway corridor (Cairns Transit Network).
- The proposed development includes the design and construction of a new sub-arterial road providing north-south access into the subject site.
- The proposed development is conditioned to ensure the design of the future road will facilitate the requirements of the Cairns Transit Network.
- The proposed development meets the purpose of State code 3: Development in a busway environment.

Decision

Nature of approval	Nature of response	Date of Decision
Development permit	Approved with conditions	3 August 2018

Relevant material

- Development application
- State Development Assessment Provisions, version 2.2, published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017
- Technical agency assessment response

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

- (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

Statement of Reasons

The following information is provided in accordance with Section 63) of the *Planning Act 2016*.

Development application:	8/13/2156
Property address:	Draper Road, Gordonvale
Property description:	Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103, and Lot 3 RP708592
Application proposal:	Reconfiguring a Lot (3 Lots into 35 Lots plus Park and Balance)
Approved:	By Council at the Ordinary Meeting
Approved on:	10 October 2018
Planning Scheme:	CairnsPlan 2016 v1.2

REASONS FOR DECISION

The reasons for this decision are:

1. Council is unable to issue a Development Permit for the proposal at this point in time, as the development does not comply with the relevant Assessment Benchmarks, and is unable to be reasonably conditioned to comply with same.
2. The subject site is unable to be connected to reticulated water and wastewater infrastructure in the immediate future due to the absence of existing available infrastructure, and no planned infrastructure to support the development (including upgrades to existing infrastructure) until between 2031-2041, as identified in the Local Government Infrastructure Plan.
3. The proposed development is inconsistent with the Purpose of the Emerging Communities Zone and the Gordonvale Local Plan – Precinct 4 Draper Road. The Purpose of the Emerging Community Zone is to *identify land that is suitable for urban purposes, protect land that may be suitable for urban development in the future, [and] manage the timely conversion of non-urban land to urban purposes*. Further, the Purpose of the Gordonvale Local Plan – Precinct 4 Draper Road, is to provide for the sequential growth north from Draper Road, providing for connections into the Mount Peter Local Plan Area. Whilst the intent for the subject site is to ultimately transition to urban purposes, the immediate transition of the site is not supported by the Planning Scheme, particularly in the absence of essential water and wastewater infrastructure.

4. The subject site is proximate to existing urban land and is recognised as being generally appropriate for urban development in the future, when sufficient demand for the development to occur arises and the provision of infrastructure to support the demand is provided.
5. The proposed development is generally consistent with the Far North Queensland Regional Plan 2009-2031, being located in the *Urban Footprint* which seeks to provide for future residential growth.
6. The proposed development has demonstrated that a high level of residential amenity is able to be achieved, having specific regard to lot sizes and configurations, setbacks, park/open space areas and the retention of vegetation.
7. The proposed development is generally inconsistent with the Purpose of the Emerging Community Zone and does not represent the timely conversion of non-urban land to urban purposes as envisaged by the Gordonvale Local Plan. However, despite the conflict with the Planning Scheme, Officers consider that there are sufficient grounds to support the issue of a Preliminary Approval for Reconfiguring a Lot.
8. Any subsequent Development Application for Reconfiguring a Lot will further address the requirements of the Preliminary Approval, State Planning Instruments and the current Planning Scheme at the time of lodgement.

ASSESSMENT BENCHMARKS

The proposed development was assessed against the following Assessment Benchmarks of CairnsPlan 2016 v1.2:

Assessment Benchmarks	CAIRNSPLAN 2016 V1.2
	Zone • Emerging Community Local Plans • Gordonvale Local Plan Overlays • Natural Areas • Bushfire Hazard Overlay • Transport Network Development codes • Environmental Performance • Excavation and Filling • Infrastructure Works • Landscaping • Reconfiguring a Lot STATE PLANNING POLICY – July 2017

	Economic Growth: Agriculture: • Agricultural Land Classification – Class A and Class B Environment and Heritage: Biodiversity: • Regulated Vegetation (Category R) • Regulated Vegetation (intersecting a watercourse) Safety and Resilience to Hazards: Natural Hazards Risk and Resilience • Bushfire Prone Area Infrastructure • Transport Infrastructure
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NON-COMPLIANCE WITH BENCHMARKS

The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below

Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
CairnsPlan 2016 v1.2	
Emerging Communities Zone Code and Gordonvale Local Plan Code	The Purpose of the Emerging Community Zone seeks to <i>identify land that is suitable for urban purposes, protect land that may be suitable for urban development in the future, [and] manage the timely conversion of non-urban land to urban purposes.</i> Further, the purpose of the Gordonvale Local Plan – Precinct 4 Draper Road, is to provide for the sequential growth north from Draper Road, providing for connections into the Mount Peter Local Plan Area. Whilst the intent for the subject site is to ultimately transition to urban purposes, the immediate transition of the site is not supported by the Planning Scheme, particularly in the absence of essential water and wastewater infrastructure. This is discussed further the Infrastructure Works Code Assessment Benchmark. Notwithstanding, Officers consider that the subject site is proximate to existing urban land and is recognised as being generally appropriate for urban development in the future, when sufficient demand for the development to occur arises and the provision of infrastructure to support the demand is provided. Accordingly, Officers advise that the proposed development is in conflict with the Purpose of the Emerging Community Zone and Gordonvale Local Plan, at this point in time.

Natural Areas Waterway	The subject site contains an Urban Waterway 'A', and contains areas of MLES and MSES Protected Areas as identified in the Natural Areas Overlay. The part of the subject site which is affected by the overlay is identified as the Balance Lots for 'future development'. Nevertheless, Officers advise that the protection of the waterway will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.
Transport Network Overlay	The subject site is intersected by a Future Sub Arterial Road as identified in the Transport Network Overlay. The proposed development includes an internal road network comprising a main internal road (Sub-Arterial Road Standard), supplemented by a network of lesser roads of varying road reserve widths (Collector Road to Access Street Standard) will provide access to lots within the development, via Draper Road. The construction of the Sub-Arterial Road is intended to provide for the future connectivity to the north, when required.
Bushfire Hazard Overlay	The northern portion of the subject site is located in the Medium Potential Intensity and the Bushfire Potential Impact Buffer of the Bushfire Hazard Overlay. The part of the subject site which is affected by the overlay is identified as the Balance Lots for 'future development'. Further, the proposed development results in residential lots which have been designed (in terms of frontage width, depth and accessibility) to allow for efficient emergency access to the lots. Nevertheless, Officers advise that the potential risk (and mitigation) of bushfire will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.
Excavation and Filling Code	The proposed development will result in excavation and filling of the site, however details of the amount required is yet to be determined. A further assessment of the amount of excavation and fill will be undertaken as part of any subsequent Development Application for Reconfiguring a Lot.
Landscaping Code	The proposed development will provide landscaping, however details of landscaping have not been provided as part of the subject application. Officers consider that a condition pertaining to a Landscaping Plan will be provided as part of any subsequent Development Application for Reconfiguring a Lot.

Infrastructure Works Code	The proposed development will require the connection to water, wastewater, stormwater drainage, electricity and telecommunications infrastructure. The subject site is located in an area which currently unable to be connected to Council's water and wastewater infrastructure. Whilst the existing sewer and water mains are located in the Draper Road Reserve which adjoins the site, connection to this infrastructure is reserved for development within closer proximity to the Gordonvale Town Centre, expanding outward as development occurs. This is further addressed in the Local Government Infrastructure Plan (LGIP), which is discussed as an "<i>other consideration</i>" below. Accordingly, Officers confirm that the proposed development is unable to provide a connection to Council's infrastructure that would be able to be utilised. As part of any subsequent Development Application for Reconfiguring a Lot, a Water Supply and Sewerage Infrastructure Plan and supporting information (including Hydraulic Network Analysis) is required to demonstrate how the development will be serviced by Council's Infrastructure. This is a condition of the Preliminary Approval.
Reconfiguring a Lot Code	The minimum lot size prescribed in Acceptable Outcome 1.1 of the Reconfiguring a Lot Code is 40 hectares. The proposed development seeks to provide 34 residential lots ranging in size from 700m² to 1,259m². One additional lot is designated as Park/Open Space, with a total lot size of 5,121m². The development also identifies one lot with a total area of 2,102m² which has been identified as a lot for a future Child Care Centre however no Development Application has been received to date. Three Balance Lots will be created as a result of the development. Officers consider that the proposed development is inconsistent with the Purpose of the Reconfiguring a Lot Code which seeks to ensure <i>infrastructure and services</i> (i.e. water, sewerage etc) are <i>provided to new lots</i>. However, the proposed development complies with Performance Outcome 1 of the Code which seeks to <i>provide lots which are sufficient to accommodation the intended land use</i>. The development has demonstrated that a high level of residential amenity is able to be achieved, having specific regard to lot sizes and configurations, setbacks, park/open space areas and the retention of vegetation.

State Planning Policy – July 2017	
Economic Growth <i>Agriculture</i>	The subject site is identified as Agricultural Land Classification – Class A and Class B. Officers acknowledge that the site is identified as having agricultural value. However, the subject site is located in the Urban Footprint of the FNQ Regional Plan 2009-2031, which intends to provide for the region's urban development needs up to (and including) 2031. Further, the subject site is located in the Emerging Community Zone of CairnsPlan 2016, which seeks to identify land which is suitable for development for urban purposes, in an orderly and sequential manner. Accordingly, Officers consider that whilst the subject site currently has agricultural value (i.e. under the cultivation of Sugarcane), the overall future intention of the site is for the development for urban purposes.
Environment and Heritage Protection <i>Biodiversity</i>	The subject site contains areas of MSES Regulated Vegetation (Category R) and MSES Regulated Vegetation (intersecting a watercourse). The proposed development is predominantly on land that is already clear of any significant vegetation, and has been designed to avoid the clearing of any significant vegetation. On this basis, Officers confirm that the proposed development protects matters of environmental significance located on site, to maintain the health and resilience of local biodiversity and to support ecological processes. Further, Officers advise that the protection of vegetation will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.
Safety and Resilience to Hazards <i>Natural Hazards, Risk and Resilience</i>	The subject site contains areas mapped as being prone to Bushfire, with a small portion of land to the north mapped as 'Potential Impact Buffer'. The Applicant has provided an assessment against the Bushfire Hazard Overlay Code in accordance with CairnsPlan 2009 (superseded) to identify and address any risks associated with potential bushfire. Notwithstanding, Officers advise that the potential risk (and mitigation) of bushfire will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.

Infrastructure <i>Transport Infrastructure</i>	The subject site contains a Future Busway Corridor and an Active Transport Corridor. Officers acknowledge that the configuration of the proposed development may be affected by the intersection of the Future Busway Corridor and Active Transport Corridor. The subject application was referred to the Department of Transport and Main Roads for further consideration. Additionally, referral to the Department would also be required as part of any subsequent Development Application for Reconfiguring a Lot, whereby any conditions of approval would be imposed.
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Other Considerations

Local Government Infrastructure Plan

The Local Government Infrastructure Plan (LGIP) was adopted by Council on 28 June 2017 (commenced on 1 July 2017), and forms part of CairnsPlan 2016. The purpose of the LGIP is to integrate infrastructure planning in accordance with the land use planning as identified in CairnsPlan 2016, provide transparency regarding Council's intentions for the provision of trunk infrastructure, and ensure that this infrastructure is planned and provided in an efficient, orderly and sequential manner.

The LGIP includes Priority Infrastructure Areas (PIA), which identify the prioritised areas throughout the Local Government Area for the provision of trunk infrastructure to service the existing and assumed future urban development up to and including 2028.

The Gordonvale PIA area is limited to areas which are capable of being serviced by the existing water and wastewater infrastructure in place. Development of Gordonvale is initially limited to land within the PIA, with the incremental extension of development into the Draper Road Precinct and other precincts as the LGIP identifies the appropriate infrastructure for that particular area.

The subject site is located outside of the PIA. There is currently no available infrastructure outside of the PIA to service the site or the proposed development. Further, there is no planned infrastructure to support the development (including upgrades to existing infrastructure) until between 2031-2041, as identified in the LGIP.

Accordingly, the premature development of the site for urban purposes poses significant impact on the existing water and wastewater infrastructure which is unable to cater for the proposed development, in addition to the land identified in the Gordonvale PIA.

FNQ Regional Plan 2009-2031

The proposed development is located wholly within the *Urban Footprint* of the FNQ Regional Plan 2009-2031. The intent of the Urban Footprint is to *provide for the region's urban development needs up to (and including) 2031*. Further, the FNQ Regional Plan states:

The Urban Footprint also includes some areas designated or already developed for rural residential purposes that are well located with respect to urban services and facilities. Local government is required to identify potential opportunities to develop or redevelop rural residential areas for urban purposes where this is appropriate. Inclusion of rural residential land in the urban footprint does not imply that it can necessarily be developed for urban purposes as above. Local government planning schemes and structure plans for declared Master Planned Areas will be the primary mechanisms for establishing the future use of land and preferred timing of development within the urban footprint.

Officers acknowledge that the proposed development is consistent with the intent of the Urban Footprint. However, as detailed in the Assessment Benchmarks above, the proposed development is in conflict with the Purpose of the Emerging Community Zone and the Gordonvale Local Plan, which is the primary mechanism within CairnsPlan 2016 for establishing the future use of the land and the preferred timing of development.

Additionally, the subject site is unable to be connected to essential infrastructure (reticulated water and wastewater infrastructure) in the immediate future due to the planned utilisation of infrastructure in the Gordonvale PIA area only.

Notwithstanding, the subject site is proximate to existing urban land and is recognised as being generally appropriate for urban development in the future, when sufficient demand for the development to occur arises and the provision of infrastructure to support the demand is provided.

Attachment 3

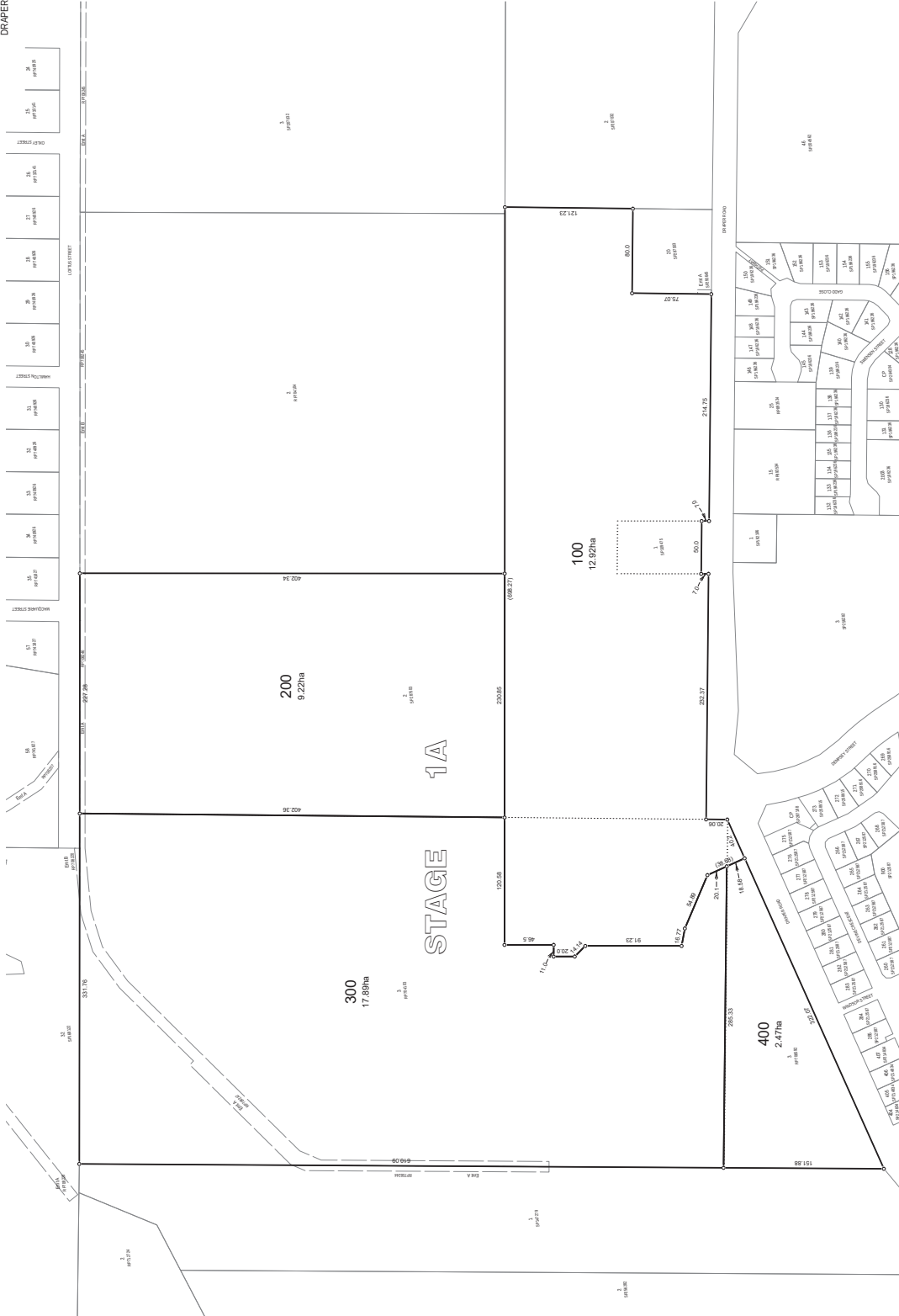
Proposal Plans



DATE PLOTTED: 11 November 2020 3:40 PM

MR ROSS STRAGUSZI
PROPOSED BOUNDARY REALIGNMENT - STAGE 1A
LOTS 100 - 400
CANCELLING LOT 1 ON SP18475; LOT 2 ON SP287563,
LOT 3 ON RP704038 & LOT 3 ON RP706592
DRAFTER ROAD, GORDONVALE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PRELIMINARY ONLY



This plan is prepared for discussion purposes only. All areas, dimensions and level uses are preliminary, subject to management, survey, engineering, and local authority and Agency approval.

Date: 11 November 2020 | Scale: 1:2000 @ A3 | Drawn: MC | Job No: Q174029 | Plan No: Q174029-P01, A



FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT



This plan is conceptual and for discussion purposes only. All areas, dimensions, and locations are approximate and subject to change without notice. The plan is not to be used for any purpose other than the purposes stated herein. Draper Road and Cairns Regional Council assumptions have not been verified. Scale 1:1000. ©A1

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MR ROSS STRAGUSZI			
MASTER PLAN			
STAGES 1B, 2 & 3			
DRAPER ROAD, GORDONVALE			
Drawing Number	11.11.2020	Scale	1:1000
Revision		Size	A1
Q174029-002-MP-19			D



DA1	Development Application	8/07/20	DATE
REV	DESCRIPTION		
CLIENT			

PROJECT
proposed retirement
village
draper road, gondavale

DRAWING
Site Plan

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN
Author

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Checker

APPROVED
Approver

SCALE
1:1000

PLOT DATE
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PROJECT N°
DRAWING N°

REV
2157 SK01

DA1



NORTH

TOWN CENTRE AREAS

CHAPEL	- 56 M²
CAFE	- 70 M²
CINEMA	- 90 M²
MEMORY SUPPORT UNIT	- 242 M²
HAIRDRESSER	- 40 M²
ACTIVITIES	- 42 M²
SUNDRY	- 40 M²

ADMINISTRATION AREAS

ADMIN/ STAFF	- 193 M²
DINING	- 300 M²
LOUNGE	- 144 M²
LOBBY	- 142 M²
KITCHEN/ SERVICES	- 163 M²

UNIT AREAS

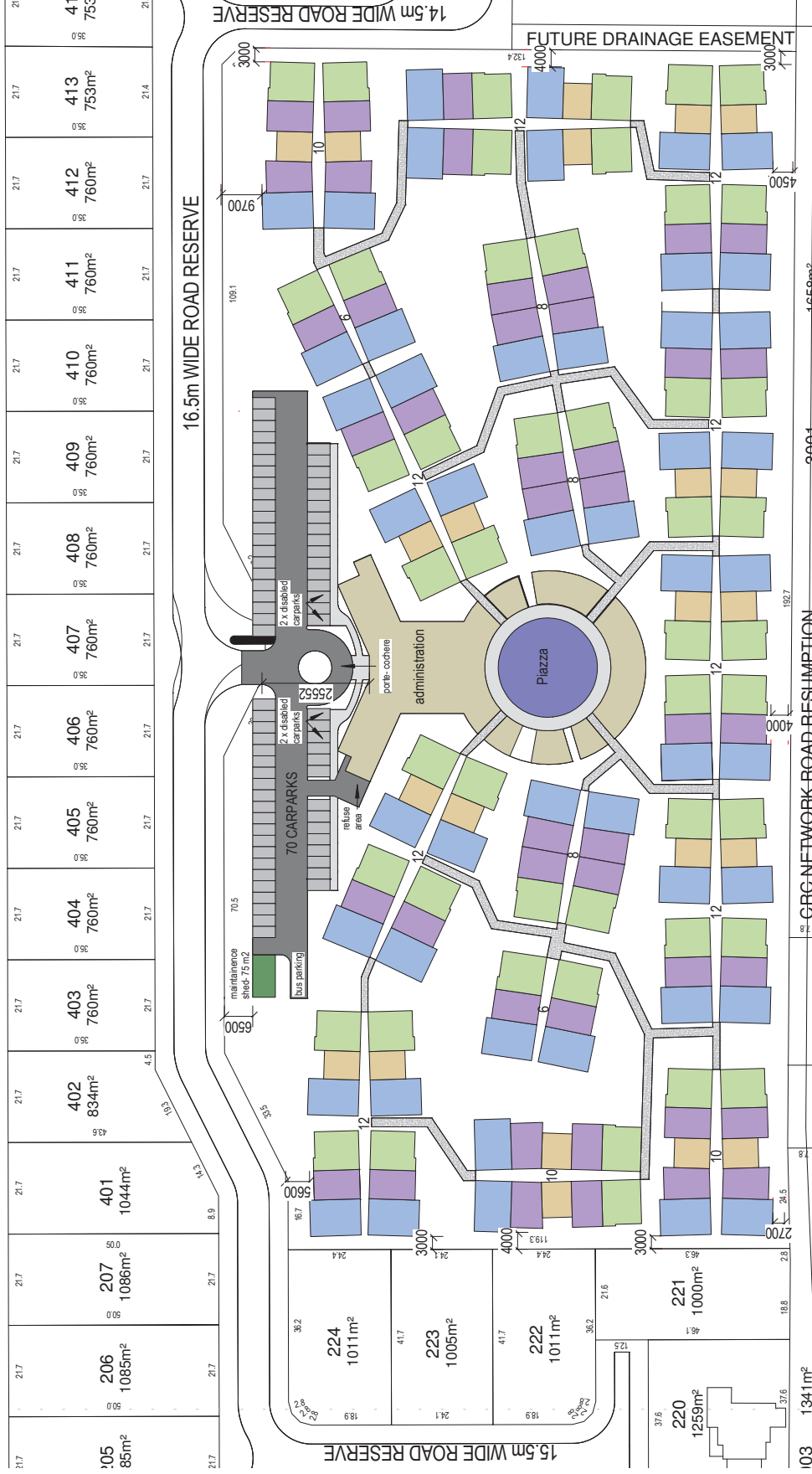
A - 3 Bedroom - 100M²
B - 1 Bedroom - 60M²
C - 3 Bedroom - 103M²
D - 2 Bedroom - 78M²

TOWN PLANNING

SITE AREA	- 37,637 M²
SITE COVER	- 52%
LANDSCAPING - 37 %	
GFA	- 16,100 M²

Site Plan
1 : 1000 @ A3

1



DRAPER ROAD



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DA1	Development Application	8/07/20
REV	DESCRIPTION	DATE
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PROJECT
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village
draper road, gondavale

DRAWING
Site Coloured

PRELIMINARY

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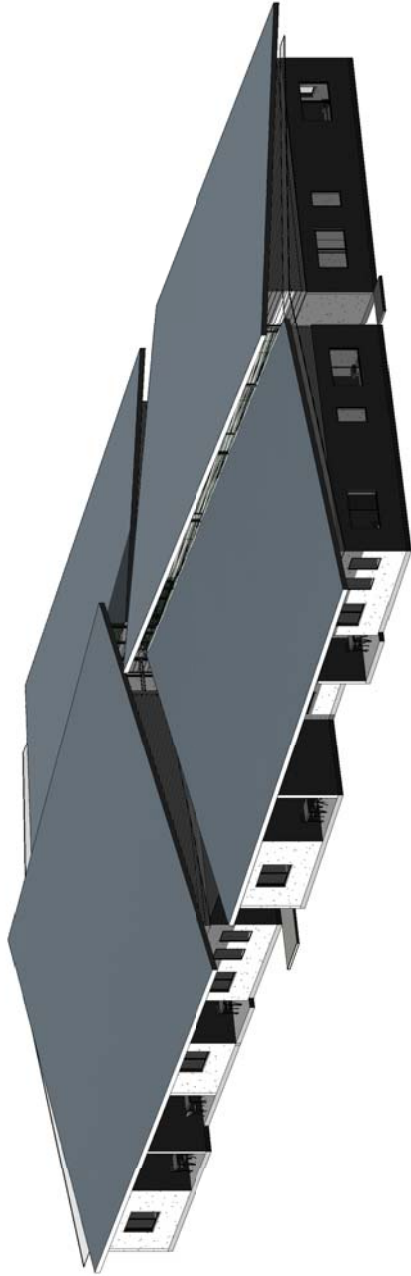
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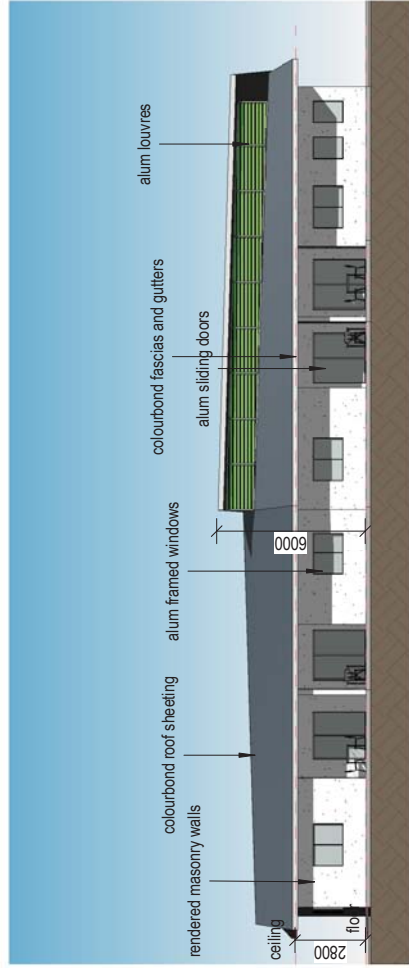
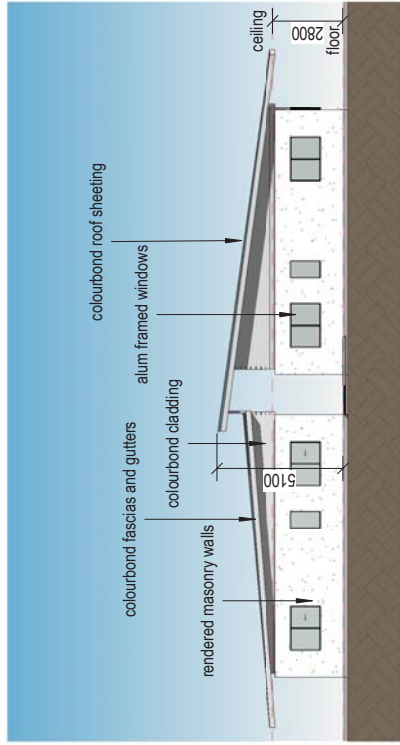
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3 End Elevation - 8 unit module
1 : 200 @ A3



2 Elevation - 8 unit module
1 : 200 @ A3

- UNIT AREAS
- A - 3 Bedroom - 100M²
 - C - 3 Bedroom - 103M²
 - D - 2 Bedroom - 78M²

1 8 Unit Configuration
1 : 200 @ A3

PROJECT	proposed retirement village draper road, gordonvale		
DRAWING	8 Unit Plan		
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proposed retirement
village
draper road, gordonvale

DRAWING
10 Unit Plan

PRELIMINARY

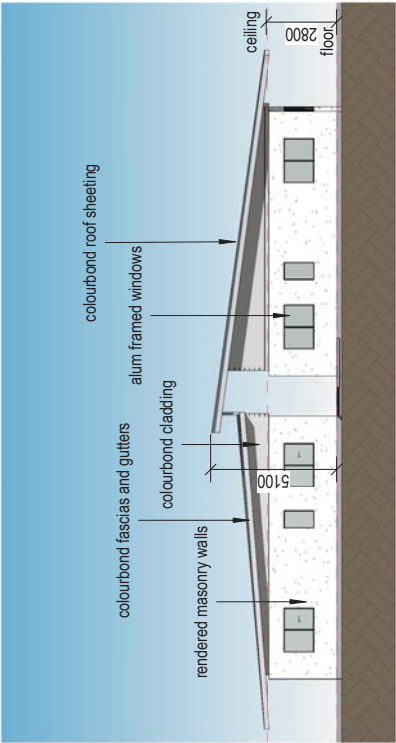
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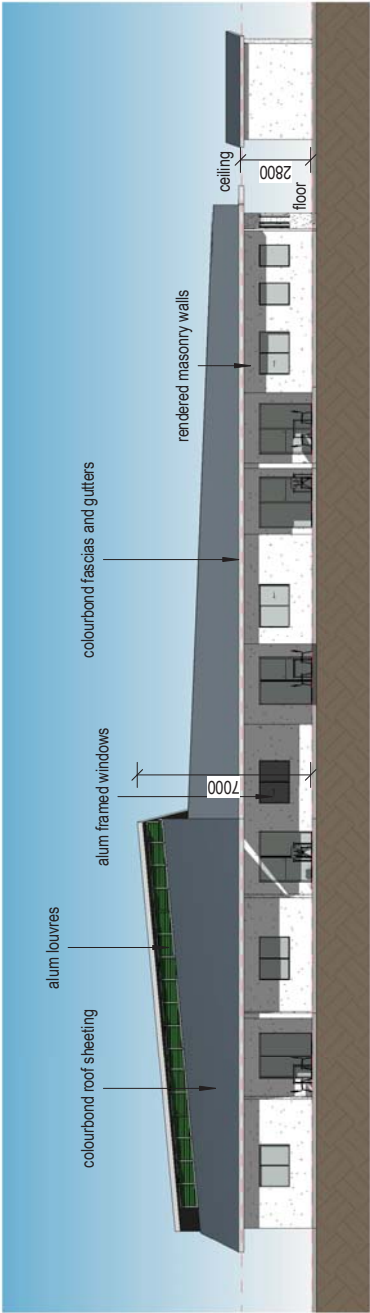
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1 End Elevation - 10 unit module
1 : 200 @ A3



2 Elevation - 10 unit module
1 : 200 @ A3



DA1	Development Application	8/07/20
REV	DESCRIPTION	DATE
CLIENT		

PROJECT
proposed retirement
village
draper road, gondavale

DRAWING
Elevation - 10 unit module

PRELIMINARY

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DA1 Development Application 8/07/20
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CLIENT

PROJECT
proposed retirement
village
draper road, gordonvale

DRAWING
12 Unit Plan

PRELIMINARY

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Author Checker Approver

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2157 SK08 DA1

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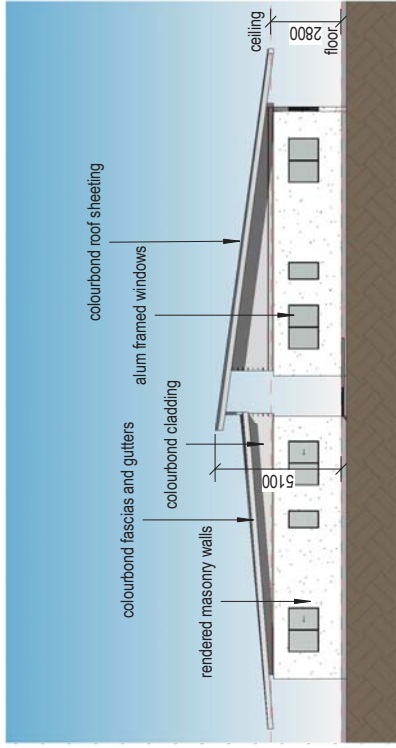


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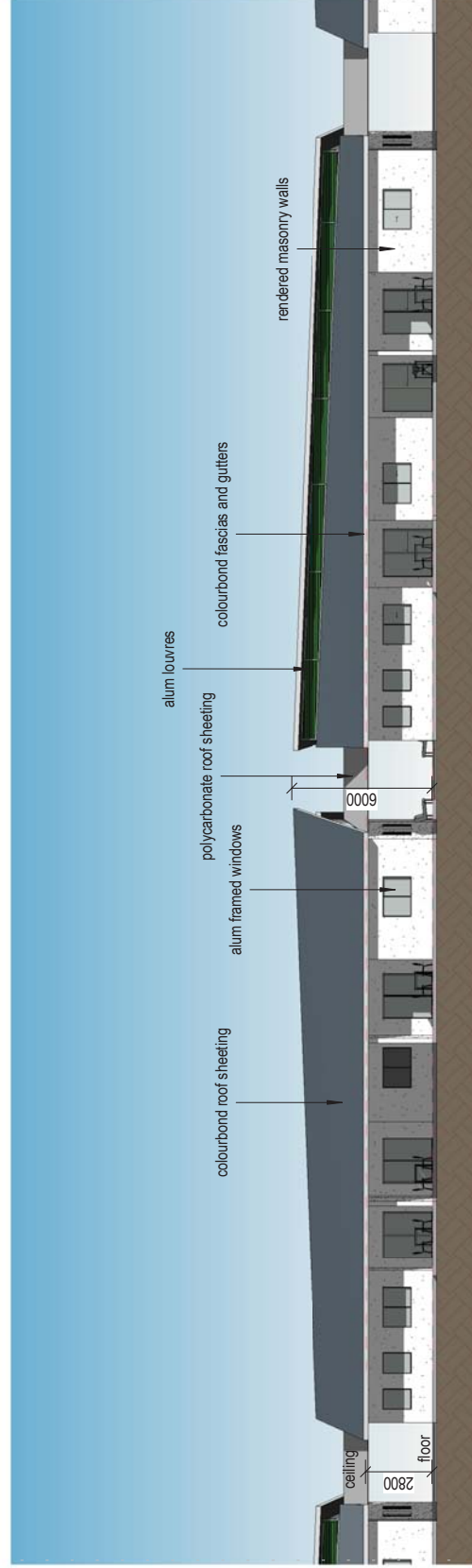
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UNIT AREAS

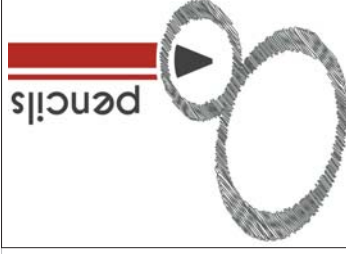
- A - 3 Bedroom - 100M²
- B - 1 Bedroom - 60M²
- C - 3 Bedroom - 103M²
- D - 2 Bedroom - 78M²



1 End Elevation - 12 unit module
1 : 200 @ A3



2 Elevation - 12 unit module
1 : 200 @ A3



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PROJECT
proposed retirement
village
draper road, cordonsvale

DRAWING

PRELIMINARY

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DA1	Development Application	8/07/20
REV	DESCRIPTION	DATE
CLIENT		

PROJECT
proposed retirement
village
draper road, gordonvale

DRAWING
Administration

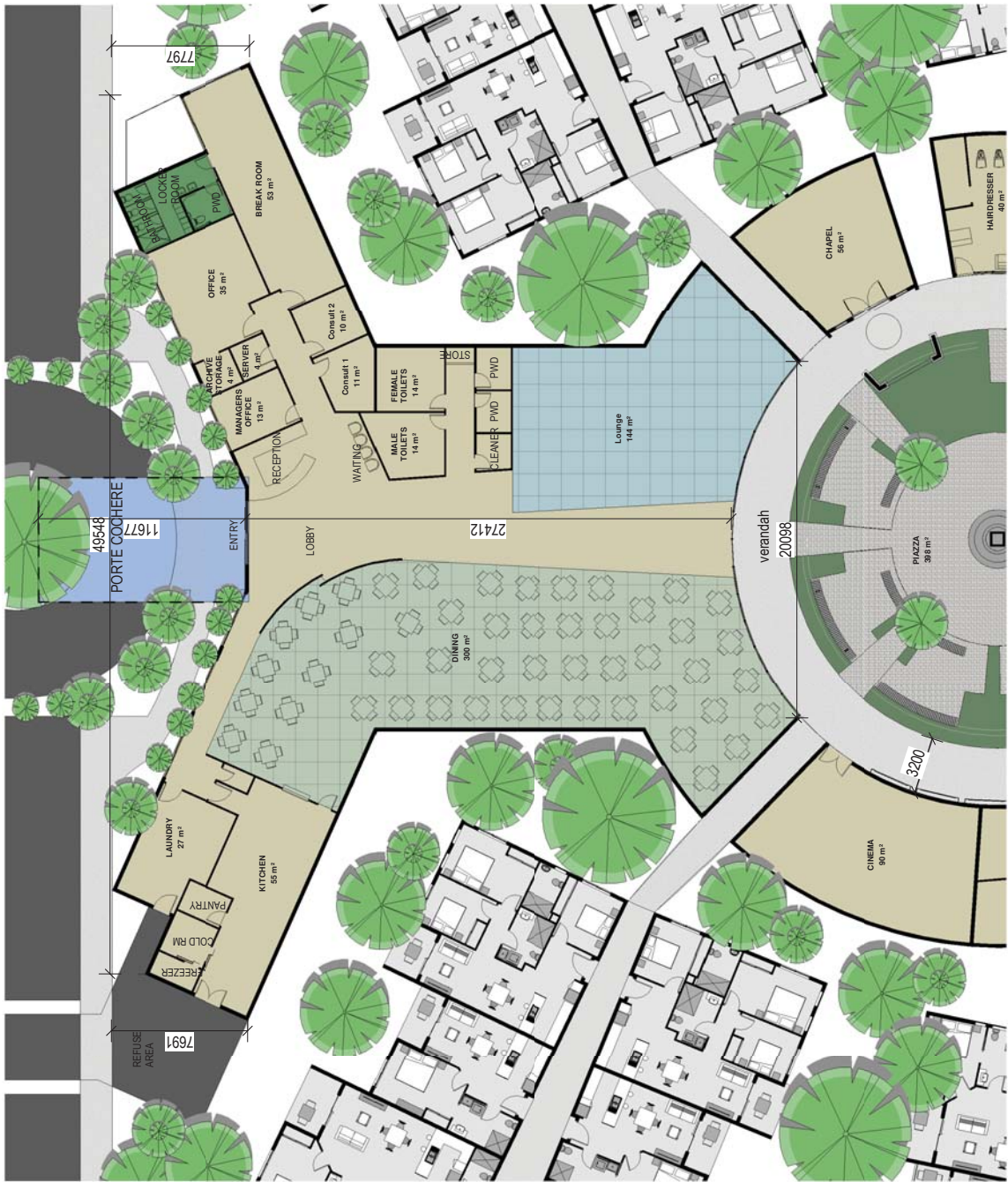
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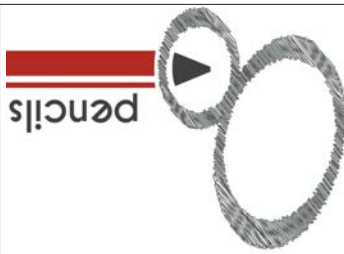
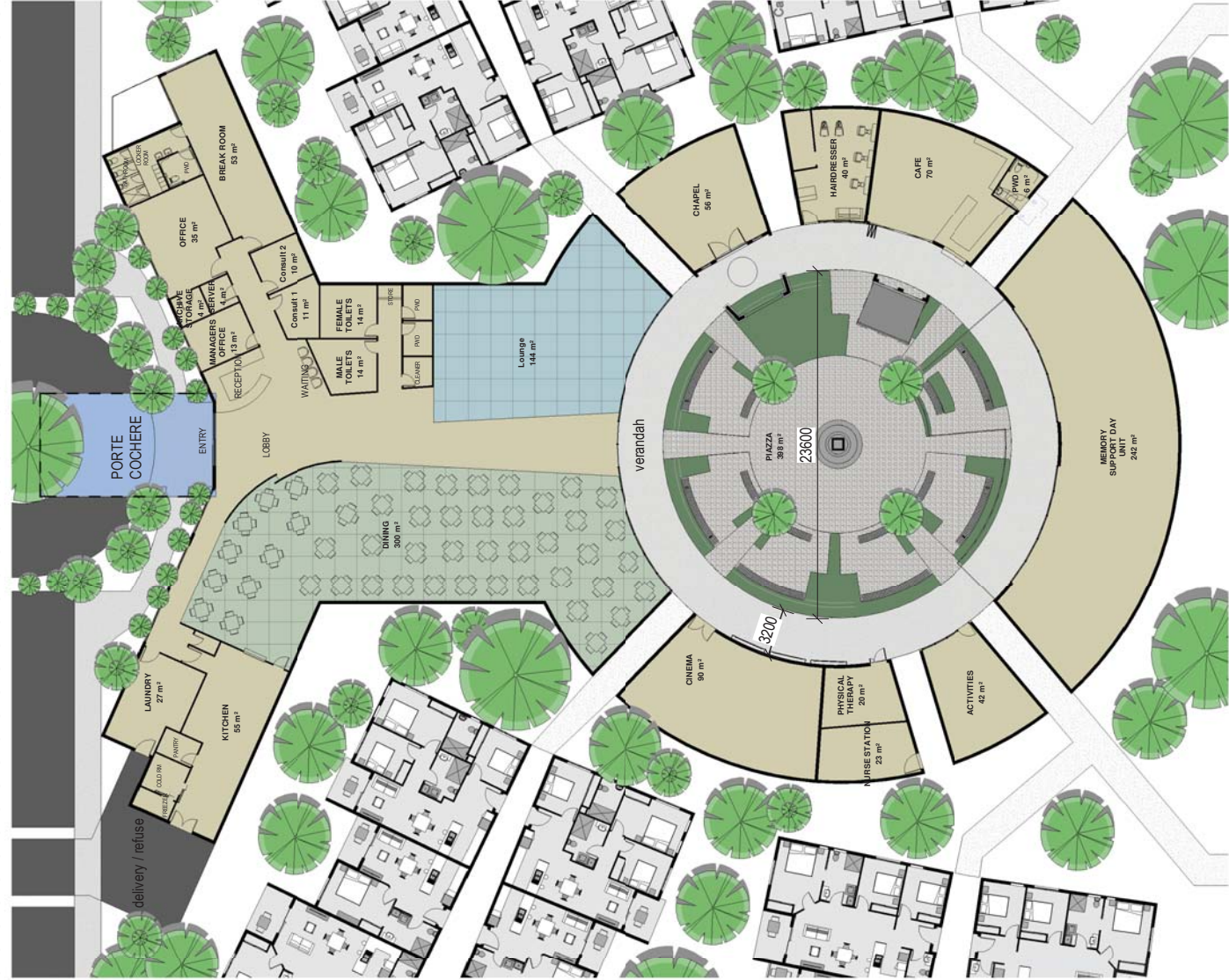
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DA1	Development Application	8/07/20
REV	DESCRIPTION	DATE
CLIENT		

PROJECT
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village
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DRAWING
Central Facilities

PRELIMINARY

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PROJECT N°	DRAWING N°	REV
2157	SK12	DA1

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DA1	Development Application	8/07/20
REV	DESCRIPTION	DATE
CLIENT		

PROJECT
proposed retirement
village
draper road, gordonvale

DRAWING
Town Centre

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN
Author

CHECKED
Checker

APPROVED
Approver

PLOT DATE
05-Nov-20 7:24:46 PM

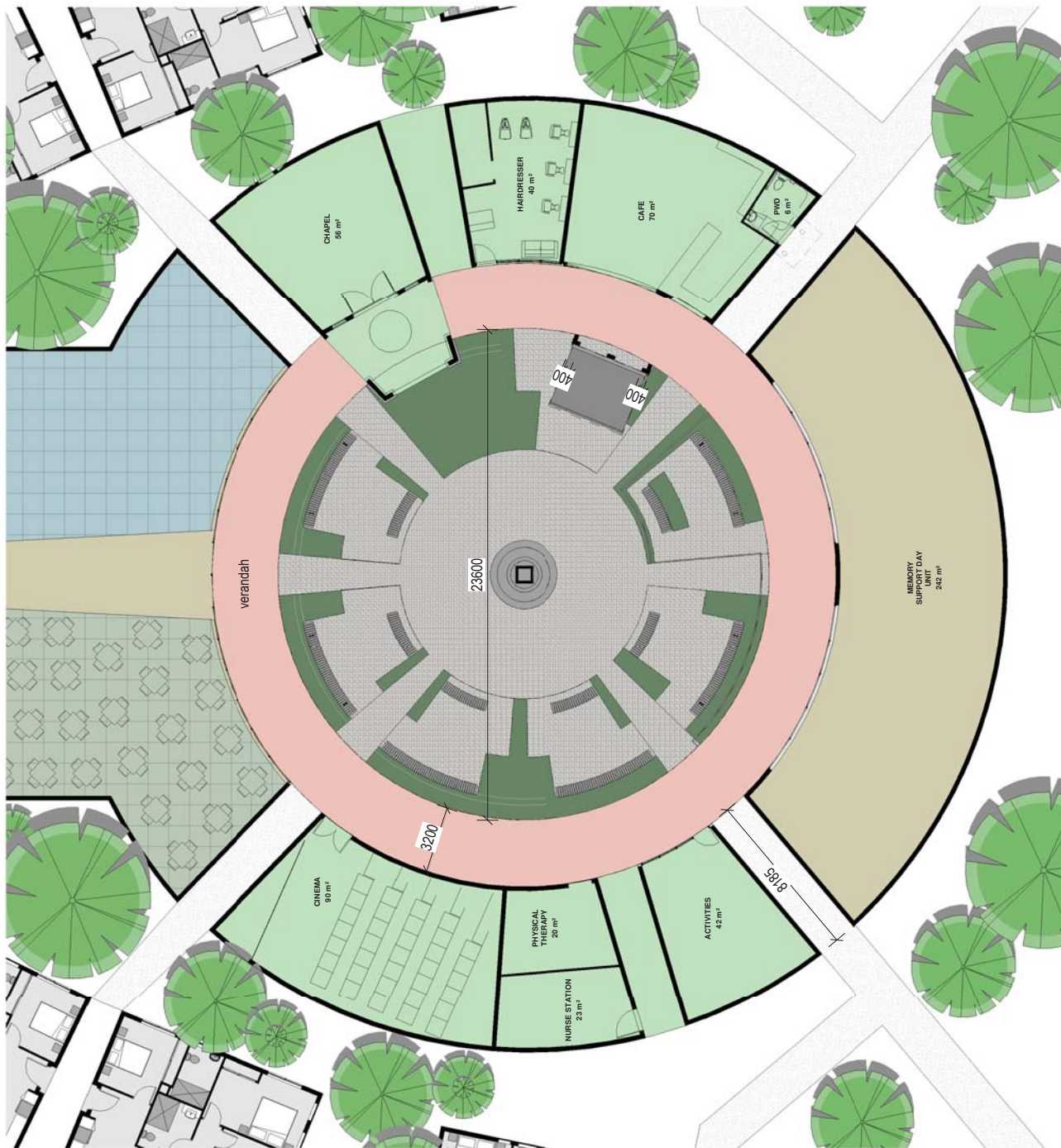
SCALE
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PROJECT N°
2157

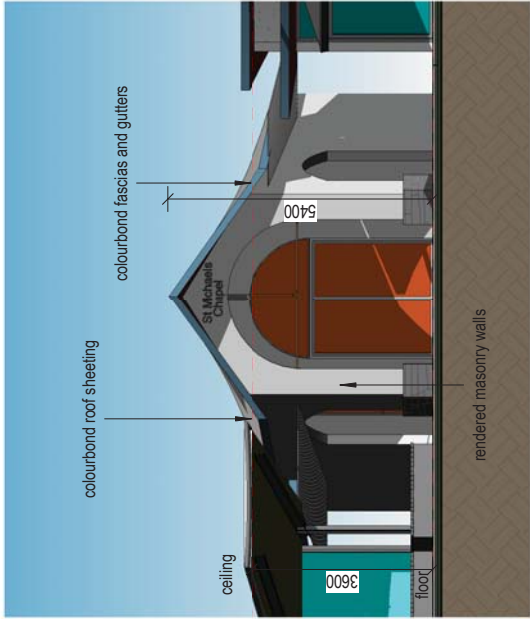
DRAWING N°
SK13

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DA1

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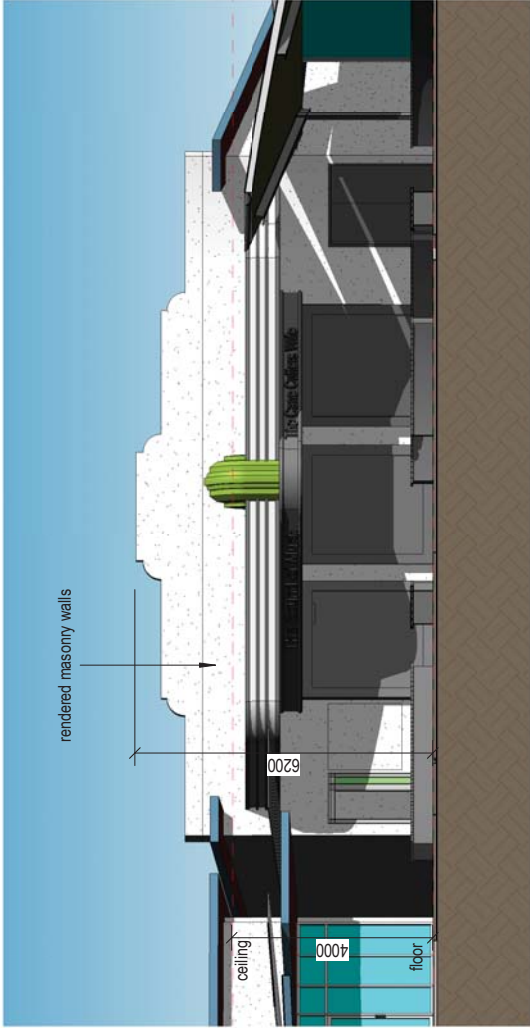


1 Town Centre
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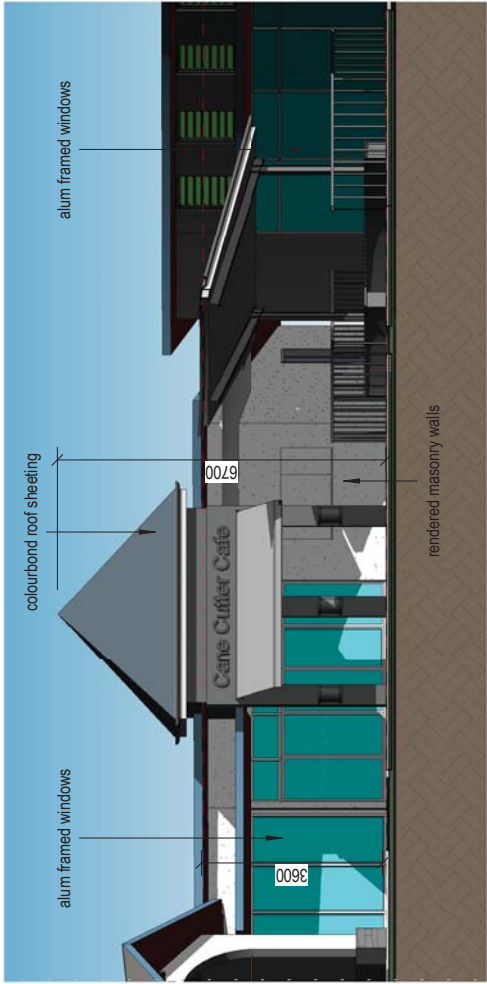
1 Town Centre- Chapel elevation

1 : 100 @ A3



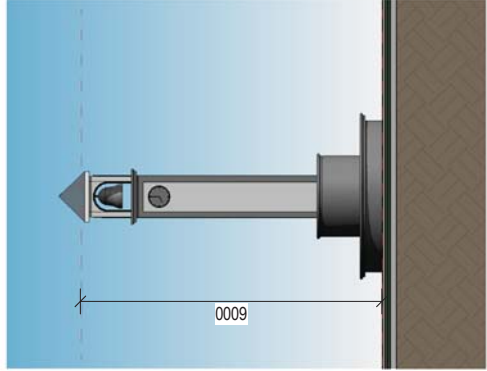
2 Town Centre - Cinema

1 : 100 @ A3



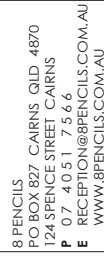
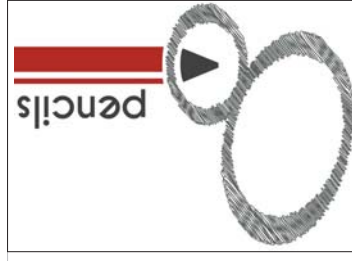
3 Town Centre - Cafe

1 : 100 @ A3



4 Town Centre - Fountain/ bell tower

1 : 100 @ A3

[illegible]

PROJECT
proposed retirement
village
draper road, gordonsvale

DRAWING town centre perspectives

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN Author	CHECKED Checker	APPROVED Approver
SCALE		PILOT DATE

SCALE	PLOT DATE
	05-Nov-20 7:24:49 PM

PROJECT N°	DRAWING N°	REV
2157	SK15	DA1

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Attachment 4

Code Compliance Responses

6.2.4 EMERGING COMMUNITY ZONE CODE

Table Error! Reference source not found..a – Emerging community zone code – self-assessable and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
For self-assessable and assessable development				
Development not in a structure plan area				
Height				
P01	The height of all buildings and structures is in keeping with the rural character and amenity of the area.	A01.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.		Complies with A01.1. The proposed development has a maximum height of 8.5m and is for single storey structures only.
Setbacks				
P02	Buildings and structures are set back to: (a) maintain the rural character and amenity of the area; (b) achieve separation from neighbouring development and road frontages.	A02.1 Buildings and structures are set back not less than: (a) 40 metres from the frontage to a State-controlled road; (b) 10 metres from the frontage to a Major rural road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.		Complies with P02. The proposed development is setback 5.6m to the north, 2.7m to the south (Draper Road), 3m to the east and 3m to the west. The shortfall in setbacks to the front and rear is overcome through the use of extensive landscaping at a rate of 37%.
For assessable development				
Structure planning				
P03	A structure plan is prepared outlining the manner in which the development outcomes have been integrated with respect to the following, including any precinct specific outcomes: (a) development sequencing; (b) structure of communities and place making; (c) economic development and employment; (d) housing diversity; (e) transport and mobility; (f) community facilities and recreation land; (g) infrastructure networks; (h) centres; (i) overlay code outcomes; (j) local plan code outcomes.	A03.1 No acceptable outcomes are provided.		Complies with P03 The proposed development includes a plan for that part of the development area that takes into account staging, infrastructure elements (roads) and necessary strategic elements that influence or inform the development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Incompatible development				
P04 Non-urban development is only established where it would not constrain the efficient expansion of urban development in the future.		A04.1 Development does not constrain the efficient expansion of urban areas.		Complies with A04.1. The proposed development is for a reconfiguration of a Lot, primarily for the creation of future residential Lots and the development of a Retirement Facility. The proposed development does not constrain the future expansion of the urban area.
Interim development				
P05 Development which is not in its ultimate intended form does not compromise the achievement of such desired form.		A05.1 The use of land, which is inconsistent or incompatible with the ultimate form of development is not established; or A05.2 The use of land, which is inconsistent or incompatible with the ultimate form of development has a limited life or ceases operation when urban development is established on adjoining premises.		Complies with A05.1. The proposed development is for a reconfiguration of a Lot, primarily for the creation of future residential Lots and the development of a Retirement Facility. The proposed development is not for Uses which are inconsistent or incompatible with the future development of the urban area.
Uses and other development				
P06 Development is consistent with the purpose and overall outcomes sought for the zone.		A06.1 No acceptable outcomes are provided.		Complies with P06. The proposed development is consistent with the purpose and overall outcomes sought for the Emerging Community Zone. The proposed development is for sequential urban development emanating north from Draper Road. The proposed development is for a reconfiguration of a Lot, primarily for the creation of future residential Lots and the development of a Retirement Facility. The proposed development facilitates the effective transition of non-urban areas to urban purposes.
Site constraints				
P07 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.		A07.1 No acceptable outcomes are provided.		Complies with P07. The proposed development is designed to respond to the applicable site constraints and characteristics. Specifically, access to the proposed Lots will be via the existing intersection on Draper Road which is an effective use of existing infrastructure.

7.2.6 GORDONVALE LOCAL PLAN CODE

Table Error! Reference source not found..a – Gordonvale local plan code – assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For assessable development			
Development in the local plan area generally			
P01 Development is consistent with the purpose and overall outcomes sought for the Gordonvale local plan area.		A01.1 No acceptable outcomes are provided.	Complies with P01. The proposed development, being the reconfigure of the subject site for the purpose of creating new Lots and for the development of a Retirement Facility is consistent with the purpose and overall outcomes sought for the Gordonvale Local Plan area. <u>Reconfiguration</u> The proposed reconfiguration will result in 51 residential Lots, 1 Retirement Lot, 3 Future Use Lots and Balance Lots. Section 6 of the Local Plan specifically states: 1. <i>“Development provides for a range of land uses, dwelling types and compositions that support the growing residential neighbourhoods”</i> 2. <i>The precinct is predominantly residential and other uses and activities are of neighbourhood level of activity</i> The primary purpose of the reconfiguration is the creation of residential Lots which is consistent with the main purpose statements identified above. The proposed Lots will maintain the significant views to Walsh’s Pyramid and the associated mountain ranges whilst encouraging development that does not impact on the Gordonvale Town Centre. The proposed

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		reconfiguration is a sequential and logical progression of the existing urban development within the local area given the subject site has a direct frontage to and will be accessed from Draper Road. <u>Retirement Facility</u> The proposed Retirement Facility will result in the construction of 162 units comprising 96 x 3 bedroom units, 44 x 2 bedroom units and 22 x 1 bedroom units. The proposed Retirement Facility will be located adjacent to Draper Road which is the main access road to the local area. The proposed development does not detract from the Gordonvale Town Centre given that the Retirement Facility provides a specific function (the care of elderly residents) which is not a use that detracts from existing or future businesses within the Town Centre. The Retirement Facility will employ a number of Staff which will bring additional business to the local area, strengthening the local economy and promoting diversity of employment.
P02 Development contributes to the establishment of a sense of arrival to Gordonvale.	A02.1 Development adjacent to a gateway site identified on the Gordonvale local plan maps contained in Schedule 2 incorporates aesthetic treatments, landscaping and other design elements to enhance the sense of arrival into Gordonvale.	Not applicable. The subject site is not mapped as containing a Gateway Site. The intersection of Draper Road and the Bruce Highway is a mapped Gateway site however already encompasses a streetscape which has been extensively developed.
P03 Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.	A03.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.	Complies with A03.1. The proposed development has a maximum height of 7.5m with all proposed buildings being single storey.
P04 Development is consistent with and reflects the traditional town character of Gordonvale.	A04.1 Development provides for the retention and/or adaptive re-use of buildings which have cultural heritage or character streetscape significance.	Not applicable. The subject site does not contain any existing buildings which have identified cultural heritage or character streetscape significance.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Centres				
P05	Centres are complemented by the establishment of community infrastructure and community-oriented uses and higher residential densities.	A05.1	No acceptable outcomes are provided.	Not applicable. The subject site does not contain any areas mapped as being Centre Zones.
Additional requirements for Precinct 1 – Town centre				
P06	Development provides on-site car parking and vehicular access which does not dominate the streetscape.	A06.1	On-site car parking is located behind existing or new buildings.	Not applicable. The subject site is not mapped as being within Precinct 1 – Town Centre.
P07	Where the site has frontage to a laneway: (a) car parking areas are located at the rear; (b) the laneway is utilised to access rear car parking areas.	A07.1	No acceptable outcomes are provided.	
P08	Development in the town centre complements the traditional character and built form of the streetscape.	A08.1	Development in the town centre: (a) is constructed with a zero-metre setback from street frontages and continues the scale of the existing built form and roof form; (b) provides a ground level façade which consists of windows, wall openings or shop fronts; (c) includes windows and balconies on upper levels facing the street; (d) ensures any air conditioning plant is screened from the street frontage and public view by use of architectural features.	
P09	Development enhances pedestrian comfort and connectivity throughout the town centre.	A09.1	Buildings provide continuous pedestrian weather protection over the footpath which: (a) is non-transparent; (b) is cantilevered from the building or uses non-load bearing posts;	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		(c) includes under awning lighting; (d) is consistent with other pedestrian awnings in the precinct.	
Additional requirements for Precinct 2 – Maher Road			
P010 Development in the precinct: (a) is sequenced to avoid the creation of disconnected pockets of development; (b) has limited access to Maher Road and utilises internal road networks.	AO10.1 No acceptable outcomes are provided.	Not applicable. The subject site is not mapped as being within Precinct 2 – Maher Road.	
P011 Development incorporates pedestrian and cycle linkages for ease of access to the Town centre.	AO11.1 No acceptable outcomes are provided.		
Additional requirements for Precinct 3 – Riverstone Road			
P012 Development in the precinct: (a) is of a low scale and does not detract from the scenic backdrop; (b) does not interrupt views to key landmarks; (c) primarily services the needs of the local catchment; (d) is screened from existing and future residential areas by landscaping and provides appropriate buffering.	AO12.1 No acceptable outcomes are provided.	Not applicable. The subject site is not mapped as being within Precinct 3 – Riverstone Road.	
P013 Access to the site is via dedicated roadway entrance from Riverstone Road with adequate separation from the Gillies Highway and Bruce Highway intersection.	AO13.1 No acceptable outcomes are provided.		

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Additional requirements for Precinct 4 – Draper Road				
P014 Development in the precinct: (a) is sequenced from Draper Road north to Mackey Creek; (b) provides for a range of housing needs; (c) delivers pedestrian, cycle and vehicular connections to surrounding communities; (d) provides community facilities, open space and recreation land as key focal points; (e) delivers integrated infrastructure networks; (f) is designed to meet overlay outcomes.		A014.1 A structure plan supports development proposing reconfiguration of land or material change of use and achieves the dwelling yields identified in Table 7.2.6.4 b.		Complies with A014.1. A Structure Plan is provided.
P015 Development mitigates adverse impacts on existing rural residential areas to maintain their character, amenity and mix of small scale rural activities.		A015.1 No acceptable outcomes are provided.		Complies with P015. The proposed development does not include any proposed Land Uses which will impact on the existing urban development in the local area. The proposed development is primarily for additional residential Lots which is consistent with the existing urban development adjacent to the subject site. The proposed Retirement Facility will not impact on the existing residential development. The proposed Retirement Facility comprises single-storey residential units which are benefited by extensive landscaping.

6. b – Dwelling Yields for Precinct 4 – Draper Road

PRECINCT	TARGET DWELLING YIELDS	ULTIMATE DWELLING YIELDS
Precinct 4 – Draper Road	1170 dwellings	1460 dwellings

8.2.2 AIRPORT ENVIRONS OVERLAY CODE

Table Error! Reference source not found..a – Airport environs overlay code – self-assessable and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development			
Protection of operational air space			
P01 Development does not create a permanent or temporary physical or transient obstruction in the operational airspace of Cairns Airport.	A01.1 Buildings and structures (including construction structures and equipment) do not encroach into the: (a) obstacle limitation surface as identified on the Airport environs overlay maps contained in Schedule 2; or (b) PANS-OPS for the Cairns Airport identified on the Airport environs overlay maps contained in Schedule 2.	Complies with A01.1. The proposed development has a maximum height of 7.5m which does not encroach into the Cairns Airport Operational Airspace.	
	A01.2 Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.	Complies with A01.2. The proposed development does not include landscaping which will encroach into the Cairns Airport Operational Airspace at maturity.	
	A01.3 Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport's operational airspace.	Not applicable. The proposed development does not include transient activities.	
Lighting			
P02 Development does not impact on the operational aspects of the Cairns Airport with regard to light emission and reflective surfaces.	A02.1 Development within the lighting buffer zone as identified on the Airport environs light intensity overlay maps contained in Schedule 2, does not emit light that will exceed the maximum light intensity specified for the area.	Not applicable. The subject site is not within the mapped Lighting Buffer Zone.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A02.2 Development within the lighting buffer zone identified on the Airport environs light intensity overlay maps contained in Schedule 2 does not include any of the following types of outdoor lighting: (a) straight parallel lines of lighting 500 m to 1000 m long; (b) flare plume; (c) upward shining lights; (d) flashing lights; (e) laser lights; (f) sodium light; (g) reflective surfaces.	
Airport public safety area			
P03	Development in the public safety areas does not increase the risk to life or property.	A03.1 Development in the public safety areas shown on the Airport environs overlay maps contained in Schedule 2; does not involve: (a) an increase in the number of people living, working or congregating in the public safety area; or (b) the manufacture use or storage of flammable, explosive, hazardous or noxious materials.	Not applicable. The subject site is not within the mapped Public Safety Area.
Acoustic treatment for noise exposure			
P04	Development involving a sensitive land use is appropriately located and designed to prevent adverse impacts from aircraft noise.	A04.1 Development within the 20->35 ANEF contour radius shown on the Airport environs overlay maps contained in Schedule 2 is consistent with Table Error! Reference source not found..b. A04.2 Development within the 20->35 ANEF contour radius shown on the Airport environs overlay maps contained in Schedule 2 is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table Error! Reference source not found..c.	Not applicable. The subject site is not within any mapped ANEF Contour Area. Not applicable. The subject site is not within any mapped ANEF Contour Area.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Emissions				
P05	Emissions do not affect air turbulence, visibility or engine operation in the operational airspace of Cairns Airport.	A05.1 Development does not emit smoke, dust, ash or steam into the Cairns Airport's operational airspace.		Complies with A05.1. The proposed development does not include an activity that will result in the emission of smoke, dust, ash or steam into the Cairns Airport Operational Airspace.
		A05.2 Development does not emit a gaseous plume into the Cairns Airport's operational airspace at a velocity exceeding 4.3 m per second.		Complies with A05.2. The proposed development does not include an activity that will result in the emission of a gaseous plume into the Cairns Airport Operational Airspace.
Function of aviation facilities				
P06	Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.	A06.1 Development located within the building restricted area for an aviation facility does not create: (a) permanent or temporary physical obstructions in the line of sight between antennas; (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.		Not applicable. The subject site is not within a mapped Building Restriction Area.
		A06.2 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.		Not applicable. The subject site is not within a mapped Building Restriction Area.
For assessable development				
Wildlife hazards				
P07	Development does not cause wildlife to create a safety hazard in the operational airspace of Cairns Airport.	A07.1 Development located within the 3km Wildlife hazard Zone as shown on the Airport environs overlay maps contained in Schedule		Not applicable. The subject site is not within a mapped Wildlife Hazard Zone.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	2 does not involve uses listed in column 1 of Table Error! Reference source not found..d.		
	A07.2 Development located within the 3km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 2 of Table 8.2.2.3.d, includes measures to reduce the potential to attract birds and bats.		Not applicable. The subject site is not within a mapped Wildlife Hazard Zone.
	A07.3 Development located within the 3km and 8km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 1 or column 2 of Table 8.2.2.3.d includes measures to reduce the potential to attract birds and bats.		Not applicable. The subject site is not within a mapped Wildlife Hazard Zone.
	A07.4 Development located within the 8km and 13km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 1 or column 2 of Table Error! Reference source not found..d does not increase the potential to attract birds and bats.		Not applicable. The subject site is not within a mapped Wildlife Hazard Zone.

LAND USE	COMPATIBLE	COMPATIBLE SUBJECT TO CONDITIONS	INCOMPATIBLE
• Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Retirement facility • Rural workers' accommodation • Tourist park	Less than 20 ANEF	20 to 25 ANEF	Greater than 25 ANEF
• Short-term accommodation • Hotel • Resort complex • Rooming accommodation	Less than 25 ANEF	25-30 ANEF	Greater than 30 ANEF
• Educational establishment • Child care centre	Less than 20 ANEF	20-25 ANEF	Greater than 25 ANEF
• Hospital • Health care services	Less than 20 ANEF	20-25 ANEF	Greater than 25 ANEF
• Community use • Place of worship	Less than 20 ANEF	20-30 ANEF	Greater than 30 ANEF
• Office	Less than 25 ANEF	25-35 ANEF	Greater than 35 ANEF

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

LAND USE	LOCATION WITH DEVELOPMENT	INDOOR DESIGN SOUND LEVEL dB(A)
• Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Retirement facility • Rooming accommodation • Rural workers' accommodation • Short-term accommodation • Tourist park	• Sleeping areas	50
	• Other habitable areas	55
• Short-term accommodation • Hotel • Resort complex • Rooming accommodation	• Sleeping areas	55
• Educational establishment • Child care centre	• Libraries • Classrooms • Study areas • Sleeping areas	50
	• Teaching areas	55

LAND USE	LOCATION WITH DEVELOPMENT	INDOOR DESIGN SOUND LEVEL dB(A)
- Hospital - Health care services	Assembly areas	
	- Wards - Theatres - Treatment and consulting rooms	50
	Laboratories	65
	All indoor areas	50
- Community use - Place of worship		
	- Private offices - Conference rooms	55
Office	Open offices	65

Table Error! Reference source not found..d — Land uses associated with increases in wildlife strikes and hazards

Column 1 HIGH RISK	Column 2 MODERATE RISK
• Aquaculture (fish processing/packing plant); • Conservation estate (e.g. wetland); • Cropping (turf farm, fruit tree farm); • High-impact industry (food processing plant more than 200 tonnes per annum); • Intensive animal industry (piggery); • Low impact industry (food processing plant); • Major sport, recreation and entertainment facility (showground); • Medium-impact industry (food processing plant less than 200 tonnes per annum); • Utility installation (Food / organic waste facility, Putrescible waste facility (e.g. landfill, transfer station)).	• Animal husbandry (cattle/dairy farm); • Conservation estate (all other); • Intensive animal industry (poultry farm); • Major sport, recreation and entertainment facility (all other); • Outdoor sport and recreation; • Park; • Utility installation (Sewage/wastewater treatment facility, Non-putrescible waste facility e.g. landfill, transfer station).

8.2.4 BUSHFIRE HAZARD OVERLAY CODE

Table Error! Reference source not found..a – Bushfire hazard overlay code – self-assessable and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development			
Safety of people, property and the environment			
P01 Development maintains the safety of people and property by: (a) avoiding areas of Medium, High or Very high bushfire hazard; or (b) mitigating the risk through: (i) the siting of development; (ii) including firebreaks that provide adequate: (A) setbacks between lots/buildings/structures and hazardous vegetation; (B) access for firefighting/other emergency vehicles. (iii) adequate road access for firefighting/other emergency vehicles and safe evacuation; (iv) adequate and accessible water supply for firefighting purposes.		A01.1 Development is not located in a Medium, High or Very high bushfire hazard area.	Complies with A01.1. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
For assessable development			
Safety of people, property and the environment			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P02 Development maintains the safety of people and property by: (a) avoiding areas of Medium, High or Very high bushfire hazard; or (b) mitigating the risk through: (i) lot design and the siting of development; (ii) including firebreaks that provide adequate: (A) setbacks between buildings/structures and hazardous vegetation; (B) Access for firefighting/other emergency vehicles. (iii) provide adequate road access for firefighting/other	A02.1 Lots are designed so that their size and shape allow for efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access driveways to buildings). A02.2 Development (including the potential for future buildings or structures) on lots: (a) are sited in locations of lowest hazard within the lot; (b) provide a minimum building setback from hazardous vegetation of 20 metres or the distance required to achieve a Bushfire Attack Level BAL-29 (as identified in AS3959-2009), whichever is the greater.	Complies with A02.1. The proposed Lots are of a sensible geospatial form that allows for the efficient fighting of fires by emergency services. Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
emergency vehicles and safe evacuation; (iv) providing adequate and accessible water supply for firefighting purposes.	A02.3 Firebreaks are provided by: (a) a perimeter road that separates lots from areas of bushfire hazard and that road has: (i) a minimum cleared width of 20 metres; (ii) a constructed road width and weather standard complying with Planning scheme policy – FNQROC Regional Development Manual; or (b) a fire maintenance trail/s located as close as possible to the boundaries of the lots and the adjoining bushfire hazard, and: (i) have a minimum cleared width of 6 metres; (ii) have a minimum formed width of 4 metres; (iii) have a gradient that does not exceed 25%; (iv) have a cross slope that does not exceed 5%; (v) connect to roadways at each end and have passing bays at least every 200m, with access points at least every 400m - where possible. or (c) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.	Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P03 Development does not materially intensify the use of bushfire hazard areas.	A02.4	Roads are designed and constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual; (a) have a maximum gradient of 12.5%; (b) exclude cul-de-sacs, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sac are provided with an alternative access linking the cul-de-sac to other through roads.	Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
	A02.5	For uses involving new or existing buildings with a gross floor area greater than 50m ² , each lot has a reliable reticulated water supply that has sufficient flow and pressure characteristics for firefighting purposes at all times being a minimum pressure and flow is 10 litres a second at 200 kPa.	Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
	A03.1	Development does not result in a high concentration of people living or working in an area at risk from bushfire (e.g. accommodation activities, business activities, centre activities, community activities, entertainment activities, industry activities or involve institutional uses where evacuating people may be particularly difficult (e.g. Child care centre, Residential care facility and Detention facility).	Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
	A03.2	Development within High or Very high bushfire hazard areas complies with a Bushfire Management Plan for the premises.	Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
	A03.3	Bushfire hazard is minimised with planting of bushfire resistant species near Medium, High and Very high Bushfire Hazard areas identified on the Bushfire hazard overlay maps contained in Schedule 2.	Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
P04	Community infrastructure is able to function effectively during and immediately after bushfire events.	A04.1 Development complies with a Bushfire Management Plan for the premises.		Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
P05	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	A05.1 Uses that include manufacturing or storage of hazardous materials do not occur or are adequately separated from the hazard area and the development complies with a Bushfire Management Plan for the premises.		Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
Scenic amenity				
P06	Bushfire management measures do not have a detrimental impact on scenic amenity values.	A06.1 No acceptable outcomes are provided.		Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.
Natural areas				
P07	Bushfire management measures are designed, located and managed to minimise impacts on natural areas.	A07.1 No acceptable outcomes are provided.		Not applicable. The proposed development is not located in a mapped Medium, High or Very High bushfire Hazard Area.

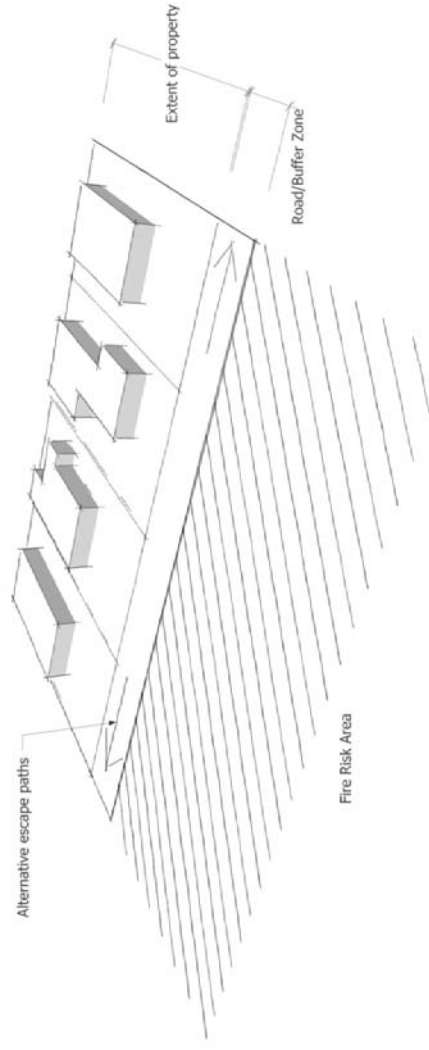


Figure Error! Reference source not found..a – Buffer zones for bushfire risk areas

8.2.7 FLOOD AND INUNDATION HAZARDS OVERLAY CODE

Table Error! Reference source not found..a – Flood and inundation hazards overlay code – self-assessable and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development			
Safety of people and property			
P01 Development is located and designed to: (a) ensure the safety of all persons; (b) minimise damages to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.	A01.1 Development is sited on parts of the land that is not within the Defined inundation event area as shown on the Flood and inundation hazards overlay maps contained in Schedule 2; or A01.2 Development is designed to provide immunity to the Defined Inundation Event as outlined within Table Error! Reference source not found..b plus a freeboard of 300mm.	Complies with A01.1. The proposed development is located on part of the subject site which is not within a mapped Flood and Inundation Hazard.	
Additional requirements for Precinct 2 – Mount Peter			
P02 The extent of future filling to support development is limited to areas of medium and low hazard as identified in Precinct 2 on the Flood and inundation hazards overlay maps contained in Schedule 2.	A02.1 Filling of land to achieve immunity to the 1% AEP event occurs only in Sub-precinct 2a – Low-medium hazard area shown in Precinct 2 on the Flood and inundation hazards overlay maps contained in Schedule 2. A02.2 Filling of land does not occur within Sub-precinct 2b – High-extreme hazard area shown in Precinct 2 on the Flood and inundation hazards overlay maps contained in Schedule 2.	Not applicable. The proposed development does not include fill activities for the purpose of achieving 1% AEP immunity. Not applicable. The subject site is not within the mapped Sub-precinct 2 area.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE	
Additional requirements for Precinct 3 – CBD and Environs					
P03	Development in Precinct 3 – CBD and environs ensures filling is not more than the planned loss of flood storage capacity.	A03.1 Development involving filling of land within the zones shown in Precinct 3 on the Flood and inundation hazards overlay maps contained in Schedule 2 is not more than the following planned levels: (a) 100% of the flood storage capacity of the site in Sub-precinct Zone 1; (b) 60% of the flood storage capacity of the site in Sub-precinct Zone 2;	A03.2 Where development in Sub-precinct Zone 1 necessitates a finished floor level for ground level tenancies above the height of the existing footpath level any ramp, stairs or other features utilised to bridge the variation in floor level are contained wholly within the curtilage of the building.	Not applicable. The subject site is not within the mapped Precinct 3 area.	
Hazardous materials and chemicals					
P04	Hazardous materials and chemicals are located and stored to ensure the public and environment are protected from adverse impacts of inundation waters being contaminated.	A04.1 Hazardous materials and chemicals are stored above the defined inundation event.	A04.2 Structures used to store hazardous materials and chemicals are designed to prevent intrusion of flood and storm tide inundation.	Complies with A04.1. and A04.2. The proposed development is located on part of the subject site which is not within a mapped Floor and Inundation Hazard. Compliance is achieved by default.	
For assessable development					
Safety of people and property					
P05	Development minimises the exposure of people and property to unacceptable risk from flooding and storm tide inundation.	A05.1 No acceptable outcomes are provided.		Complies with P05. The proposed development is located on part of the subject site which is not within a mapped Floor and Inundation Hazard. Compliance is achieved by default.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P06	Development is designed, located and operated to minimise damage to property, disruption to building function and the re-establishment time after a flood or storm tide hazard event.	A06.1 No acceptable outcomes are provided.	Complies with P06. The proposed development is located on part of the subject site which is not within a mapped Flood and Inundation Hazard. Compliance is achieved by default.
Cumulative impacts of developments			
P07	Development does not directly or cumulatively cause or increase adverse impacts from flood or storm tide inundation on: (a) properties or land; (b) ecological functions of waterways or other drainage paths, including water quality or their hydraulic capacity; (c) natural coastal processes.	A07.1 Development ensures there is no adverse change to the profile of flood or storm tide hazard events or its behaviour over land that is upstream, downstream or adjacent to the development site. A07.2 Works do not involve any physical alteration (including vegetation clearing) to: (a) a watercourse; (b) drainage path; (c) the coastline; (d) tidal waters and land; or (e) wetlands.	Complies with A07.1. The proposed development does not include earthworks which are of a scale that will result in an alteration to upstream or downstream hydrological regimes. Complies with A07.2. The proposed development does not include works in a watercourse, in a drainage pathway, on the coastline, within tidal waters or in a mapped wetland.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	A07.3 Development: (a) avoid any reductions of on-site flood storage capacity and storm tide inundation, and contain within the subject site any changes to depth/duration/velocity of flood or storm tide hazards up to and including the 1% AEP Event; or (b) do not change the flood or storm tide characteristics at the Defined Inundation Event outside the site in ways that result in: (i) loss of flood storage capacity; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; (iv) any reduction in warning times elsewhere; or A07.4 The development is supported by a Inundation Hazard management plan that outlines the manner in which impacts of any changes to the flood or storm tide behaviour are mitigated to maintain the safety of people and property and the ecological function of the coast and tidal waters, flood plains, waterways and wetlands.	Complies with A07.3. The proposed development does not include earthworks which are of a scale that will result in an alteration to upstream or downstream hydrological regimes.
P08 Development provides an efficient drainage network which: (a) provides capacity for stormwater discharge; (b) minimises flooding from major rainfall events; (c) does not result in loss of floodplain storage; (d) does not result in adverse impacts upstream or downstream; (e) does not result in an unacceptable increase in peak flood levels and flows.	A08.1 No acceptable outcomes are provided.	Complies with P08. The proposed development will provide sufficient stormwater infrastructure to ensure there is no impacts on upstream or downstream Lots through flooding or inundation.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Community infrastructure			
P09 Community infrastructure is designed to remain functional during and immediately after flood and storm tide hazard events.	A09.1 Any components of the development that are likely to fail to function or may result in contamination when inundated (e.g. electrical switch gear and motors, water supply pipeline air valves) are: (a) located above the Defined inundation event; or (b) designed and constructed to tolerate inundation . A09.2 Infrastructure is designed and constructed to withstand the impacts of flood and storm tide hazard events. A09.3 Community infrastructure which is located below the Defined Inundation Event level: (a) is designed to function effectively during and immediately after the flood or storm tide event; (b) has an emergency rescue area above the Defined Inundation Event level if it is for emergency services or hospitals.	Complies with A09.1, A09.2. and A09.3. The proposed development is located on part of the subject site which is not within a mapped Flood and Inundation Hazard. All community infrastructure will by default be located outside of a hazard area.	
Additional requirements for development within the Rural zone or Emerging community zone			
Evacuation routes and emergency services			
P010 Development ensures evacuation routes and emergency services are not impeded or otherwise plans for the prospect and impact of isolation or hindered evacuation during a flood or storm tide hazard event.	A010.1 Development provides an effective evacuation route that remains passable, with sufficient flood or storm surge warning time, to enable people to progressively evacuate to areas above the Defined Inundation Event areas shown on the Flood and inundation hazards overlay maps contained in Schedule 2 in the lead up time to the event.	Complies with A010.1. The proposed development is located on part of the subject site which is not within a mapped Flood and Inundation Hazard. Compliance is achieved by default.	
Additional requirements for Precinct 1 – Barron River Delta			
P011 Development in Precinct 1 – Barron River Delta maintains the characteristics and values of the floodplain, including its storage	A011.1 No acceptable outcomes are provided.	Not applicable. The subject site is not within Precinct 1 – Barron River Delta.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
capacity, water flow paths and velocities, and environmental qualities.			
P012	Development in Precinct 1 – Barron River Delta protects the scenic amenity of this major inter-urban break.	A012.1 Development in the precinct does not result in an adverse impact on the amenity and landscape character of the area to achieve the required level of immunity.	
Additional requirements for Precinct 4 – Floodplain assessment			
P013	Development in Precinct 4 – floodplain assessment ensures siting and layout responds to the flooding potential and maintains personal safety at all times.	A013.1 Development on land partially affected by Precinct 4 - floodplain assessment is located outside the affected part of the site; or A013.2 Development defines the flood event based on: (a) the highest known flood event and flood behaviours over land; or (b) the tolerable level of risk to people and property in the design, layout and mitigation measures; or (c) a Flood and inundation hazards assessment. A013.3 Development that is for an urban purpose, reconfiguration of a lot (other than for a non-urban purpose), or Community infrastructure, is supported by a detailed Flood and inundation hazards assessment and all necessary measures are implemented to minimise the risk to people and property.	Not applicable. The subject site is not within Precinct 4 – Floodplain Assessment.
P014	Development is compatible with the potential nature of the flood event defined for the site.	A014.1 Development is located, designed, operated and managed to be compatible with the defined flood event.	

Table Error! Reference source not found..b — Minimum immunity (floor levels) for development in the flood and inundation risk category

MINIMUM IMMUNITY TO BE ACHIEVED (floor levels)	USES AND ELEMENTS OF ACTIVITIES ACCEPTABLE IN THE EVENT
20% AEP level	• Parks and open space.
5% AEP level	• Car parking facilities (including car parking associated with use of land).
1% AEP level	• All development (where not otherwise requiring an alternate level of minimum immunity).
0.5% AEP level	• Emergency services (if for a police station); • Industry activities (if including components which store, treat or use hazardous materials); • Substation; • Utility installation.
0.2% AEP level	• Emergency services; • Hospital; • Major electricity infrastructure; • Special industry.



8.2.15 TRANSPORT NETWORK OVERLAY CODE

Table Error! Reference source not found..a – Transport network overlay code – assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
For assessable development				
Road hierarchy				
P01 Development supports the road hierarchy for the region.		A01.1 Development is compatible with the intended role and function of the existing and future transport network as identified on the Transport network overlay maps contained in Schedule 2.		Complies with A01.1. The proposed development will be accessed via Draper Road which is a mapped Sub-Arterial Road. Draper Road is sufficient to cater to the likely demand generated by the proposed reconfiguration and the Retirement Facility.
		A01.2 Development does not compromise the safety and efficiency of the transport network.		Complies with A01.2. The proposed reconfiguration includes a number of local roads which will discharge traffic to Draper Road. Draper Road is a mapped Sub-Arterial Road which has a formalised intersection to the Bruce Highway. The proposed development will not compromise the safety or efficiency of the local road network.
		A01.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.		Complies with A01.3. The proposed reconfiguration includes a number of local roads which will discharge traffic to Draper Road. The proposed Retirement Facility will utilise a proposed local road for access.
Transport infrastructure provision				
P02 Transport infrastructure is provided in an integrated and timely manner.		A02.1 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) a Local Plan.		Not applicable. The proposed development does not require improvements to existing transport infrastructure. The proposed development will include internal infrastructure as required to facilitate the proposed reconfiguration.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Major transport corridors				
P03 Development involving sensitive land uses within a major transport corridor buffer area identified in the Transport network overlay maps contained in Schedule 2; is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.		A03.1 No acceptable outcomes are provided.	Not applicable. The subject site is not within the mapped Major Transport Buffer.	
P04 Development does not compromise intended role and function or safety and efficiency of major transport corridors.		A04.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.		
		A04.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.		
		A04.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) a Local Plan.		
		A04.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.		
P05 Development retains and enhances existing vegetation between the development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.		A05.1 No acceptable outcomes are provided.		

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Pedestrian and cycle movement network				
P06 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	A06.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle movement network is incorporated in the design of the lot layout.	Complies with A06.1. Draper Road is a mapped Principal Route. The proposed reconfiguration has been designed to respond to the Draper Road element. Proposed local roads will include new interconnectivity features to enhance the use of Draper Road as a Principal Route.		
	A06.2 The element of the pedestrian and cycle movement network is constructed in accordance with the Design Guidelines set out in the Planning scheme policy – FNQROC Regional Development Manual.	Complies with A06.2. All network elements will be constructed as per the Planning Scheme Policy.		



9.3.18 RETIREMENT FACILITY AND RESIDENTIAL CARE FACILITY CODE

Table Error! Reference source not found..a – Retirement facility and residential care facility code – assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
For assessable development				
Site requirements				
P01 The site has sufficient area and frontage to accommodate: (a) buildings and structures; (b) setbacks; (c) access, parking, maneuvering and circulation; (d) pedestrian access; (e) landscaping; (f) recreational areas and facilities.		A01.1 The site has a minimum area of 800m².	Complies with A01.1. The subject site has an area of 37,637m².	
		A01.2 The site has a minimum road frontage of 15 metres.	Complies with A01.2. The subject site has a frontage of 216m to Draper Road and 229m to the proposed road on the northern frontage.	
		A02.1 The development provides a range of social, health and recreational facilities on site. or A02.2 The development is located within 200 metres of land within a Centre zone or a public transport route.	Complies with A02.1. The proposed development includes provision for a range of social, health and recreational facilities including a chapel, café, cinema, hairdresser and space for external / outdoor activities.	
Design				
P03 The development is designed for the needs of the age group of the users and designed to allow 'aging in place' to occur.		A03.1 Development applies adaptable housing principles.	Complies with A03.1. The proposed development has been designed with consideration and inclusion of the adaptable housing principles.	
		A03.2 A range of housing designs and sizes are provided in the development to cater for different individual and household needs.	Complies with A03.2. The proposed development includes a range of different housing designs comprising 1, 2 and 3 bedroom units.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P04 The building design ensures the development is not institutional in character and achieves a pleasant living environment that is appropriate for the tropical climate of the region through: (a) verandas, or balconies; (b) the use of structural elements and building materials of varying scales and textures; (c) variations in exterior colours; (d) variations in the size and patterning of windows; (e) the use of awnings and other sun protection devices; (f) variation to roof and building lines; (g) recesses on building plane.	A04.1 No acceptable outcomes are provided.	Complies with P04. The proposed development has been designed to respond to the tropical locality. Specifically, open breezeways which are interconnected are proposed with provision for natural light influences through off-set roofing. Built form and scale vary throughout the proposed development with ample open spaces and landscaping helping to cloister the overall development.	
P05 Buildings are sited and designed to: (a) maximise cross-breezes through the site; (b) minimise solar heat loads; (c) promote access to breeze and natural light.	A05.1 Buildings are oriented on the site to: (a) allow prevailing south-east and north-east breezes to penetrate the development; (b) maximise the exposure of individual dwelling units to prevailing and cross-breezes; (c) minimise exposure to western sun.	Complies with A05.1. The proposed development is designed to be open and interconnected whilst maintaining opportunity for natural ventilation through orientation.	
	A05.2 Individual dwelling units are planned for natural ventilation and light and have openings to at least two different aspects.	Complies with A05.2. Each unit module has been designed with dual access points which are interconnected to the broader development.	
	A05.3 Units are not located on both sides of a central corridor (i.e. not double banked).	Complies with A05.3. No units are designed with double sided central corridors.	
P06 The overall scale, proportions and rhythm of the development: (a) responds to traditional subdivision patterns; (b) is respectful to the streetscape pattern.	A06.1 No acceptable outcomes are provided.	Complies with P06. Total site coverage is 52%. Each unit module is adequately setback from the next with ample landscaping.	
P07 Development is sited so that the setback from boundaries: (a) retains daylight access for adjoining premises;	A07.1 Buildings and structures are set back not less than 6 metres from a road frontage.	Complies with P07. The proposed development is setback 5.6m to the north, 2.7m to the south (Draper Road), 3m to the east and 3m to the west. The	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(b) provides privacy for adjoining premises; (c) provides adequate landscaping.		A07.2 The rear boundary setback is a minimum of 4 metres.	shortfall in setbacks to the front and rear is overcome through the use of extensive landscaping at a rate of 37%.
		A07.3 The side boundary setback is: (a) for buildings of 1 or 2 storeys, not less than 2.5 metres for the entire building; (b) for buildings of 3 or 4 storeys, not less than 3.5 metres for the entire building; (c) for buildings with 5 or more storeys, not less than 4.5 metres for the entire building.	
P08 The development does not adversely impact on the natural environment and is designed to be sympathetic to natural constraints.		A08.1 The siting and design of individual buildings within the development ensures the retention of existing mature vegetation on the site, with appropriate separation between vegetation canopy and root systems and buildings; or A08.2 Where selected removal of mature tree/s is required, suitable established tree/s are planted on site as a feature.	Not applicable. The subject site is devoid of mature vegetation having been previously used for the cultivation of Sugar Cane.
P09 Site layout, building design and lighting: (a) maximises safety and security of residents; (b) provides for casual surveillance of communal areas, car parking areas and pedestrian paths.		A09.1 Safety and security are maximised by including: (a) movement sensitive lighting that is directed towards pedestrian and vehicle entry and exit points and communal areas and complies with the provisions of Australian Standard 4282: 1997 - Control of the obtrusive effects of outdoor lighting; (b) dwelling unit design that allows visitors who approach the front door to be seen without the need to open the door; (c) above ground private open space areas that overlook internal and external streets or communal open space areas.	Complies with A09.1. The proposed development is open plan with ample opportunity for casual surveillance between unit modules. All lighting will be consistent with the noted Standard. Compliance with the requirements of A09.1 can be ensured through the imposition of a Condition within the Development Permit.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P010 The pedestrian movement system: (a) enables residents to easily navigate the site on foot or with the assistance of mobility aids; (b) incorporates protected walkways, particularly those linking dwelling units with communal facilities; (c) provides comfortable vantage points to rest, socialise and observe surrounding activities; (d) provides a variety of circulation options; (e) links with external pedestrian and cycle paths; (f) is well signed.	A010.1 Internal pathways: (a) are a width of 2 metres or 3.5 metres when combined with a seating area; (b) comply with <i>Australian Standard 1428.1-4: 2001 - Design for Access and Mobility</i> ; (c) have a firm, level, well drained non-slip surface; (d) provide handrails where there are grade changes or other areas of potential risk to pedestrians; (e) provide a covered principal walkway that links all on-site communal facilities.	Complies with A010.1. All internal pathways are a minimum of 2m in width and will be constructed of stable, non-slip materials. All pathways with seating areas are well in excess of 3.5m.	
	A010.2 An illuminated sign and site map of the layout of the development is located near the entrance.	Complies with A010.2. An illuminated sign will be provided at the main entrance. Compliance with the requirements of A010.2 can be ensured through the imposition of a Condition within the Development Permit.	
Amenity			
P011 Privacy between dwelling units on the site and adjoining sites is achieved by building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas.	A011.1 Where habitable rooms look directly at habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level, privacy is protected by: (a) sill heights being a minimum of 1.5 metres above floor level; or (b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level.	Not applicable. The proposed development has been designed to ensure all unit modules are at least 2m from each other.	
	A012.1 A minimum of 35% of the site is communal recreation area including:	Complies with P012 Easily accessible and functional communal landscape and recreation area is provided for the benefit of residents.	
P012 Easily accessible and functional communal landscape and recreation area is provided for the benefit of residents.			

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P013 For a retirement village easily accessible and functional private outdoor living area is provided for each unit and adequate storage is provided for each unit.	(a)	at least 50% of the required landscaped area with a minimum dimension of 5 metres;	Complies with A012.2. A broad range of facilities are provided including a chapel, café, cinema, hairdresser and space for external / outdoor activities which provide for the social, health and recreational needs of residents. Complies with P013 Easily accessible private outdoor living is provided; adequate storage will be provided as required within each unit.
	(b)	deep planting to at least 30% of the required landscaped area,	
	(c)	paved or sealed areas do not exceed 30% of the required landscaped area.	
	A012.2 Communal facilities are provided to meet the social, health and recreational needs of the residents.		
	A013.1	Each dwelling unit has a private and functional outdoor living area: (a) having minimum dimensions of 3 metres; (b) directly accessed from internal living spaces (not bedrooms); (c) is in the form of a balcony where above ground level.	
	A013.2	A secure storage area is provided for each unit: (a) has a minimum space of 2.5m ² ; (b) has a minimum height of 2 metres; (c) is weather proof; (d) has immunity to the 1% AEP inundation event.	
Safety			
P014 Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.	A014.1 No acceptable outcomes are provided.	Complies with P014. The proposed development has been designed to provide safety to residents through the use of open plan designs which provide opportunity for ongoing casual surveillance.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Ancillary uses			
P015	Food and drink outlets associated with a retirement facility only service residents and their visitors and staff.	A015.1 No acceptable outcomes are provided.	Complies with P015. The proposed development includes food and drink outlets which are designed to cater to residents, staff and visitors only.



9.4.3 ENVIRONMENTAL PERFORMANCE CODE

Table Error! Reference source not found..A – Environmental performance code – assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For assessable development			
Lighting			
P01 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.		A01.1 The use does not operate outside daylight hours or outdoor lighting is not part of the proposed use; or A01.2 Lighting is provided for user safety and the conduct of the use; and A01.3 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting; and A01.4 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	Complies with A01.2, A01.3 and A01.4. The proposed Retirement Facility will include lighting for safety and security. All lighting will be in accordance with the relevant Standards and be set-up to avoid impacts on adjoining Lots. Compliance with these requirements can be ensured through the imposition of a Condition within the Development Permit.
Odour			
P02 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.		A02.1 The development does not involve activities that create odorous air emissions; or A02.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	Complies with A02.1. The proposed development does not include activities that will create odorous air emissions.
Noise			
P03 Potential noise generated from the development is avoided		A03.1 Development does not involve activities that would cause noise	Complies with A03.1. The proposed development does not include activities that will

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
through design, location and operation of the activity.		related environmental harm or nuisance; or	create noise emissions classed as environmental nuisance.
		A03.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses. and A03.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) incorporating a densely-vegetated buffer adjacent to car parking areas.	
Airborne particles and other emissions			
P04 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.		A04.1 Development does not involve activities that will result in airborne particles or emissions being generated; or A04.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.	Complies with A04.1. The proposed development does not include activities that will result in airborne particles or emissions being generated.
Waste and recyclable material storage			
P05 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.		A05.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.	Complies with A05.1. All waste streams will be segregated and stored in suitable, lidded waste containers awaiting collection. All waste containers will be stored in an undercover area which is roofed to prevent rainwater ingress and be screened from view. All waste will be collected and removed from the site by authorised third-party contractors (particularly for medical wastes).

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A05.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.	Complies with A05.2. As per the response to A05.1
Sensitive land uses			
P06 Sensitive land uses are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.		A06.1 Sensitive land uses are not established in areas where they will be adversely impacted by existing land uses, activities and potential development in an area; or A06.2 Sensitive land uses may be established in areas of potential adverse amenity impacts where they mitigate all of the potential impacts through location, design, operation and maintenance.	Complies with A06.1. The proposed development is located adjacent to land used for the cultivation of Sugar Cane. The co-location of urban development with agricultural land is a common occurrence and is not considered to cause an adverse impact on development given that the established agricultural uses are subjected to regulation under the provisions of the <i>Environmental Protection Act 1994</i> for nuisance matters.
Hours of Operation			
P07 The operation of the development is limited to hours of a day that ensures the impacts on the amenity of nearby sensitive land uses are appropriately mitigated.		A07.1 No acceptable outcomes are provided.	Not applicable. The proposed development is for a Retirement Facility which is required to operate 24/7. Hours of operation cannot be limited.
Lawful point of discharge			
P08 Development activities are designed to ensure stormwater is directed to a lawful point of discharge.		A08.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.	Complies with A08.1. All collected stormwater will be conveyed into a network of underground pipes which will convey stormwater to a suitable lawful point or points. Detail regarding stormwater management will be provided at Operational Works stage, with conditions anticipated to confirm compliance.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A08.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.	Complies with A08.2. Stormwater will not be directed through any source of contaminants prior to being discharged from the subject site to a lawful point of discharge.
Stormwater quality			
P09 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on storm water quality by: (a) achieving storm water quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	A09.1 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table Error! Reference source not found..b and Table Error! Reference source not found..c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	Not applicable. A Stormwater Quality Management Plan is not required. The proposed development does not include any activities that will cause contamination of stormwater. Stormwater will be conveyed from the subject site to a suitably located point or points of discharge.	
	A09.2 An erosion and sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when it is exceeded by addressing design objectives listed in Table Error! Reference source not found..b for: (a) drainage control; (b) erosion controls; (c) sediment control; (d) water quality outcomes.		
	A09.3 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the erosion and sediment control plan.		
	A09.4 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table Error! Reference source not found..b and Table Error! Reference source not found..c, including management of frequent flows, peak flows, and construction phase hydrological impacts.		
Land contaminants			

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO10 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.		AO10.1 Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users. or AO10.2 Development remediates contaminated soils prior to plan sealing, operational works permit, or issuing a building works permit.	Complies with AO10.1. The subject site is not known to contain contaminated soils.
Hazardous materials, chemicals, dangerous goods, flammable or combustible substances			
PO11 The use, storage and disposal of potentially hazardous materials and chemicals, dangerous goods, and flammable or combustible substances are located and managed to avoid or mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.		AO11.1 No acceptable outcomes are provided.	Complies with PO11. The proposed development will include the minor storage of medical products. The storage of these products will be in accordance with the applicable Standards and Regulations and be of a very minor scale that the health and safety of persons is not expected to be impacted.
Pest plants (for material change of use on vacant land over 1,500m²)			
PO12 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.		AO12.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or AO12.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.	Complies with AO12.1. The subject site is not known to contain any pest plants having been extensively cultivated for Sugar Cane.
Additional requirements for Port services			
Ship-source pollutants reception facilities			
PO13 Development provides facilities for the handling and disposal of ship-sourced pollutants.		AO13.1 Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location at the Port service. AO13.2 Facilities are designed and operated to ensure the risk of spillage	Not applicable. The proposed development is not for an activity involving ship-source pollutants.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	from operations is minimised.	
	A013.3 Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use.	
	A013.4 Boats visiting the marina are able to use the ship-sourced pollutants reception facilities.	
	A013.5 The pollutant reception facility is connected to sewerage or other waste reception infrastructure.	

Table Error! Reference source not found..b – Stormwater management design objectives (Construction phase)

Issue	Design objectives	
Drainage control (Temporary drainage works)	(1)	Design life and design storm for temporary drainage works: (a) Disturbed area open for <12 months—50% AEP event; (b) Disturbed area open for 12–24 months—20% AEP event; (c) Disturbed area open for > 24 months—10% AEP event. (2) Design capacity excludes minimum 150 mm freeboard. (3) Temporary culvert crossing—minimum 100% AEP hydraulic capacity.
Erosion control (Erosion control measures)	(1) (2) (3) (4)	Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control (Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)	(1) (2) (3)	Determine appropriate sediment control measures using: (a) potential soil loss rate; or (b) monthly erosivity; or (c) average monthly rainfall. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (a) design storm for sediment basin sizing is 80th% five-day event or similar. (3) Site discharge during sediment basin dewatering: (a) TSS < 50 mg/L TSS; (b) Turbidity not >10% receiving waters turbidity; (c) pH 6.5–8.5.

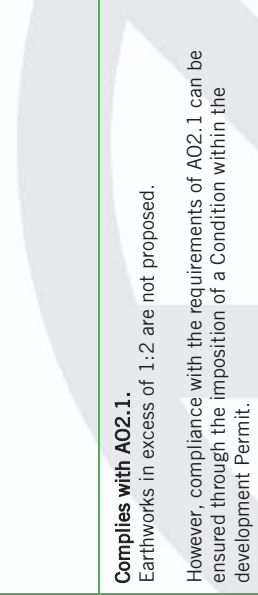
Issue		Design objectives
Water quality (Litter and other waste, hydrocarbons and other contaminants)		(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.
	Waterway stability and flood flow management (Changes to the natural waterway hydraulics and hydrology)	(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site

Table Error! Reference source not found..c – Stormwater management design objectives (post-construction phase)

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

9.4.4 EXCAVATION AND FILLING CODE

Table Error! Reference source not found..a – Excavation and filling code – assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
For self-assessable and assessable development				
Amenity and slope stability				
P01 Excavation or filling: (a) avoids adverse impacts on the amenity, safety, privacy, stability or function of the site or adjoining premises; (c) is not visually intrusive; (d) does not rely on complex engineering solutions+ (e) incorporates landscaping to visually soften built form elements; (f) avoids adverse impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure.	A01.1 Excavation or fill: (a) is not more than 1.8 metres in height for each batter or retaining wall; (b) is set back a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2-metre-wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping; (d) does not exceed a maximum of 2 batters and 2 berms (i.e. not greater than 3.6 metres in total height) on any one lot.	Complies with A01.1. The proposed development does not include excavation of fill activities at a scale that would result in an exceedance of any matter prescribed in A01.1. Additional detail regarding excavation and filling will be provided at Operational Works stage. It is anticipated conditions will be imposed on any approval granted to ensure compliance with reasonable requirements.		
	A01.2 Soil used for filling or spoil from excavation is not stockpiled for a period exceeding one month from the commencement of the excavation or filling, in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage.	Complies with A01.2. Any stockpiled material will not be stored for a period of more than 1 month. Compliance with the requirements of A01.2 can be ensured through the imposition of a Condition within the Development Permit.		
	A01.3 Retaining walls: (a) do not exceed 1.8 metres in height except where incorporated within a level change within a building; (b) do not exceed 20 metres in cumulative length, where not incorporated within a level change within a building; (c) where multiple retaining walls are used a landscaped separation of at least 2 metres is used between retaining walls.	Complies with A01.3. No retaining walls that exceed 1.8m in height and 20m in length will be constructed.		
P02 Excavation or filling does not result in the instability of a site or adjacent land.	A02.1 All earthworks batter's steeper than 1 in 2 (50%) and higher than 1.5 metres require geotechnical certification.	Complies with A02.1. Earthworks in excess of 1:2 are not proposed. However, compliance with the requirements of A02.1 can be ensured through the imposition of a Condition within the development Permit.		

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A02.2 Excavation or filling does not exceed 40% of the site area or 500m ² whichever is the lesser.	Not applicable Excavation and filling will be managed via a downstream Operational Works Permit.
For assessable development			
Amenity			
P03 Excavation and filling incorporates construction materials and external finishes that are compatible with the landscape values and amenity of the locality.	A03.1 The surface treatment of retaining walls has a subdued and non-reflective palette.		Complies with A03.1. Retaining walls will be constructed with non-reflective finishes.
Environmental performance			
P04 Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.	A04.1 Storm water drainage flows are taken to a lawful point of discharge and have a no worsening effect on downstream or upstream properties.		Complies with A04.1. All stormwater across the subject site will be directed to established stormwater infrastructure along Draper Road or a suitable legal point of discharge.
	A04.2 Excavation or filling does not result in: (a) the ponding of water; or (b) an erosive velocity of overland flow, on the site or adjoining premises.		Complies with A04.2. Excavation and filling activities will not result in the ponding of water or flows of stormwater at a rate that causes impacts to adjacent properties. Compliance with this requirement may be confirmed via imposition of a condition on any approval granted.
	A04.3 All berms: (a) are graded towards the upwards slope; (b) contain adequate drainage infrastructure to accommodate the changed drainage flows.		Not applicable. The proposed development does not include a berm.
	A04.4 Excavation or filling does not result in an increase in the volume of water or concentration of water in: (a) overland flow paths of the site and other sites; (b) waterways.		Complies with A04.4. Excavation and filling activities will not result in the direct concentration of stormwater in a waterway or an overland flow path. Compliance with this requirement may be confirmed via imposition of a condition on any approval granted.
	A04.5 Excavation or filling does not occur: (a) within a waterway; or (b) within a riparian corridor.		Complies with A04.5. No excavation or filling activities with a waterway or riparian corridor will occur as a result of the proposed development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		Note – Planning scheme policy - FNQROC Regional Development Manual provides design guidelines for excavation and filling.	
P05 Excavation or filling does not result in a reduction of the water quality of receiving waters.		A05.1 Water quality is maintained by compliance with the Design guidelines set out in section D5 of the Planning scheme policy - FNQROC Regional Development Manual.	Complies with A05.1. Water quality will not be diminished as a result of the proposed development. Sufficient landscaping will be provided to ensure all non-developed / hardstand areas cannot cause a reduction in water quality.
Environmental considerations and public amenity			
P06 Excavation or filling does not result in any contamination of land.		A06.1 No contaminated material is: (a) used as fill; (b) excavated or disturbed.	Complies with A06.1. The proposed development will not include the use of contaminated material as fill or result in the disturbance of contaminated materials.
Protection of public utilities			
P07 Excavation and filling does not have a detrimental impact on Public Utilities.		A07.1 Excavation and filling is clear of the zone of influence of public utilities.	Complies with A07.1. All excavation and filling activities will be clear of the Zone of Influence for Public Utilities.

9.4.6 INFRASTRUCTURE WORKS CODE

Table Error! Reference source not found..a – Infrastructure works code – self-assessable and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development			
Works on a local government road			
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.		A01.1 Footpaths/Pathways are located in the road verge and are provided for the hierarchy of road and located, designed and constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.	Complies with A01.1 Compliance may be confirmed if necessary by imposition of condition.
		A01.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.	Complies with A01.2. Compliance with this requirement can be achieved through the imposition of a condition.
		A01.3 New pipes, cables, conduits or other required to cross existing footpaths; (a) are installed via trenchless methods; or (b) where footpath is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy – FNQROC Regional Development Manual and is not less than a 1.2 metre section.	Not applicable. Any new pipes, cables, conduits installed as part of the proposed development and that cross existing footpaths will be constructed in accordance with the requirements of A01.3. Compliance with this requirement can be achieved through the imposition of a condition.
		A01.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.	Complies with A01.4. In the event that a footpath is damaged as a result, works will be undertaken to rectify the damage as per the requirements of A01.4. Compliance with this requirement can be achieved through the imposition of a condition.
		A01.5 Decks, verandahs stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	Not applicable. The proposed development does not include a deck, veranda stairs or posts which are located in the road reserve.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Accessibility structures				
P02 Development is designed to ensure they are accessible for people of all abilities and accessibility features do not impact on efficient and safe use of footpaths.		A02.1 Accessibility structures are not located within the road reserve.	Complies with A02.1. Accessibility structures will not be located within a road reserve.	
		A02.2 Accessibility structures are designed in accordance with Australian Standard AS1428.3.	Complies with A02.2. Accessibility structures will be designed and constructed in accordance with AS1428.3. Compliance with this requirement can be achieved through the imposition of a condition.	
		A02.3 When retrofitting accessibility features in existing buildings, all structures and changes of grade are contained within the boundaries of the lot and not within the road reserve.	Not applicable. The proposed development does not involve the retrofitting of an existing building.	
Water supply				
P03 An adequate, safe and reliable supply of potable, firefighting and general use water is provided.		A03.1 The premises are connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy – FNQROC Regional Development Manual; or	Complies with A03.1. The proposed development will be connected to Council's reticulated water supply. Compliance with reasonable and relevant connection requirements can be confirmed by imposition of condition, if necessary.	
		A03.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 30,000 litres and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.		
Treatment and disposal of effluent				
P04 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.		A04.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy – FNQROC Regional Development Manual; or	Complies with A04.1. The proposed development will be connected to Council's sewerage system. It is noted the site is within the Service Catchment for the Gordonvale Treatment Plant, but is located outside the Priority Infrastructure Area.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A04.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed-on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).	It is understood that there is technical work being undertaken currently on Councils' behalf in terms of servicing in this locality; however, inclusion of the site in the Gordonvale Catchment (confirmed last year in amendment to the LGIP), indicates assessments as to capacity within the Plant have contemplated development occurring on this parcel. Compliance with reasonable and relevant connection requirements may be confirmed by condition, if required.
Stormwater quality			
P05 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on storm water quality in natural and developed catchments by: (a) achieving storm water quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.		A05.1 A connection is provided from the premises to Council's drainage system; or A05.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy – FNQROC Regional Development Manual.	Complies with P05 Storm water will be discharged from the site via a connection to Council's drainage system and / or suitable point of discharge. Compliance with reasonable and relevant requirements in this regard may be confirmed by condition, if necessary, noting development will be pre-ceded by an Operational Works Application within which assessment of these more detailed matters is ordinarily expected.
		A05.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table Error! Reference source not found..b and Table Error! Reference source not found..c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	
		A05.4 An erosion and sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the it is exceeded by addressing design objectives listed in Table Error! Reference source not found..b for: (a) drainage control; (b) erosion controls; (c) sediment control; (d) water quality outcomes.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A05.5 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the erosion and sediment control plan.	
		A05.6 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table Error! Reference source not found..b and Table Error! Reference source not found..c , including management of frequent flows, peak flows, and construction phase hydrological impacts.	
Non-tidal artificial waterways			
P06 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (b) be compatible with existing tidal and non-tidal waterways; (c) perform a function in addition to storm water management; (d) achieve water quality objectives.		A06.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any groundwater recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included.	Not applicable. The proposed development does not involve a non-tidal artificial waterway.
		A06.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas.	Not applicable. The proposed development does not involve a non-tidal artificial waterway.
		A06.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	Not applicable. The proposed development does not involve a non-tidal artificial waterway.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A06.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	Not applicable. The proposed development does not involve a non-tidal artificial waterway.
		A06.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	Not applicable. The proposed development does not involve a non-tidal artificial waterway.
		A06.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable. The proposed development does not involve a non-tidal artificial waterway.
		A06.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not applicable. The proposed development does not involve a non-tidal artificial waterway.
Wastewater discharge			
P07 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.		A07.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	Not applicable. The proposed development will not generate wastewater.
		A07.2 The wastewater management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	Not applicable. The proposed development will not generate wastewater.
		A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable. The proposed development will not generate wastewater.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A07.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering groundwater levels where potential or actual acid sulphate soils are present; (b) manages wastewaters so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and metals; (ii) holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	Not applicable. The proposed development will not generate wastewater.
Electricity supply			
P08 Development is provided with a source of power that will meet its energy needs.		A08.1 A connection is provided from the premises to the electricity distribution network; or A08.2 The premises are connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.	Complies with A08.1. It is expected that the proposed development will utilise existing connections to the electricity distribution network. In the event that new connections are required, the connections will be constructed in accordance with the requirements of A08.2.
P09 Development incorporating pad mount electricity infrastructure does not cause an adverse impact on amenity.		A09.1 Pad mount electricity infrastructure is: (a) not located on land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. A09.2 Pad mount electricity infrastructure within a building in an activity centre and is designed and located to enable an active street frontage.	Complies with P09 Location of pad mount infrastructure (if required) is not yet known. Compliance with reasonable and relevant requirements in this regard may be confirmed by condition.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Telecommunications				
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.		AO10.1 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.		Complies with AO10.1. Compliance with these requirements can be confirmed by condition.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).		AO11.1 Conduits are provided in accordance with Planning scheme policy – FNQROC Regional Development Manual.		Complies with AO11.1. Conduits will be provided as per the requirements of the relevant planning scheme policy. Compliance with this requirement can be achieved by imposition of a condition.
Road construction				
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site. (e) emergency vehicles.		AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy – FNQROC Regional Development Manual, for the particular hierarchy of road. AO12.2 There is existing road, kerb and channel for the full road frontage of the site. AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.		Complies with PO12 Roads proposed will be constructed to FNQROC Standards. Compliance in this regard may be confirmed by condition, if required.
Alternations and repairs to public utility services				
PO13 Infrastructure is integrated with and efficiently extends existing networks.		AO13.1 Development is designed to allow for efficient connection to existing infrastructure networks.		Complies with AO13.1. The proposed development is designed to allow for efficient connection to all infrastructure networks.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.		AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.		Complies with AO14.1. In the event that alterations are required, these will be constructed to the standards specified in AO14.2.
Construction management				

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.		AO15.1 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	Not applicable. There is no vegetation at the site.
PO16 Existing infrastructure is not damaged by construction activities.		AO16.1 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy – FNQROC Regional Development Manual.	Complies with AO16.1. Construction will be undertaken as per the requirements of the relevant planning scheme policy. Compliance with this requirement can be achieved by imposition of a condition.
For assessable development			
High speed telecommunication infrastructure			
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.		AO17.1 No acceptable outcomes are provided.	Complies with PO17. Compliance with this requirement can be achieved by imposition of a condition.
Trade waste			
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.		AO18.1 No acceptable outcomes are provided.	Not applicable. The proposed development does not involve an activity that will generate trade waste.
Fire services in developments accessed by common private title			
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.		AO19.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	Not applicable. The proposed development is not located in a residential street or common access way within a common private title.
		AO19.2 Commercial and industrial streets and access ways within streets	Not applicable Commercial land uses are not currently proposed.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	
P020 Hydrants are suitably identified so that fire services can locate them at all hours.		A020.1 No acceptable outcomes are provided.	Complies with P020 Compliance may be confirmed by condition, if necessary.

Table Error! Reference source not found..b – Stormwater management design objectives (Construction phase)

Issue		Design objectives	
Drainage control (Temporary drainage works)		(1) Design life and design storm for temporary drainage works: (a) Disturbed area open for <12 months—1 in 2-year ARI event; (b) Disturbed area open for 12–24 months—1 in 5-year ARI event; (c) Disturbed area open for > 24 months—1 in 10-year ARI event. (2) Design capacity excludes minimum 150 mm freeboard. (3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.	
Erosion control (Erosion control measures)		(1) Minimise exposure of disturbed soils at any time. (2) Divert water run-off from undisturbed areas around disturbed areas. (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. (4) Implement erosion control methods corresponding to identified erosion risk rating.	
Sediment control (Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)		(1) Determine appropriate sediment control measures using: (a) potential soil loss rate; or (b) monthly erosivity; or (c) average monthly rainfall. (2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (a) design storm for sediment basin sizing is 80th% five-day event or similar. (3) Site discharge during sediment basin dewatering: (a) TSS < 50 mg/L TSS; (b) Turbidity not >10% receiving waters turbidity; (c) pH 6.5–8.5.	
Water quality (Litter and other waste, hydrocarbons and other contaminants)		(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.	
Waterway stability and flood flow management (Changes to the natural waterway hydraulics and hydrology)		(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site	

Table Error! Reference source not found..c – Stormwater management design objectives (post-construction phase)

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

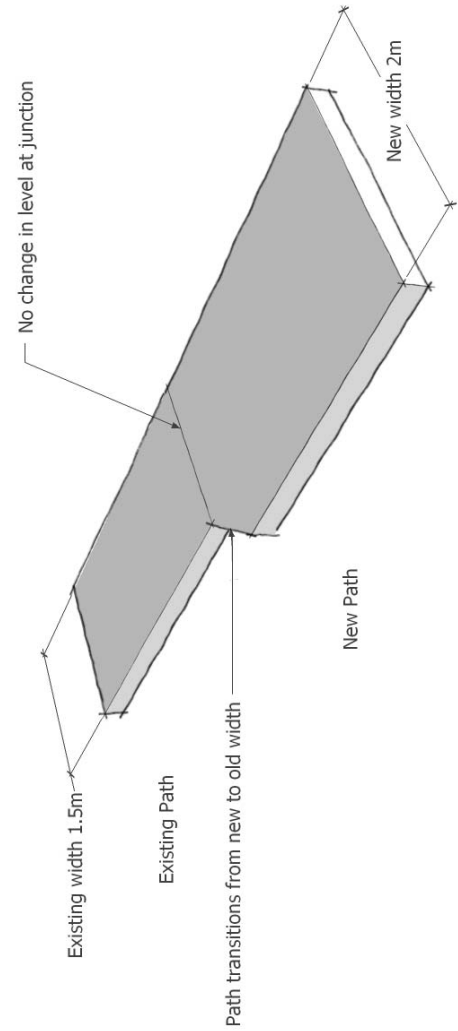


Figure Error! Reference source not found..a – New footpath sections

9.4.7 LANDSCAPING CODE

Table Error! Reference source not found..a – Landscaping code – self-assessable and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
For self-assessable and assessable development				
Landscape design				
P01 Development provides landscaping that contributes to and creates a high-quality landscape character for the site, street and local areas of the region by: (a) promoting the region's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.	A01.1 Development provides landscaping in accordance with the minimum area, dimensions and other requirements of applicable development codes. or A01.2 A minimum of 10% of the site is landscaped.	A01.3 Development provides landscaping: (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping	Complies with A01.2. 37% of the subject site will be landscaped.	Complies with A01.3. All landscaping will be consistent with the Planning Scheme Policy for Landscaping. Compliance with the requirements of A01.3 can be ensured through the imposition of a condition within the Development Permit.
For assessable development				
Landscape character, streetscape and planting				
P02 Landscaping contributes to a sense of place, is functional to the surroundings, enhances the streetscape and visual appearance of the development and reflects the concept of a 'city in a rainforest'	A02.1 No acceptable outcomes are provided.		Complies with P02. The proposed development includes landscaping which contributes to a sense of place and is highly functional in consideration of the proposed Land Use. Specifically, landscaping includes a mixture of grassed areas, shrubs and trees arranged in a manner to create a natural flowing effect which mimics the local environment.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P03 Development provides landscaping that, as far as practical, is consistent with the existing desirable landscape character and elements of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.		A03.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible.	Not applicable. The subject site is devoid of mature vegetation having been historically cleared for the cultivation of Sugar Cane.
		A03.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	Not applicable. The subject site is devoid of mature vegetation having been historically cleared for the cultivation of Sugar Cane.
		A03.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	Not applicable. The proposed development is located in an area of greenfield urban development.
		A03.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy – Landscaping.	Not applicable. The proposed development does not have direct frontage to a roadway given it is accessed via a dedicated entrance. Whilst street trees are not proposed, it is noted that the proposed development includes substantive landscaping which includes large trees and shrubs.
		A04.1 Species are selected in accordance with Planning scheme policy – Landscaping.	Complies with A04.1. All landscaping will be consistent with the Planning Scheme Policy for Landscaping. Compliance with the requirements of A04.1 can be ensured through the imposition of a condition within the Development Permit.
P04 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.		A05.1 Species are selected in accordance with Planning scheme policy – Landscaping.	Complies with A05.1. All landscaping will be consistent with the Planning Scheme Policy for Landscaping. Compliance with the requirements of A05.1 can be ensured through the imposition of a condition within the Development Permit.
P05 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.			
Maintenance and drainage			
P06 Landscaped areas are designed in order to allow for efficient maintenance.		A06.1 A maintenance program is undertaken in accordance with Planning scheme policy – Landscaping.	Complies with A06.1. A maintenance program which is consistent with the Planning Scheme Policy for Landscaping will be developed and implemented. Compliance with the requirements of A06.1 can be ensured through the imposition of a condition within the Development Permit.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Podium planting				
P07	Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	A07.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	Not applicable. The proposed does not include podium plantings.	
		A07.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	Not applicable. The proposed does not include podium plantings.	
Weeds and invasive species				
P08	Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	A08.1 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Complies with A08.1. The subject site is not known to contain any weed or invasive species. The site will be extensively landscaped in accordance with the Planning Scheme Policy for Landscaping and be subjected to an ongoing maintenance program.	
Safety				
P09	The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A09.1 No acceptable outcomes are provided.	Complies with P09. The proposed development includes landscaping which is strategically designed to maintain personal safety through species selection and placement and prevents crime / vandalism by not creating secluded areas.	
Utilities and services				
P010	The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	A010.1 Species are selected in accordance with Planning scheme policy – Landscaping.	Complies with A010.1. All landscaping will be consistent with the Planning Scheme Policy for Landscaping. Compliance with the requirements of A010.1 can be ensured through the imposition of a condition within the Development Permit.	

9.4.8 PARKING AND ACCESS CODE

Table Error! Reference source not found..a – Parking and access code – self-assessable and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development			
Parking rates			
P01 On-site vehicle and bicycle parking is provided to accommodate the demand generated by the development.		A01.1 Development provides on-site car parking spaces not less than the minimum rates outlined in Table Error! Reference source not found..b.	Complies with P01. A total of 70 parking spaces is provided for the Retirement Facility use. The proposed development includes units which do not benefit from private vehicle parking. All parking spaces are provided to accommodate staff and visitors. In accordance with Table 9.4.8.3.b, 0.25 spaces per unit are required for visitors and 0.5 spaces per staff member are required to be provided. The proposed development includes 162 units which equates to a total of 40.5 (41) parking spaces for visitors. 29 parking spaces are provided to staff demand which pursuant to Table 9.4.8.3.b allows for 58 staff. Therefore, the proposed development, having been designed with unit modules which are not benefitted by private parking, adequately caters to parking demand arising from visitors and staffing.
		A01.2 Development provides accessible vehicle parking spaces on-site not less than the minimum rates outlined in Table Error! Reference source not found..c.	Complies with A01.2. The proposed development does not include any accessible units. A dedicated pick up and drop off area is provided which caters to any persons who would normally require accessible parking.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A01.3 Development provides on-site bicycle parking spaces not less than the minimum rates outlined in Table Error! Reference source not found..d .	Not applicable. Table 9.4.8.3.d does not specify a minimum number of bicycle parks for a Retirement Facility.
Parking space design			
P02 Vehicle parking spaces are designed and constructed in accordance with relevant standards.	A02.1 Vehicle parking spaces are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Complies with A02.1. All parking spaces will be constructed in accordance with the specified Standards. Compliance with the requirements of A02.1. can be ensured through the imposition of a Condition within the Development Permit.	
Access requirements			
P03 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles; (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;	A03.1 Access is limited to one access crossover per site and is: (a) An existing access point; or (b) an access point located, designed and constructed in accordance with: (i) Australian Standard AS2890.1; (ii) Planning scheme policy – FNQROC Regional Development Manual - access crossovers.	Complies with A03.1. Access to the proposed development will be from a single access point to the north of the proposed Lot with access from a proposed local road. The access will be located and designed in accordance with the specified Standard and the FNQROC Manual.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements. (g) so that they do not adversely impact upon existing services within the road reserve adjacent to the site	A03.2	Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer manhole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance in accordance with Australian Standard AS2890.1	Complies with A03.2. The proposed access crossover will not be located over the top of applicable infrastructure can accommodate a future footpath and adheres to the sight distances within the specified Standard.
	A03.3	Driveways are: (a) designed to follow as close as possible to the existing contours but are no steeper than the gradients outlined in Planning scheme policy – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres. On gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure that the cross fall of the driveway is one-way and directed into the hill, for vehicle safety and drainage purposes. (c) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve. (d) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the road, storm water drainage system.	Complies with A03.3. The proposed driveway is consistent with the gradients set in the FNQROC Development Manual. Compliance with the requirements of A03.3. can be ensured through the imposition of a Condition within the Development Permit.
For assessable development			
Parking area design			

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P04 On-site parking areas are designed and constructed to: (a) provide for shared vehicle (including cyclists) and pedestrian use; (b) provide for the desired character and amenity of the area in the vicinity of the development.		A04.1 No acceptable outcomes are provided.	Complies with P04. The proposed development includes an open parking area which accommodates shared interaction between vehicles and other users (e.g bicycles, taxis, etc) and is visually unobtrusive through the strategic use of landscaping.
P05 Vehicle, cyclist and pedestrian pathways are: (a) delineated and identified with clear way-finding and awareness signage and markings; (b) establish clear and practical routes around the parking area; (c) separate users in high conflict areas; (d) discourage high speeds; (e) connected to the external transport network, including external existing and future bicycle paths in a safe and practical way.		A05.1 Vehicle, cyclist and pedestrian pathways are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3.	Complies with A05.1. All pathways will be constructed in accordance with the relevant Standards. Compliance with the requirements of A05.1. can be ensured through the imposition of a Condition within the Development Permit.
On street works			
P06 On-street parking may be provided in lieu of on-site parking where: (a) development involves the re-use of an existing building; or (b) development does not front a major transport corridor as identified on the Transport network overlay maps contained in Schedule 2; (c) located within the immediate frontage of the site (d) designed and constructed in accordance with the relevant standards; (e) designed and constructed so as not to detract from the character and amenity of the surrounding streetscape.		A06.1 No acceptable outcomes are provided.	Not applicable. The proposed development does not include on-street parking.
End of trip facilities			

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
P07	On-site end of trip facilities is incorporated into the design for the following developments: (a) office development with GFA greater than 2000m ² ; or (b) shop or shopping centre with a GFA greater than 2000m ² ; or (c) educational establishment with a GFA greater than 2000m ² ; or (d) hospital with a GFA greater than 2000m ² .	A07.1 End of trip facilities are provided, designed and constructed in accordance with: (a) Australian Standard AS2890.3; (b) The Queensland Development Code MP4.1.	Not applicable. End of trip facilities are not proposed.
Service vehicle requirements			
P08	Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles on the site.	A08.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with Australian Standard AS 2890.1 and AS 2890.2. A08.2 Service and loading areas are contained wholly within the site. A08.3 The movement of service vehicles and service operations are designed so that they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	Complies with A08.1. The proposed parking area allows for the on-site management of service vehicles in accordance with the relevant Standards. Complies with A08.2. All service and loading areas are contained wholly within the proposed development area being the proposed Lot. Complies with A08.3. The proposed access crossover has been designed with adequate space and with a form that allows movement of vehicles without impeding traffic or pedestrian movements.
Vehicle queuing requirements			
P09	Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	A09.1 Development provides adequate area for on-site vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are	Complies with A09.1. The proposed access crossover and associated parking area includes a dedicated pickup / drop off area which prevents impact on the parking area or traffic / pedestrian movements.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	proposed as part of the use, including but not limited to the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where involving a drive-through facility; (f) hotel, where involving a drive-through facility; (g) service station.	
	A09.2 Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1.	Complies with A09.2. The set down are is consistent with the applicable Standard.

Table Error! Reference source not found..b – Car parking requirements

LAND USE	MINIMUM NUMBER OF SPACES
Adult store	1 space per 25m ² of GFA
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area
Brothel	1 space per bedroom
Bulk landscape supplies	1 space per 25m ² of GFA of Office
Caretaker's accommodation	A minimum of 1 space
Cemetery	A minimum of 30 spaces

LAND USE		MINIMUM NUMBER OF SPACES
Child care centre	(a)	1 space per 10 children; and
	(b)	1 space per employee.
	Note – space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.	
Club and Club (small scale)		1 space per 25m ² of GFA
Community care centre		1 space per 20m ² of GFA
Community residence		A minimum of 2 spaces
Community use		1 space per 15m ² of GFA
Crematorium		1 space per 15m ² of GFA
Dual occupancy	(a)	A minimum of 2 spaces per dwelling, which may be in tandem, with a minimum of 1 covered space per dwelling; or
	(b)	A maximum of one space per dwelling, where an existing house on the site is retained in a Neighbourhood character area.
Dwelling house	(a)	2 car parking spaces per dwelling house.
	Where involving a secondary dwelling:	
	(a)	The 2 car parking spaces per dwelling house;
	(b)	1 space for the secondary dwelling.
Dwelling unit	(a)	1.5 spaces per one or 2 bedroom unit; or
	(b)	2 spaces per 3 bedroom unit
Educational establishment	(a)	1 space per employee; plus
	Where for a secondary school, college, university or technical institute:	
	(a)	1 space per 10 students.
Food and drink outlet		1 space per 25m ² GFA and outdoor dining area
Function facility		1 space per 15m ² of GFA
Funeral parlour		1 space per 15m ² of GFA
Garden centre		1 space per 50m ² of GFA and outdoor display area

LAND USE		MINIMUM NUMBER OF SPACES
Hardware and trade supplies		1 space per 50m ² of GFA and outdoor display area
Health care services		1 space per 20m ² of GFA
High impact industry		1 space per 100m ² of GFA
Home based business		Where for a bed and breakfast: (a) The 2 car parking spaces required for the dwelling house; (b) 1 space per bed and breakfast bedroom. Where for any other Home based business: (a) The 2 car parking spaces required for the dwelling house; (b) 1 space per non-resident employee; (c) 1 space per 25m² of GFA.
Hospital		(a) 1 space per 4 beds; (b) 2 spaces per consulting room; (c) 0.5 spaces per employee.
Hotel		(a) 1 space per 15m² of GFA and licensed outdoor area; and (b) 1 space per 50m² of GFA for liquor barn or bulk liquor sales area.
Indoor sport and recreation		Where for Squash courts: (a) 4 spaces per court. Where for Indoor sports (e.g. basketball, netball, soccer, cricket): (a) 20 spaces per court / pitch. Where for Ten pin bowling: (a) 3 spaces per bowling lane. Where for a Gymnasium: (a) 1 space per 15m² of GFA; or (b) 1 space per 25m² GFA where located in a Centre zone.
Low impact industry		(a) 1 space per 100m² of GFA; or Where for motor vehicle repair workshop:

LAND USE		MINIMUM NUMBER OF SPACES
		(b) 1 space per 50m ² GFA.
Marine industry		1 space per 100m ² of GFA
Medium impact industry		(a) 1 space per 100m ² of GFA; or Where for motor vehicle repair workshop: (b) 1 space per 50m ² GFA.
Multiple dwelling		(a) 1.25 spaces per one or 2 bedroom unit; or (b) 1.75 spaces per 3 or more bedroom unit; and (c) 0.25 spaces per unit for visitors. or Where the site is located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2: (a) 1 space per one or 2 bedroom unit; or (b) 1.5 spaces per 3 or more bedroom unit; and (c) 1 spaces per 10 units for visitors.
Nature based tourism		(a) 1 space per lodge, hut, tent site or cabin; (b) 0.1 space per lodge, hut, tent site or cabin for visitor parking; (c) 1 space for an on-site manager.
Office		1 space per 25m ² of GFA
Outdoor sales		1 space per 25m ² GFA of Office
Outdoor sport and recreation		Where for Football fields: (a) 50 spaces per field. Where for Lawn bowls: (a) 30 spaces per green. Where for a Swimming pool: (a) 15 spaces. Where for Tennis courts:

LAND USE	MINIMUM NUMBER OF SPACES	
	(a)	4 spaces per court.
	Where for Netball courts:	
	(a)	20 spaces per court.
	Where for a Golf course:	
	(a)	4 spaces per tee on the course.
	Where for a Driving or Firing Range:	
	(a)	1 space per tee or firing station
Place of worship		1 space per 15m ² of GFA
Relocatable home park	(a)	1 space per relocatable home site;
	(b)	0.1 space per relocatable home site for visitor parking;
	(c)	1 space for on-site management.
Research and technology industry		1 space per 100m ² of GFA.
Residential care facility	(a)	1 space per 10 beds;
	(b)	0.5 spaces per bed for visitor parking;
	(c)	0.5 spaces per employee.
Resort complex		Use the minimum number of spaces for each land use component of the Resort complex.
Retirement facility	Where for self-contained accommodation units:	
	(a)	1 space per accommodation unit;
	(b)	0.25 spaces per unit for visitor parking;
	(c)	0.5 spaces per employee.
	Where for all other accommodation units:	
	(a)	1 space per 5 accommodation units;
	(b)	0.25 spaces per unit for visitor parking;
	(c)	0.5 spaces per employee.
Rooming accommodation	(a)	The greater of 1 space per 2 bedrooms or 1 space per 4 beds;
	(b)	1 space for on-site management (where applicable).
Sales office		A minimum of 1 space

LAND USE		MINIMUM NUMBER OF SPACES
Service industry		1 space per 100m ² of GFA
Service station		1 space per 25m ² of GFA
Shop		1 space per 25m ² of GFA
Shopping centre		(a) 1 space per 25m ² GFA; (b) 1 space per 100m ² of internal storage and loading.
Short-term accommodation		Where for self-contained accommodation units: (a) 1.25 spaces per one or 2 bedroom accommodation unit; (b) 1.75 spaces per 3 or more bedroom accommodation unit; (c) 0.25 spaces per accommodation unit for visitors, staff and service vehicles; Where for non-self-contained accommodation units: (a) 0.5 spaces per accommodation unit; (b) 0.25 spaces per accommodation unit for visitors, staff and service vehicles; Where for self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2: (a) 1 space per one or 2 bedroom accommodation unit; or (b) 1.5 spaces per 3 or more bedroom accommodation unit; and (c) 1 spaces per 10 accommodation units for visitors, staff and service vehicles; Where for non-self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2: (a) 0.25 spaces per accommodation unit; (b) 1 space per 10 accommodation units for visitors, staff and service vehicles;
Showroom		Where for Backpackers accommodation: (a) 1 space per 10 beds. (a) 1 space per 50m ² of GFA; (b) 1 space per 50m ² GFA and outdoor display area for any Outdoor sales component.
Special industry		1 space per 100m ² of GFA
Theatre		1 space per 15m ² of GFA

LAND USE	MINIMUM NUMBER OF SPACES
Veterinary services	1 space per 25m ² of GFA
Warehouse	1 space per 100m ² of GFA
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.

Table Error! Reference source not found..c – Accessible parking requirement

LAND USE	MINIMUM NUMBER OF SPACES
Resort complex Retirement facility Rooming accommodation Short term accommodation	Calculated by multiplying the total number of car parking spaces by the percentage of: (a) accessible self-contained units to the total number of sole occupancy units; or (b) accessible bedrooms to the total number of bedrooms.
Community care centre Residential care facility	1 space for every 100 car parking spaces or part thereof.
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies High impact industry Low impact industry Marine industry Medium impact industry Office Outdoor sales Sales office Service industry Showroom Warehouse	1 space for every 100 car parking spaces or part thereof.
Adult Store Brothel Car Wash Food and Drink Outlet	(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.

LAND USE		MINIMUM NUMBER OF SPACES
Home Based Business Hotel Market Service Station Shop Shopping Centre Veterinary Services		
Health care services		1 space for every 50 car parking spaces or part thereof.
Hospital		Where for any non-outpatient area: (a) 1 space for every 100 car parking spaces or part thereof. Where for any outpatient area: (a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Child care centre Club Community use Crematorium Function facility Funeral parlour Indoor sport and recreation Major sport, recreation and entertainment facility Nightclub entertainment facility Outdoor sport and recreation Place of worship Theatre Tourist attraction		(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Educational establishment		1 space for every 100 car parking spaces or part thereof.

Table Error! Reference source not found..d – Bicycle parking requirements

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

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

LAND USE	MINIMUM NUMBER OF SPACES
Shop	1 space per 250m ² of GFA
Shopping centre	(a) 0m ² GFA – 5,000m ² GFA - 1 space per 250m ² of GFA; or
	(b) Greater than 5,001m ² GFA – 1 space per 500m ² GFA
Showroom	1 space per 500m ² of GFA
Theatre	1 space per 250m ² of GFA

9.4.9 RECONFIGURING A LOT CODE

Table Error! Reference source not found..a – Reconfiguring a lot code – assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For assessable development			
Lot areas and dimensions			
PO1 Lots have areas and dimensions that: (a) are consistent with the purpose and overall outcomes of the applicable zones or zone; (b) can accommodate land uses that are consistent with the purpose and overall outcomes of the applicable zone or zones; (b) are generally rectangular in shape.		A01.1 Lots comply with the lot reconfiguration outcomes in Table Error! Reference source not found..b.	Complies with PO1. Table 9.4.9.3.b requires that Lots within the Emerging Community Zone have an area of 40Ha with a road frontage of 250m. It is noted that the subject site is within Precinct 4 – Draper Road of the Gordonvale Local Plan. Precinct 4 – Draper Road is identified as a strategic area for future residential development. Therefore, the outcomes sought for the Low Density Residential Zone are considered more applicable. The Low Density Residential Zone requires Lots to have a minimum area of 600m ² with a road frontage of 15m. The proposed reconfiguration includes a variety of Lots with the smallest Lot having an area of 672m ² . Lots have frontages exceeding 15m, excluding Proposed Lot 205 which is a battle axe allotment, and Proposed Lot 139 which is at the end of a Road Stub. Regardless, it is submitted that the proposed reconfiguration complies largely with the outcomes sought within Table 9.4.9.3.b for the Low Density Residential Zone.
		A01.2 Lots align with zone boundaries.	Complies with A01.2. The subject site is located entirely within the mapped Emerging Community Zone. All proposed Lots align with applicable Zone Boundaries.
		A01.3 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	Complies with A01.3. The proposed Lots are generally rectangular in shape.
		A01.4 Boundary angles are not less than 45 degrees.	Complies with A01.4. All boundary angles are not less than 45 degrees.
Climate and site responsive design			
P02		A02.1	Complies with A02.1.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
P03 The street design and lot orientation facilitates the construction of energy efficient buildings that respond to the local climate conditions by: (a) maximising solar access to the north; (b) minimising the extent of external walls facing to the east and west. (c) proportioning lots and building envelopes to accommodate energy efficient building orientation; (d) maximising access to prevailing winds to allow for air-permeability.	P03 Development responds appropriately to its local context, natural systems and site features.	The lot design maximises the number of lots where the longest axis of the lot has a general east-west orientation.		The proposed reconfiguration has been designed to respond to the subject site characteristics and the broader urban development within the local area. The reconfiguration includes a broad range of Lots with various sizes and orientation. Efficient Lot placement has been integrated into the design.
		A02.2 The street pattern maximises the number of streets running in a general north-south direction.	Complies with A02.2. The proposed reconfiguration is of a minor nature, being for 51 Residential Lots, 4 other Use lots and Balance Lots. The primary access is from Draper road with the proposed road running north-south. The primary street runs in an east-west direction to respond to the constraints of the subject site.	
		A03.1 Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.	Complies with A03.1. The subject site is extensively cleared having been historically used for the cultivation of Sugar Cane.	
		Access		
P04 Lots have safe, legal and practical access to a public road.		A04.1 Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.	Complies with A04.1. Each proposed Lot will have direct frontage / access to a road reserve.	
Safety		Complies with P05. The proposed reconfiguration includes a number of local roads which will discharge traffic to Draper Road. Draper Road is a mapped Sub-Arterial Road which has a formalised intersection to the Bruce Highway. The proposed development will not compromise the safety or efficiency of the local road network.		
P05 Safety of users of the development and the surrounding community is considered and incorporated into the design of the reconfiguration.		A05.1 No acceptable outcomes are provided.		
Additional requirements for lots that are capable of further reconfiguration				
P06 New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve: (a) sufficient area and dimensions to accommodate the appropriate intended land use; (b) the provision of a safe, efficient and effective		A06.1 The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets requirements for the applicable zone.	Not applicable. The proposed reconfiguration will result in the creation of Balance Lots with substantial area that do not prevent a future reconfiguration.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
(c) infrastructure network; limited proportions of rear allotments.				
Additional requirements for the retention of existing buildings and structures				
P07 Where existing buildings or structures are to be retained, development results in: (a) boundaries that offer rectangular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.	A07.1 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.		Complies with P07 The existing structure to be retained on proposed Lot 138 has been in place for many years; it is provided suitable boundary setbacks to the greatest degree possible, acknowledging its placement is impacted by proximity to a road reserve. The proposed arrangement seeks to manage the locational conditions suitably within a new, larger than normal allotment.	
Additional requirements for the creation of rear lots				
P08 Where rear lots are proposed, development: (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained.	A08.1 Where rear lots are proposed: (a) the minimum area of the rear lot, exclusive of any access strip, complies with the lot reconfiguration outcomes in Table Error! Reference source not found..b ; (b) no more than 2 rear lots are located at the end of a cul-de-sac street; (c) rear lots are generally rectangular in shape; (d) no more than one rear lot is created behind any lot with a road frontage; (e) access strips to the rear lot are located on only one side of the front lot; (f) not more than 2 access strips to rear lots directly adjoin one another. A08.2 Access strips are a minimum width of: (a) 4.0 metres in a Residential zone; (b) not less than 8.0 metres in all other zones.		Complies with A08.1. A single rear Lot is proposed. The Lot complies with the requirements of A08.1. Complies with P08. A single rear Lot is proposed. The Lot has an access strip with a width of 6m. Again, it is noted that the intended use of the subject site within the Local Plan is for Residential Development which if Zoned residential would only require an access strip with a 4m width.	
Additional requirements for development within a Centre zone				
P09 Lot reconfiguration within a Centre zone results in a layout of lots that reinforce: (a) a mix of adaptive buildings and continued centre activity uses; (b) large, rectangular shaped lots; (c) accessibility across land within the zone to key public transport and public places on adjacent roads and land.	A09.1 No acceptable outcomes are provided.		Not applicable. The subject site is not within a mapped Centre Zone.	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
Additional requirements for development involving cane rail infrastructure				
P010	Development protects the cane rail network to support the on-going operation of the agricultural industry.	A010.1	No acceptable outcomes are provided.	Complies with P010. Cane Rail Infrastructure located within the subject site is not impacted by the proposed reconfiguration.
Additional requirements for development on or adjacent to land within the rural zone				
P011	Lot reconfiguration on or adjacent to land within the Rural zone, provides an appropriate separation area on site to buffer development from impacts arising from uses which may occur on the land within the Rural zone.	A011.1	No acceptable outcomes are provided.	Not applicable. The subject site is not within the mapped Rural Zone.
Additional requirements for rear laneways				
P012	Rear laneways in residential subdivisions are designed to: (a) limit vehicular access to the lot via the laneway; (b) provide good passive surveillance along and across the rear laneway; (c) avoid continuous lines of garages and carports along the length of the rear laneway; (d) establish appropriately orientated lots; (e) discourage non-resident vehicular access.	A012.1	Where rear laneways are used in residential subdivisions, they are designed to: (a) be on a general north-south axis to avoid producing lots that have a long axis on an east-west orientation thereby minimising excessive heat from afternoon sun; (b) are no longer than 100 metres in length; (c) are not the primary access point for emergency vehicles; (d) include design treatments at either end to design a low speed environment; (e) maintain straight sightlines.	Not applicable. The proposed development does not include rear laneways.
Additional requirements for the creation of small residential lots				
		A013.2	Small lots are located and designed to ensure: (a) vehicle parking areas are not a dominant feature of the future dwelling house and streetscape; (b) they are located adjacent to high amenity features of neighbourhoods (such as public open space or natural areas); (c) they are not the dominant lot type in neighbourhoods; (d) they avoid being located in clusters of more than 8 having the frontage to the same street.	Not applicable. The proposed reconfiguration does not include Small Lots.
		A013.3	Small lots are generally not less than 350m ² except where design conditions can ensure that small lots meet A013.2 and can also: (a) provide for consistently designed and managed attached housing on individual lots; or (b) ensure dwelling houses can be managed through building envelopes; or	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
		(c)	provide access to the rear of the lot by a laneway.	
Additional neighbourhood design requirements for: a) a site included within the Emerging community zone; or b) a site which is more than 5,000m² in any of the Residential zones; or (c) development involving the creation of new roads and/or public use land. This part also applies to any application made under Section 242 of the <i>Sustainable Planning Act</i> which will involve, or enable future, lot reconfiguration.				
P014 Development establishes a structured neighbourhood that provides for: (a) integration with existing urban areas; (b) the growth of new communities with different lot layouts and neighbourhood blocks that provide for different land use intents over time; (c) a range of community infrastructure, including linear open space links, local open space which is adaptable to a variety of uses; (d) a network of interconnected roads and pathways which convey and connect local and wider vehicular traffic, public transport and active transport with activity centres, employment areas and focal points within communities; (e) a network of essential infrastructure including water, sewerage, electricity and telecommunications. P015 Neighbourhood design results in a safe and connected network of walkable neighbourhoods.	A014.1 No acceptable outcomes are provided.	Complies with P014. The proposed reconfiguration seeks to create 51 Residential Lots, 3 Future Use Lots, a Lot for a Retirement Facility, Park and Balance Lots. All Lots are interconnected by proposed roads which discharge to Draper Road. All infrastructure required to support the proposed reconfiguration will be provided.		
	A015.1 Neighbourhood street networks provide an easy choice of routes within and to surrounding neighbourhoods, and connect to public transport, employment, open space and services.	Complies with A015.1. The proposed development is designed such that the local road network is clearly navigable with all roads directed to a major road running north-south which discharges to Draper Road. The major road is capable of supporting public transport connections.		
	A015.2 Development does not establish cul de sac streets unless: (a) cul-de-sacs are a feature of the existing pattern of development in the area; (b) there is a physical feature or incompatible zone change that dictates the need to use cul de sac streets.	Complies with A015.2. Two cul-de-sacs are proposed. It is noted that cul-de-sacs are a common component of urban development to the south of the subject site.		

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		A015.3 Where a cul de sac street is used, it: (a) is designed to be no longer than 150 metres in length; (b) is designed so that the end of the cul de sac is visible from its entrance; (c) provides connections from the top of the cul de sac to other streets for pedestrians and cyclists with a minimum width of 6 metres.	Complies with A015.3. The proposed cul-de-sacs have a length less than 150m, are designed with the cul-de-sac visible from the street entrance.
P016 Neighbourhood design supports diverse housing choices through block sizes and lot design.		P016.1 Changes in lot size and frontage widths are established to facilitate a mix of housing choice.	Complies with A016.1. The proposed Lots vary in size from 700m² to 1086m².
P017 Neighbourhood design provides for non-residential uses appropriate to the respective zone and are focussed around local or neighbourhood activity centres, open space, community supportive uses and/or public transport.		A017.1 Development provides opportunities for community facilities, services, public transport stops and parks to establish neighbourhood focal points.	Complies with A017.1. The proposed development includes a large parkland which is centrally located to the proposed Lots. The main road which connects the proposed development to Draper Road is capable of accommodating public transport connection.
		A017.2 Neighbourhood focal points are located within 400m (measured according to the shortest route that reasonably may be used in travelling) of 90% of the proposed residences in the catchments that they are intended to service.	Not applicable At this stage, uses other than residential and retirement are not proposed.
P018 Lots surrounding neighbourhood focal points and activity centres are of a size that enables higher residential densities to support the facilities and/or public transport service.		A018.1 No acceptable outcomes are provided.	Not applicable At this stage, uses other than residential and retirement are not proposed.
P019 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.		A019.1 No acceptable outcomes are provided.	Complies with P019. The proposed reconfiguration seeks to develop the northern part of Draper Road in a logical and sequential manner with the proposed Lots being located on Draper Road.
P020 Development provides land to: (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity and adjacent to open space areas; (c) provide for green corridors and linkages.		A020.1 No acceptable outcomes are provided.	Complies with P020. The proposed reconfiguration includes parkland which is centrally located to the subject site.
P021 Lot reconfiguration integrates major electricity infrastructure and substations within the overall neighbourhood layout. In		A021.1 No acceptable outcomes are provided.	Not applicable. The subject site is not impacted by easements for electricity infrastructure

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
particular, the neighbourhood design: (a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future electricity infrastructure network; (b) as far as possible, minimises the likely visual prominence of electricity infrastructure; (c) provides for an interface or relationship with surrounding uses that minimises the potential for nuisance, health and safety concerns.		A022.1 Existing easements for major electricity infrastructure are retained. Or A022.2 Where major electricity infrastructure is not contained within an easement, new easements are created that satisfy the electricity provider's requirements.		Not applicable. The subject site is not impacted by easements for electricity infrastructure.
P022 Major electricity infrastructure on private land is contained within an easement that satisfies the electricity provider's requirements.	P023 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to open space.	A023.1 Open space is regular in shape.		Complies with A023.1. The proposed parkland is regular in shape.
		A023.2 At least 50% of the open space's frontage is provided as road.		Complies with A023.2. The proposed parkland fronts a road reserve on three sides.
		A023.3 Open space areas are positioned to be capable of being overlooked by surrounding development.		Complies with A023.3. The proposed parkland is directly visible from development to the north, north-west and west.
		A023.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and other open space.		Complies with A023.4. Surrounding lots face the proposed parkland.
		A023.5 The number of lots that back onto the urban parkland and other open space is minimised		Complies with A023.5. The proposed reconfiguration has been designed such that the number of Lots that back onto the proposed parkland area are minimised.
P024 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down facilities.		A024.1 No acceptable outcomes are provided.		Complies with P024. The proposed development includes a main road running north-south which connects to all lower order roads. The main road can easily cater to public transport demand via future stops which connect to the existing network which utilises Draper Road.
P025 Private subdivisions (gated communities) do not compromise		P025.1 No acceptable outcomes are provided.		Not applicable. The proposed development does not include private subdivision.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		APPLICANT RESPONSE
the establishment of connected and integrated infrastructure and open space networks.				
P026	The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	A026.1 No acceptable outcomes are provided.		Complies with P026. The proposed roads are clearly identifiable having a sufficient reserve width to support the proposed use as a road.
P027	Street design supports an urban form that creates walkable neighbourhoods and the design: (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users.	A027.1 No acceptable outcomes are provided.		Complies with P027. The proposed local roads are of a geometric form that supports walkable neighbourhoods

Table Error! Reference source not found..b – Lot reconfiguration outcomes

ZONE	MINIMUM LOT SIZES		MINIMUM WIDTH AND DIMENSION
Community facilities	No minimum lot size or road frontage is provided.		
Conservation	No minimum lot size or road frontage is provided.		
District centre	No minimum lot size or road frontage is provided.		
Emerging community	40ha or As identified within an approved structure plan.	250m or As identified within an approved structure plan.	
Environmental management	No minimum lot size or road frontage is provided.		
High impact industry	2000m ²		40m

MINIMUM LOT SIZES		MINIMUM WIDTH AND DIMENSION
Local centre	No minimum lot size or road frontage is provided.	
Low density residential	600m ²	15m
Low impact industry	800m ²	20m
Low-medium residential	450m ²	12m
	or 350m ² (where compliant with the small residential lot provisions of this code)	
Major centre	No minimum lot size or road frontage is provided.	
Medium density residential	600m ²	15m
Medium impact industry	1000m ²	20m
Mixed use	800m ²	20m
Neighbourhood centre	No minimum lot size or road frontage is provided.	
Open space	No minimum lot size or road frontage is provided.	
Principal centre	No minimum lot size or road frontage is provided.	
Rural residential	4,000m ² , incorporating: (a) a minimum of 2000m ² which is exclusive of land with slopes exceeding 1 in 4 (25%); (b) a minimum dimension of 30 metres; (c) sufficient area to cater for on-site waste water management systems.	30m
	or 2,000m ² (where serviced by reticulated sewerage infrastructure and adjoining land within a Residential zone).	
Rural	40ha, unless: (a) the reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments), or (b) the reconfiguration is limited to one additional lot created to accommodate: (i) an emergency services facility; or (ii) water cycle management infrastructure; or (iii) waste management facility; or (iv) telecommunications infrastructure.	250m
Special purpose	No minimum lot size or road frontage is provided.	

ZONE	MINIMUM LOT SIZES	MINIMUM WIDTH AND DIMENSION
Specialised centre	No minimum lot size or road frontage is provided.	
Sport and recreation	No minimum lot size or road frontage is provided.	
Tourism	No minimum lot size or road frontage is provided.	
Tourist accommodation	800m ²	20m
Township	600m ²	15m
Waterfront and marine industry	1000m ²	20m

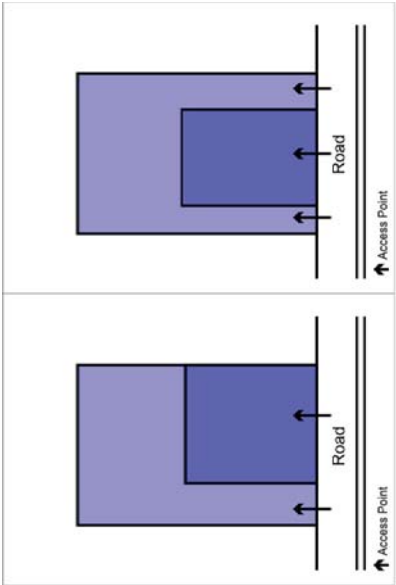


Figure Error! Reference source not found.a – Design solutions for access




 Lots orientated to front and overlook park to provide casual surveillance.

Figure Error! Reference source not found .b – Consistent design solution for the orientation of lots surrounding open space and parkland



Attachment 5

State Code Compliance Responses

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

Table 1.2.1: Development in a state-controlled road environment

Performance outcomes		Acceptable outcomes		Response
Buildings and structures				
PO1 The location of buildings, structures, infrastructure, services and utilities does not create a safety hazard in a state-controlled road, or cause damage to, or obstruct road transport infrastructure.	AO1.1 Buildings, structures, infrastructure, services and utilities are not located in a state-controlled road. AND AO1.2 Buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a state-controlled road.		Complies with AO1.1. The proposed development does not include any development in a State Controlled Road.	
	AO2.1 Facades of buildings and structures facing a state-controlled road are made of non-reflective materials. OR AO2.2 Facades of buildings and structures do not reflect point light sources into the face of oncoming traffic on a state-controlled road. AND AO2.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on a state-controlled road and does not involve flashing or laser lights. AND AO2.4 Advertising devices visible from a state-controlled road are located and designed in accordance with the Roadside Advertising Guide, 2 nd Edition, Department of Transport and Main Roads, 2017.		Not applicable. The proposed development does not include any development in a State Controlled Road.	
PO2 The design and construction of buildings and structures does not create a safety hazard by distracting users of a state-controlled road.	Not applicable. The proposed development does not include any development in a State Controlled Road.			

Performance outcomes		Acceptable outcomes	Response
P03 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto a state-controlled road.		A03.1 Road, pedestrian and bikeway bridges over a state-controlled road include throw protection screens in accordance with section 4.9.3 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2018.	
Filling, excavation and retaining structures			
P04 Filling and excavation does not interfere with, or result in damage to, infrastructure or services in a state-controlled road. Note: Information on the location of services and public utility plants in a state-controlled road can be obtained from the Dial Before You Dig service. Where development will impact on an existing or future service or public utility plant in a state-controlled road such that the service or public utility plant will need to be relocated, the alternative alignment must comply with the standards and design specifications of the relevant service or public utility provider, and any costs of relocation are to be borne by the developer. Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		No acceptable outcome is prescribed.	Complies with PO4, PO5, PO6, PO7, PO8, PO9, PO10 and PO11. The proposed development does not include excavation or fill activities or boring, piling, blasting activities which will impact on a State-controlled Road. The proposed development does not include the haulage of fill to the subject site or the removal of excavated materials.
P05 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a state-controlled road. Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with the Road Planning and Design Manual 2 nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided. Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a geotechnical assessment.		No acceptable outcome is prescribed.	
P06 Filling, excavation, building foundations and retaining structures do not cause ground water disturbance in a state-controlled road.		No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with the Road Planning and Design manual 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided. Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a geotechnical assessment.		
P07 Excavation, boring, piling, blasting or fill compaction during construction of a development does not result in ground movement or vibration impacts that would cause damage or nuisance to a state-controlled road, road transport infrastructure or road works. Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment, prepared in accordance with Road Planning and Design Manual 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016, is provided. Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a geotechnical assessment.	No acceptable outcome is prescribed.	
P08 Development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road. Note: It is recommended a pavement impact assessment is provided. Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, and the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a pavement impact assessment.	A08.1 Fill, extracted material and spoil material is not transported to or from the development site on a state-controlled road.	

Performance outcomes		Acceptable outcomes	Response
PO9 Filling and excavation associated with the construction of vehicular access to a development does not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road. Note: Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	PO10 Fill material used on a development site does not result in contamination of a state-controlled road. Note: Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed. AO10.1 Fill material is free of contaminants including acid sulfate content. Note: Soils and rocks should be tested in accordance with AS 1289.0 – Methods of testing soils for engineering purposes and AS 4133.0-2005 – Methods of testing rocks for engineering purposes. AND AO10.2 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.	
	PO11 Filling and excavation does not cause wind-blown dust nuisance in a state-controlled road. Note: Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO11.1 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes. AND AO11.2 Dust suppression measures are used during filling and excavation activities such as wind breaks or barriers and dampening of ground surfaces.	
Stormwater and drainage			
PO12 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of		No acceptable outcome is prescribed.	Complies with PO12. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact

State Development Assessment Provisions – version 2.6
State code 1: Development in a state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		hydrological regimes relevant to a State-controlled road.
PO13 Run-off from the development site is not unlawfully discharged to a state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO13.1 Development does not create any new points of discharge to a state-controlled road. AND	Complies with AO13.1. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road.
	AO13.2 Stormwater run-off is discharged to a lawful point of discharge. Note: Section 3.9 of the Queensland Urban Drainage Manual, Institute of Public Works Engineering Australasia (Queensland Division) Fourth Edition, 2016, provides further information on lawful points of discharge. AND	Complies with AO13.2. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road.
	AO13.3 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.	Complies with AO13.3. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road.
PO14 Run-off from the development site during construction does not cause siltation of stormwater infrastructure affecting a state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO14.1 Run-off from the development site during construction is not discharged to stormwater infrastructure for a state-controlled road.	Complies with AO14.1. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road. Suitable control measures will be installed and operated during all construction and earthwork phases associated with the proposed Retirement Facility and the Reconfiguration such that there will be no impacts to a State-controlled road.

Performance outcomes		Acceptable outcomes		Response
Vehicular access to a state-controlled road				
PO15 Vehicular access to a state-controlled road that is a limited access road is consistent with government policy for the management of limited access roads. Note: Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		AO15.1 Development does not require new or changed access to a limited access road. Note: Limited access roads are declared by the transport chief executive under section 54 of the <i>Transport Infrastructure Act 1994</i> and are identified in the DA mapping system. OR		Complies with AO15.1. The proposed development does not require a new or amended access to a Local Road.
		AO15.2 A new or changed access to a limited access road is consistent with the limited access policy for the state-controlled road. Note: Limited access policies for limited access roads declared under the <i>Transport Infrastructure Act 1994</i> can be obtained by contacting the relevant Department of Transport and Main Roads regional office. AND		
		AO15.3 Where a new or changed access is for a service centre, access is consistent with the Service centre policy, Department of Transport and Main Roads, 2013 and the Access policy for roadside service centre facilities on limited access roads, Department of Transport and Main Roads, 2013, and the Service centre strategy for the state-controlled road. Note: The Service centre policy, Department of Transport and Main Roads, 2013, Access policy for roadside service centre facilities, Department of Transport and Main Roads, 2013 and the relevant Service centre strategy for a state-controlled road can be accessed by contacting the relevant Department of Transport and Main Roads regional office.		
PO16 The location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road. Note: Where a new or changed access between the premises and a state-controlled road is proposed, the Department of		AO16.1 Vehicular access is provided from a local road. OR all of the following acceptable outcomes apply:		Complies with AO16.1. Access to the proposed development will be via an existing local Road.
		AO16.2 Vehicular access for the development is consistent with the function and design of the state-controlled road.		

Performance outcomes		Acceptable outcomes	Response
Transport and Main Roads will need to assess the proposal to determine if the vehicular access for the development is safe. An assessment can be made by Department of Transport and Main Roads as part of the development assessment process and a decision under section 62 of <i>Transport Infrastructure Act 1994</i> issued. Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AND		
	AO16.3 Development does not require new or changed access between the premises and the state-controlled road. Note: A decision under section 62 of the <i>Transport Infrastructure Act 1994</i> outlines the approved conditions for use of an existing vehicular access to a state-controlled road. Current section 62 decisions can be obtained from the relevant Department of Transport and Main Roads regional office. AND		
	AO16.4 Use of any existing vehicular access to the development is consistent with a decision under section 62 of the <i>Transport Infrastructure Act 1994</i>. Note: The development which is the subject of the application must be of an equivalent use and intensity for which the section 62 approval was issued and the section 62 approval must have been granted no more than 5 years prior to the lodgement of the application. AND		
	AO16.5 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in a road intersection or on the state-controlled road.		
	Vehicular access to local roads within 100 metres of an intersection with a state-controlled road		
PO17 The location and design of vehicular access to a local road within 100 metres of an intersection with a state-controlled road does not create a safety hazard for users of a state-controlled road.	AO17.1 Vehicular access is located as far as possible from the state-controlled road intersection. AND	Not applicable. The subject site is not within 100m of an intersection with a State-controlled road.	

Performance outcomes		Acceptable outcomes	Response
Note: Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	PO18 Development does not damage or interfere with public passenger transport infrastructure, public passenger services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services. Note: Refer to the SDAP Supporting Information: Vehicular access to a state-controlled road, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.	AO17.2 Vehicular access is in accordance with parts, 3, 4 and 4A of the Road Planning and Design Manual, 2nd Edition: Volume 3, Department of Transport and Main Roads, 2016. AND AO17.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles do not queue in the intersection or on the state-controlled road.	
		Public passenger transport infrastructure on state-controlled roads AO18.1 Vehicular access and associated road access works are not located within 5 metres of existing public passenger transport infrastructure. AND AO18.2 Development does not necessitate the relocation of existing public passenger transport infrastructure. AND AO18.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles using a vehicular access do not obstruct public passenger transport infrastructure and public passenger services or obstruct pedestrian or cycle access to public passenger transport infrastructure and public passenger services. AND AO18.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	Complies with AO18.1. Access to the proposed development is not within 5m of public passenger infrastructure on a State-controlled road.

Performance outcomes		Acceptable outcomes		Response
Planned upgrades				
PO19 Development does not impede delivery of planned upgrades of state-controlled roads.	AO19.1 Development is not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road. Note: Land required for the planned upgrade of a state-controlled road is identified in the DA mapping system . OR			
	AO19.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road. OR all of the following acceptable outcomes apply:			
	AO19.3 Structures and infrastructure located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a state-controlled road are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND			
	AO19.4 Vehicular access for the development is consistent with the function and design of the planned upgrade of the state-controlled road. AND			
	AO19.5 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to a state-controlled road. AND			
		Not applicable. The subject site is not mapped as containing an area for a planned upgrade of a State-controlled road.		

Performance outcomes		Acceptable outcomes		Response
			AO19.6 Land is able to be reinstated to the pre-development condition at the completion of the use.	
Network impacts				
PO20 Development does not result in a worsening of operating conditions on the state-controlled road network. Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified traffic impact assessment is provided. Please refer to the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.			No acceptable outcome is prescribed.	Complies with PO20. The proposed development utilises Local Roads for access with traffic discharged to the nearest State-controlled road via an existing intersection with formalised traffic lights.
PO21 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.			AO21.1 The layout and design of the development directs traffic generated by the development to the local road network.	Complies with AO21.1. The proposed development utilises Local Roads for access with traffic discharged to the nearest State-controlled road via an existing intersection with formalised traffic lights.
PO22 Upgrade works on, or associated with, a state-controlled road are built in accordance with Queensland road design standards.			AO22.1 Upgrade works required as a result of the development are designed and constructed in accordance with the <i>Road Planning and Design Manual</i> , 2 nd edition, Department of Transport and Main Roads, 2016. Note: Road works in a state-controlled road require approval under section 33 of the <i>Transport Infrastructure Act 1994</i> before the works commence.	Not applicable. The proposed development does not require upgrade works.

Table 1.2.2: Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with table 2.2.2: Environmental emissions in State code 2: Development in a railway environment.

Refer to the SDAP Supporting Information: Environmental emissions in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcomes in Table 1.2.2.

Performance outcomes		Acceptable outcomes	
Noise			

State Development Assessment Provisions – version 2.6

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

Performance outcomes		Acceptable outcomes	
Accommodation activities			
PO23 Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in habitable rooms.		AO23.1 A noise barrier or earth mound is provided which is designed, sited and constructed: - to meet the following external noise criteria at all facades of the building envelope: ≤60 dB(A) L₁₀ (18 hour) façade corrected (measured L₉₀ (8 hour) free field between 10pm and 6am ≤40 dB(A)) ≤63 dB(A) L₁₀ (18 hour) façade corrected (measured L₉₀ (8 hour) free field between 10pm and 6am > 40 dB(A)) - in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state-controlled road environment, Department of Transport and Main Roads, 2017. If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used. In some instances, the design of noise barriers and mounds to achieve the noise criteria above the ground floor may not be reasonable or practicable. In these instances, any relaxation of the criteria is at the discretion of the Department of Transport and Main Roads.	Not applicable. The subject site is not within or adjacent to a mapped State-controlled road.

Performance outcomes	Acceptable outcomes
	OR all of the following acceptable outcomes apply: AO23.2 Buildings which include a habitable room are setback the maximum distance possible from a state-controlled road or type 1 multi-modal corridor. AND AO23.3 Buildings are designed and oriented so that habitable rooms are located furthest from a state-controlled road or type 1 multi-modal corridor. AND AO23.4 Buildings (other than a relevant residential building or relocated building) are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria: 1. $\leq 35 \text{ dB(A) } L_{eq}$ (1 hour) (maximum hour over 24 hours). Note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state controlled road environment, Department of Transport and Main Roads 2017. Habitable rooms of relevant residential buildings located within a transport noise corridor must comply with the Queensland Development Code MP4.4 Buildings in a transport noise corridor, Queensland Government, 2015. Transport noise corridors are mapped on the State Planning Policy interactive mapping system.
PO24 Development involving an accommodation activity or land for a future accommodation activity minimises noise intrusion from a state-controlled	AO24.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria in outdoor spaces for passive recreation: Not applicable. The subject site is not within or adjacent to a mapped State-controlled road.

Performance outcomes	Acceptable outcomes
road or type 1 multi-modal corridor in outdoor spaces for passive recreation.	a. ≤57 dB(A) L₁₀ (18 hour) free field (measured L₉₀ (18 hour) free field between 6am and 12 midnight ≤45 dB(A)) b. ≤60 dB(A) L₁₀ (18 hour) free field (measured L₉₀ (18 hour) free field between 6am and 12 midnight >45 dB(A)) 2. in accordance with chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state controlled road environment, Department of Transport and Main Roads 2017 OR AO24.2 Each dwelling has access to an outdoor space for passive recreation which is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure. AND AO24.3 Each dwelling with a balcony directly exposed to noise from a state-controlled road or type 1 multi-modal corridor has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).
Childcare centres and educational establishments PO25 Development involving a: 1. childcare centre; or 2. educational establishment	AO25.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria at all facades of the building envelope: Not applicable. The proposed development is not for a Childcare Centre or Educational Establishment.

Performance outcomes	Acceptable outcomes
minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in indoor education areas and indoor play areas.	a. ≤58 dB(A) L₁₀ (1 hour) façade corrected (maximum hour during normal opening hours) 2. in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state controlled road environment, Department of Transport and Main Roads 2017. If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used. OR all of the following acceptable outcomes apply: AO25.2 Buildings which include indoor education areas and indoor play areas are setback the maximum distance possible from a state-controlled road or type 1 multi-modal corridor. AND AO25.3 Buildings are designed and oriented so that indoor education areas and indoor play areas are located furthest from the state-controlled road or type 1 multi-modal corridor. AND AO25.4 Buildings are designed and constructed using materials which ensure indoor education areas and indoor play areas meet the following internal noise criteria:

Performance outcomes	Acceptable outcomes
PO26 Development involving a: 1. childcare centre; or 2. educational establishment minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in outdoor education areas and outdoor play areas.	1. $\leq 35 \text{ dB(A) } L_{\text{eq}}$ (1 hour) (maximum hour during opening hours). Note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state controlled road environment, Department of Transport and Main Roads 2017. AO26.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria in each outdoor education area or outdoor play area: a. $\leq 63 \text{ dB(A) } L_{10}$ (12 hour) free field (between 6am and 6pm) 2. in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state controlled road environment, Department of Transport and Main Roads 2017. OR AO26.2 Each outdoor education area and outdoor play area is shielded from noise generated from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.
Hospitals	

State Development Assessment Provisions – version 2.6
State code 1: Development in a state-controlled road environment

Performance outcomes		Acceptable outcomes	
PO27 Development involving a hospital minimises noise intrusion from a state-controlled road or type 1 multi-modal corridor in patient care areas.		AO27.1 Hospitals are designed and constructed using materials which ensure patient care areas meet the following internal noise criteria: 1. $\leq 35 \text{ dB(A) } L_{eq}$ (1 hour) (maximum hour during opening hours). Note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with the SDAP Supporting Information: Environmental emissions in a state controlled road environment, Department of Transport and Main Roads 2017.	Not applicable. The proposed development is not for a Hospital.
Vibration			
Hospitals			
PO28 Development involving a hospital minimises vibration impacts from vehicles using a state-controlled road or type 1 multi-modal corridor in patient care areas.		AO28.1 Hospitals are designed and constructed to ensure vibration in the treatment area of a patient care area does not exceed a vibration dose value of $0.1 \text{ m/s}^{1.75}$. AND AO28.2 Hospitals are designed and constructed to ensure vibration in the ward area of a patient care area does not exceed a vibration dose value of $0.4 \text{ m/s}^{1.75}$. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified vibration assessment report is provided.	Not applicable. The proposed development is not for a Hospital.
Air and light			
PO29 Development involving an accommodation activity minimises air quality impacts from a state-controlled road or type 1 multi-modal corridor in outdoor spaces for passive recreation.		AO29.1 Each dwelling has access to an outdoor space for passive recreation which is shielded from a state-controlled road or type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.	Not applicable. The subject site is not within or adjacent to a mapped State-controlled road.
PO30 Development involving a:		AO30.1 Each outdoor education area and outdoor play area is shielded from a state-controlled road or	

Performance outcomes		Acceptable outcomes
1. childcare centre; or 2. educational establishment minimises air quality impacts from a state-controlled road or type 1 multi-modal corridor in outdoor education areas and outdoor play areas. PO31 Development involving an accommodation activity or hospital minimises lighting impacts from a state-controlled road or type 1 multi-modal corridor.		type 1 multi-modal corridor by a building, solid gap-free fence, or other solid gap-free structure.
		AO31.1 Buildings for an accommodation activity or hospital are designed to minimise the number of windows or transparent/translucent panels facing a state-controlled road or type 1 multi-modal corridor. OR
		AO31.2 Windows facing a state-controlled road or type 1 multi-modal corridor include treatments to block light from a state-controlled road or type 1 multi-modal corridor.

Table 1.2.3: Development in a future state-controlled road environment

Performance outcomes		Acceptable outcomes
PO32 Development does not impede delivery of a future state-controlled road.		AO32.1 Development is not located in a future state-controlled road. OR
		AO32.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located in a future state-controlled road.
		OR all of the following acceptable outcomes apply:
		AO32.3 Structures and infrastructure located in a future state-controlled road are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND AO32.4 Development does not involve filling and excavation of, or material changes to, a future state-controlled road.
		Complies with AO32.2. The subject site is mapped as containing a Future Busway Corridor. The proposed development is designed such that the no element of the proposed development interacts with the mapped Future Busway Corridor. Refer to the attached Proposal Plans which show the closest aspect of the proposed development, being a Future Use Lot associated with Stage 1 being well setback from the Future Busway Corridor.

Performance outcomes		Acceptable outcomes	
		AND AO32.5 Land is able to be reinstated to the pre-development condition at the completion of the use.	
PO33 Vehicular access to a future state-controlled road is located and designed to not create a safety hazard for users of a future state-controlled road or result in a worsening of operating conditions on a future state-controlled road. Note: Where a new or changed access between the premises and a future state-controlled road is proposed, the Department of Transport and Main Roads will need to assess the proposal to determine if the vehicular access for the development is safe. An assessment can be made by Department of Transport and Main Roads as part of the development assessment process and a decision under section 62 of <i>Transport Infrastructure Act 1994</i> issued.		AO33.1 Development does not require new or changed access between the premises and a future state-controlled road. AND AO33.2 Vehicular access for the development is consistent with the function and design of the future state-controlled road.	Complies with AO33.1. and AO33.2 The proposed development will be access via an existing Local Road with no reliance on an applicable future State-controlled road.
PO34 Filling, excavation, building foundations and retaining structures do not undermine, or cause subsidence of, a future state-controlled road. Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified geotechnical assessment is provided, prepared in accordance with the Road Planning and Design Manual, 2 nd edition: Volume 3, Department of Transport and Main Roads, 2016. Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome and prepare a geotechnical assessment.		No acceptable outcome is prescribed.	Complies with PO34. The proposed development does not include excavation or fill activities or boring, piling, blasting activities which will impact on a future State-controlled Road. The proposed development does not include the haulage of fill to the subject site or the removal of excavated materials.
PO35 Fill material from a development site does not result in contamination of land for a future state-controlled road. Note: Refer to the SDAP Supporting Information: Filling, excavation and retaining structures in a state-controlled road environment, Department of Transport and Main Roads, 2017, for		AO35.1 Fill material is free of contaminants including acid sulfate content. Note: Soil and rocks should be tested in accordance with AS1289 – Methods of testing soils for engineering purposes and AS4133 2005 – Methods of testing rocks for engineering purposes. AND	Not applicable. The proposed development does not include the haulage of fill to the subject site or the removal of excavated materials.

Performance outcomes		Acceptable outcomes	
further guidance on how to comply with this performance outcome.		AO35.2 Compaction of fill is carried out in accordance with the requirements of AS1289.0 2000 – Methods of testing soils for engineering purposes.	
PO36 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a future state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		No acceptable outcome is prescribed.	Complies with PO36. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road.
PO37 Run-off from the development site is not unlawfully discharged to a future state-controlled road. Note: Refer to the SDAP Supporting Information: Stormwater and drainage in a state-controlled road environment, Department of Transport and Main Roads, 2017, for further guidance on how to comply with this performance outcome.		AO37.1 Development does not create any new points of discharge to a future state-controlled road. AND	Complies with AO37.1. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road.
		AO37.2 Stormwater run-off is discharged to a lawful point of discharge. Note: Section 3.9 of the Queensland Urban Drainage Manual, Institute of Public Works Engineering Australasia (Queensland Division), Fourth Edition, 2016, provides further information on lawful points of discharge. AND	Complies with AO37.2. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road.
		AO37.3 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.	Complies with AO37.3. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a State-controlled road.

State code 3: Development in a busway environment

Table 3.2.1: Development in a busway environment

Performance outcomes	Acceptable outcomes	Response
Buildings and structures		
PO1 The location of buildings, structures, infrastructure, services and utilities does not create a safety hazard in a busway corridor or cause damage to, or obstruct busway transport infrastructure. Note: Section 3.1 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome.	AO1.1 Buildings, structures, infrastructure, services and utilities are not located in a busway corridor. AO1.2 Buildings, structures, infrastructure, services and utilities can be maintained without requiring access to a busway corridor.	Complies with AO1.1. The proposed development does not include any development in a State Controlled Road. Not applicable. The proposed development does not include any development in a State Controlled Road.
PO2 Development does not add or remove loading that will cause damage to bus transport infrastructure or a busway corridor. Note: To demonstrate compliance with this performance outcome, it is recommended a RPEQ certified geotechnical assessment is provided. Section 3.1 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed.	Complies with PO2. The proposed development will not impact in transport infrastructure.
PO3 Road, pedestrian and bikeway bridges over a busway corridor are designed and constructed to prevent projectiles from being thrown onto a busway. Note: Section 3.1 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome.	AO3.1 Road, pedestrian and bikeway bridges include throw protection screens in accordance with section 4.9.3 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2018.	Not applicable. The proposed development does not include the construction of any development over a Busway Corridor.
PO4 Construction activities do not cause ground movement or vibration impacts in a busway corridor.	No acceptable outcome is prescribed.	Complies with PO4.

Performance outcomes	Acceptable outcomes	Response
Note: To demonstrate compliance with this performance outcome, it is recommended a RPEQ certified geotechnical assessment is provided. Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome.		The proposed development will not cause ground movement or vibration that impacts on a Busway Corridor.
Filling, excavation and retaining structures		
PO5 Filling, excavation and retaining structures do not interfere with, or result in damage to, infrastructure or services in a busway corridor. Note: Information on the location of services and public utilities in a busway can be obtained from the 'Dial Before You Dig' service. Where development will impact on a service or public utility plant in a busway corridor, such that the service or public utility plant will need to be relocated, an applicant should contact the relevant service or public utility plant provider for standards and design specifications for the alternative alignment. Any costs of relocation are to be borne by the developer. Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed.	Complies with PO5, PO6, PO7, PO8, PO9 and PO10. The proposed development does not include excavation or fill activities or boring, piling, blasting activities which will impact on a Busway Corridor. The proposed development does not include the haulage of fill to the subject site or the removal of excavated materials.
PO6 Filling, excavation, building foundations and retaining structures do not undermine or cause subsidence of, a busway corridor. Note: To demonstrate compliance with this performance outcome, it is recommended a RPEQ certified geotechnical assessment is provided. Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed.	
PO7 Filling, excavation, building foundations and retaining structures do not cause ground water disturbance in a busway corridor.	No acceptable outcome is prescribed.	

State Development Assessment Provisions – version 2.6
State code 3: Development in a busway environment

Performance outcomes	Acceptable outcomes	Response
Note: To demonstrate compliance with this performance outcome, it is recommended an RPEQ certified geotechnical assessment is provided. Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome. PO8 Excavation, boring, piling, blasting or fill compaction during construction of a development does not result in ground movement or vibration impacts that would cause damage or nuisance to busway transport infrastructure or busway transport infrastructure works. Note: To demonstrate compliance with this performance outcome, it is recommended a RPEQ certified geotechnical assessment is provided. Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome. PO9 Filling and excavation material does not cause an obstruction or nuisance in a busway corridor. Note: Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads 2017, provides further guidance on how to comply with this performance outcome. PO10 Filling and excavation does not cause wind-blown dust nuisance in a busway corridor.	No acceptable outcome is prescribed. AO9.1 Development does not store fill, spoil or any other material in, or adjacent to, a busway corridor. AO10.1 Compaction of fill is carried out in accordance with the requirements of AS1289.0 2000 – Methods of testing soils for engineering purposes. AND AO10.2 Dust suppression measures are used during filling and excavation activities such as wind breaks or barriers and dampening of ground surfaces.	
Stormwater and drainage		

Performance outcomes		Acceptable outcomes	Response
PO11 Development does not result in an actionable nuisance or worsening of stormwater, flooding or drainage impacts in a busway corridor. Note: Section 3.3 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.	PO12 Run-off from the development site during construction of development does not cause siltation of stormwater infrastructure affecting a busway. Note: Section 3.3 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed.	Complies with PO12. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a Busway Corridor.
		AO12.1 Run-off from the development site during construction of development is not discharged to stormwater infrastructure for a busway.	Complies with AO12.1. The proposed development will discharge all stormwater to Council infrastructure on Draper Road. The proposed development will not impact hydrological regimes relevant to a Busway Corridor. Suitable control measures will be installed and operated during all construction and earthwork phases associated with the proposed Retirement Facility and the Reconfiguration such that there will be no impacts to a Busway Corridor.
Access			
PO13 Development prevents unauthorised access to a busway corridor. Note: Section 3.4 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.	PO14 Vehicular access for a development does not create a safety hazard or result in worsening of operating conditions on busways. Note: Section 3.4 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.	PO13.1 Where development is abutting a busway corridor, a fence is provided along the property boundary in accordance with clause 4.1.6 of the Guide to Road Design Part 6B, Austroads 2015 and Part 6B of the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016. No acceptable outcome is prescribed.	Not applicable. The subject site does not abut a Busway Corridor.
			Complies with PO14. The proposed development will not create a safety hazard or result in worsening of Busway Corridor operational conditions.
		AO15.1 Vehicular access and associated road access works are not located within 5 metres of public passenger transport infrastructure.	Complies with AO15.1. The proposed development is not located within 5m of a public transport infrastructure.

State Development Assessment Provisions – version 2.6
State code 3: Development in a busway environment

Performance outcomes		Acceptable outcomes	Response
public passenger transport infrastructure and public passenger services.		AND	
Note: Section 3.5 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.		AO15.2 Development does not necessitate the relocation of existing public passenger transport infrastructure.	Complies with AO15.2. The relocation of public transport infrastructure is not required.
		AND	
		AO15.3 On-site vehicle circulation is designed to give priority to entering vehicles at all times so vehicles using a vehicular access do not obstruct public passenger transport infrastructure and public passenger services or obstruct pedestrian or cycle access to public passenger transport infrastructure and public passenger services.	Not applicable. The subject site does not contain a Busway Corridor.
		AND	
		AO15.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	
Planned upgrades			
PO16 Development does not impede delivery of planned upgrades of busway transport infrastructure.		AO16.1 Development is not located on land identified by Department of Transport and Main Roads as land required for the planned upgrade of busway transport infrastructure. Note: Land required for the planned upgrade of busway transport infrastructure is identified in the DA mapping system.	Not applicable. The subject site does not contain a mapped planned upgrade for a Busway Corridor.
Note: Section 3.6 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.		OR	
		AO16.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of busway transport infrastructure. OR all of the following acceptable outcomes apply:	
		AO16.3 Structures and infrastructure located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of a busway transport infrastructure are able to be readily	

Performance outcomes	Acceptable outcomes	Response
	relocated or removed without materially affecting the viability or functionality of the development. AND AO16.4 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to busway transport infrastructure. AND AO16.5 Land is able to be reinstated to the pre-development condition at the completion of the use.	

Table 3.2.2: Environmental emissions

Performance outcomes	Acceptable outcomes	Response
Noise		
Accommodation activities PO17 Development involving: 1. an accommodation activity; or 2. land for a future accommodation activity minimises noise intrusion from a busway in habitable rooms.	AO17.1 A noise barrier or earth mound is provided which is design, sited and constructed: - to meet the following external noise criteria at all facades of the building envelope: ≤55 dB(A) L_{eq} (1 hour) façade corrected (maximum hour between 6 am and 10 pm) ≤50 dB(A) L_{eq} (1 hour) façade corrected (maximum hour between 10 pm and 6 am) ≤64 dB(A) L_{max} façade corrected (between 10pm and 6am) - in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment is provided, prepared in accordance with section 3.7 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017.	Not applicable. The subject site does not contain a mapped Busway Corridor.

State Development Assessment Provisions – version 2.6
State code 3: Development in a busway environment

Performance outcomes	Acceptable outcomes	Response
	If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used. In some instances, the design of noise barriers and mounds to achieve the noise criteria above the ground floor may not be reasonable or practicable. In these instances, any relaxation of the criteria is at the discretion of the Department of Transport and Main Roads. OR all of the following acceptable outcomes apply: AO17.2 Buildings which include a habitable room are setback the maximum distance possible from a busway. AND AO17.3 Buildings are designed and oriented so that habitable rooms are located furthest from a busway. AND AO17.4 Buildings are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria: 1. $\leq 35 \text{ dB(A) } L_{eq}$ (1 hour) (maximum hour over 24 hours). Note: Noise levels from a busway are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with section 3.7 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017.	
PO18 Development involving an accommodation activity minimises noise intrusion from a busway in outdoor spaces for passive recreation.	AO18.1 A noise barrier or earth mound is provided which is design, sited and constructed: 1. to meet the following external noise criteria in outdoor spaces for passive recreation:	

Performance outcomes	Acceptable outcomes	Response
	a. ≤ 52 dB(A) L_{eq} (1 hour) free field (maximum hour between 6 am and 10 pm) b. ≤ 66 dB(A) L_{max} free field 2. in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment is provided, prepared in accordance with section 3.7 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017. OR AO18.2 Each dwelling has access to an outdoor space for passive recreation which is shielded from a busway by a building, a solid gap-free fence, or other solid gap-free structure. AND AO18.3 Each dwelling with a balcony directly exposed to noise from a busway has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).	
Childcare centres and educational establishments PO19 Development involving a: 1. childcare centre; or 2. educational establishment minimises noise intrusion from a busway in indoor education areas and indoor play areas.	AO19.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria at the building envelope: a. ≤ 55 dB(A) L_{eq} (1 hour) façade corrected (maximum hour during normal opening hours) 2. in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise	Not applicable. The proposed development is not for a Childcare Centre or Educational Establishment.

Performance outcomes	Acceptable outcomes	Response
	Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with section 3.7 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017 If the building envelope is unknown, the deemed-to-comply setback distances for buildings stipulated by the local planning instrument or relevant building regulations should be used. OR all of the following acceptable outcomes apply: AO19.2 Buildings which include indoor education areas and indoor play areas are setback the maximum distance possible from a busway. AND AO19.3 Buildings are designed and oriented so that indoor education areas and indoor play areas are located furthest from the busway. AND AO19.4 Buildings are designed and constructed using materials which ensure indoor education areas and indoor play areas meet the following internal noise criteria: 1. $\leq 35 \text{ dB(A) } L_{\text{eq}}$ (1 hour) (maximum hour during opening hours). Note: Noise levels from a busway are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise. To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is	

Performance outcomes	Acceptable outcomes	Response
PO20 Development involving a: 1. childcare centre; or 2. educational establishment minimises noise intrusion from a busway in outdoor education areas and outdoor play areas.	provided, prepared in accordance with section 3.7 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017. AO20.1 A noise barrier or earth mound is provided which is design, sited and constructed: 1. to meet the following external noise criteria in outdoor education areas and outdoor play areas: a. $\leq 52 \text{ dB(A) } L_{eq} \text{ (1 hour) free field (maximum hour during normal opening hours)}$ b. $\leq 66 \text{ dB(A) } L_{max} \text{ free field (during normal opening hours)}$ 2. in accordance with chapter 7 – Integrated noise barrier design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment is provided, prepared in accordance with section 3.7 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017. OR AO20.2 Each outdoor education area and outdoor play area is shielded from noise generated from a busway by a building, a solid gap-free fence, or other solid gap-free structure.	
Hospitals		
PO21 Development involving a hospital minimises noise intrusion from a busway in patient care areas.	AO21.1 Hospitals are designed and constructed using materials which ensure patient care areas meet the following internal noise criteria: 1. $\leq 35 \text{ dB(A) } L_{eq} \text{ (1 hour) (maximum hour during opening hours)}$. Note: Noise levels from a busway are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise.	Not applicable. The proposed development is not for a Hospital.

Performance outcomes	Acceptable outcomes	Response
Vibration		
Hospitals		
PO22 Development involving a hospital minimises vibration impacts from a busway in patient care areas.	To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with section 3.7 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017.	
	AO22.1 Hospitals are designed and constructed to ensure vibration in the treatment area of a patient care area does not exceed a vibration dose value of 0.1m/s^{1.75}. AND AO22.2 Hospitals are designed and constructed to ensure vibration in the ward area of a patient care area does not exceed a vibration dose value of 0.4m/s^{1.75}. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified vibration assessment report is provided.	Not applicable. The proposed development is not for a Hospital. Not applicable. The proposed development is not for a Hospital.
Air and light		
PO23 Development involving an accommodation activity minimises air quality impacts from a busway in outdoor spaces for passive recreation.	AO23.1 Each dwelling has access to an outdoor space for passive recreation which is shielded from a busway by a building, a solid gap-free fence, or other solid gap-free structure.	Not applicable. The subject site does not contain a mapped Busway Corridor.
	AO24.1 Each outdoor education area and outdoor play area is shielded from a busway by a building, solid gap-free fence, or other solid gap-free structure.	Not applicable. The proposed development is not for a Childcare Centre or Educational Establishment.
	AO25.1 Buildings for an accommodation activity or hospital are designed to minimise the number of windows or transparent/translucent panels facing a busway.	Not applicable. The subject site does not contain a mapped Busway Corridor.
PO24 Development involving a:		
1. childcare centre; or		
2. educational establishment		
minimises air quality impacts from a busway in outdoor education areas and outdoor play areas.		
PO25 Development involving an accommodation activity or hospital minimises lighting impacts from a busway.		

State Development Assessment Provisions – version 2.6
State code 3: Development in a busway environment

Performance outcomes	Acceptable outcomes	Response
	OR	
	AO25.2 Windows facing a busway include treatments to block light from a busway.	

Table 3.2.3: Development in a future busway environment

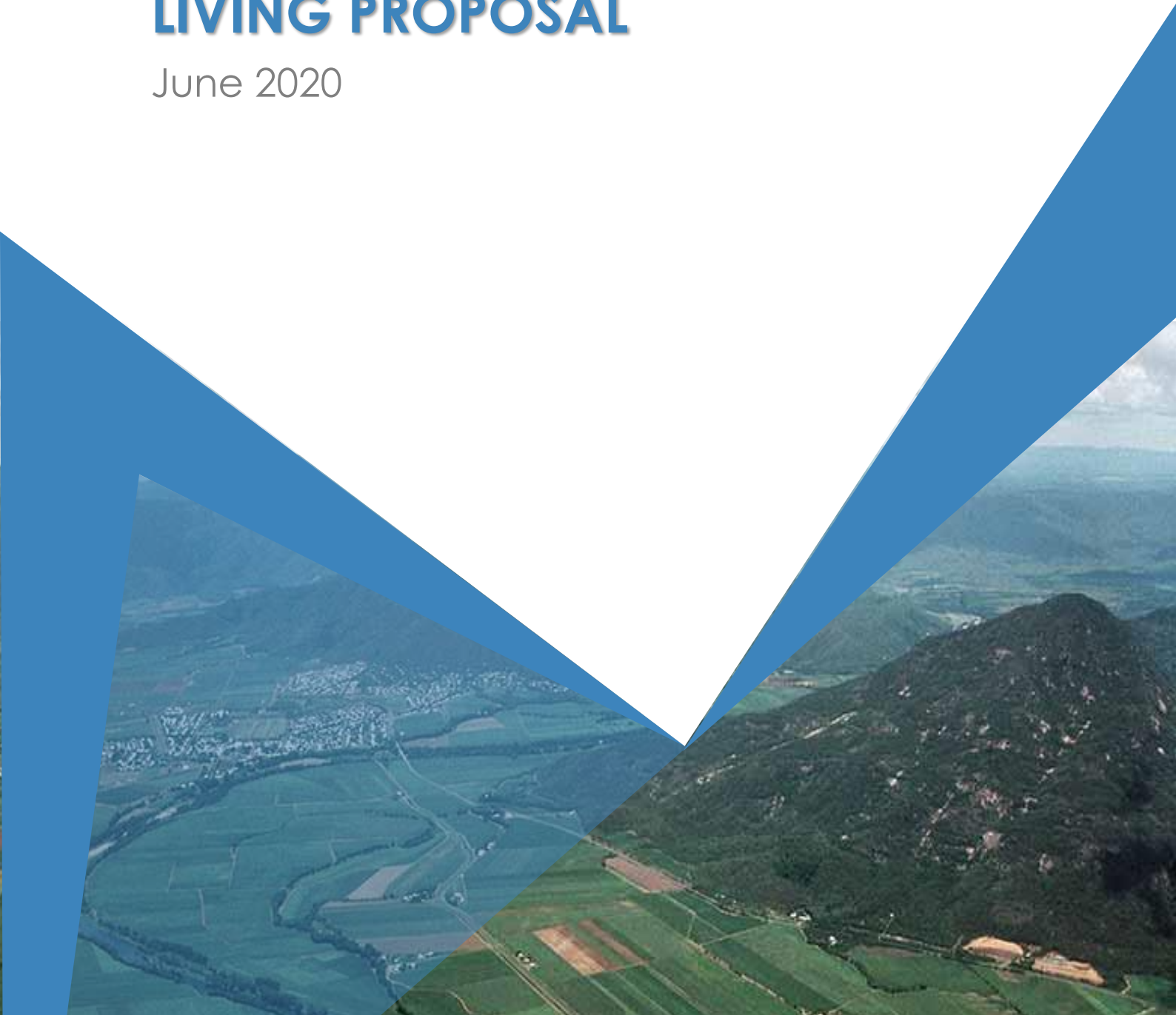
Performance outcomes	Acceptable outcomes	Response
PO26 Development does not impede delivery of busway transport infrastructure in a future busway corridor. Note: Section 3.6 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.	AO26.1 Development is not located in a future busway corridor. OR AO26.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located in a future busway corridor. OR all of the following acceptable outcomes apply: AO26.3 Structures and infrastructure located in a future busway corridor are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND AO26.4 Development does not involve filling and excavation of, or material changes to, a future busway corridor. AND AO26.5 Land is able to be reinstated to the pre-development condition at the completion of the use.	Complies with AO26.2. The subject site is mapped as containing a Future Busway Corridor. The proposed development is designed such that the no element of the proposed development interacts with the mapped Future Busway Corridor. Refer to the attached Proposal Plans which show the closest aspect of the proposed development, being a Future Use Lot associated with Stage 1 being well setback from the Future Busway Corridor.
PO27 Filling, excavation, building foundations and retaining structures do not undermine or cause subsidence of a future busway corridor.	No acceptable outcome is prescribed.	Complies with PO27. The proposed development does not include excavation or fill activities or boring, piling, blasting activities which will impact on a future Busway

Performance outcomes	Acceptable outcomes	Response
Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified geotechnical assessment is provided. Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.		Corridor. The proposed development does not include the haulage of fill to the subject site or the removal of excavated materials.
PO28 Fill material from a development site does not result in contamination of land for a future busway corridor. Note: Section 3.2 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.	AO28.1 Fill material is free of contaminants including acid sulfate content. Note: Soil and rocks should be tested in accordance with AS1289 – Methods of testing soils for engineering purposes and AS4133 2005 – Methods of testing rocks for engineering purposes. AND	Not applicable. The proposed development does not include excavation or fill activities or boring, piling, blasting activities which will impact on a future Busway Corridor. The proposed development does not include the haulage of fill to the subject site or the removal of excavated materials.
	AO28.2 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.	
PO29 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a future busway corridor. Note: Section 3.3 of the Interim Guide to Development in a Transport Environment: Busway, Department of Transport and Main Roads, 2017, provides further guidance on how to comply with this performance outcome.	No acceptable outcome is prescribed.	Complies with PO29. The proposed development will not impact in the hydrological regime relating to the future Busway Corridor.



GORDONVALE RESIDENTIAL SUBDIVISION AND RETIREMENT LIVING PROPOSAL

June 2020



GORDONVALE DEVELOPMENT PROPOSAL

TABLE OF CONTENTS

Overview 3

Proposed Development 5

Phase One 5

Phase Two 7

Project Feasibility 15

Project Funding 17

Summary 18

Schedule of Attachments 19

GORDONVALE DEVELOPMENT PROPOSAL

Overview

The proposal represents the development of a flat 103,277m² site in the expanding Southern Suburbs of Cairns, Queensland.

The site situated on Draper Road, Gordonvale is amid the Mount Peter emerging community zone and the major growth corridor for the Cairns Region.

The proposal is for the site to be developed into;

- 47 traditional residential lots ranging in size from 700m² to 1,259m²;
- A 2,502m² childcare development site;
- A 42,519m² site to be further developed into a 162 unit retirement facility and associated amenities.



Proposed Site Location – Queensland Globe

GORDONVALE DEVELOPMENT PROPOSAL

Cairns Region

Cairns has a current population of approximately 152,000 people. Taking into consideration the region which Cairns services, including the Cassowary Coast, Atherton Tablelands and Gulf region, the population swells to close to 300,000 people.



Cairns Southern Growth Corridor

Due to geographical constraints, the future expansion of Cairns is to the South in the area bounded by the subject site. The population for this area is forecast to increase by 46% over the period of 2016 to 2036 adding over 48,500 people to the area.

As outlined above, Cairns remains the major centre for the northern region in terms of provision of health and medical facilities, allied health services, secondary and tertiary education, sport and recreation facilities and domestic and international travel.

As a result, and similar to other regional hubs around Australia, they naturally become popular places for people within the greater region to retire to, providing convenient access to these facilities and in turn providing for retirement and aged care facilities. Key figures in relation to the population growth and retirement trends for the Cairns region are appended to this application (refer **Attachment 1**). Further details in relation to this report are available on request.



Cairns Southern Corridor - Walsh's Pyramid View

GORDONVALE DEVELOPMENT PROPOSAL

Proposed Development

Phase one of the project will include development of 47 residential lots, a 2,500m² childcare centre site and the 42,500m² retirement village site.

Phase two will include the development of the retirement village which will be undertaken progressively over 3 Stages.

The overall site is situated above Q100 flood levels and is a flat, fully cleared site being used as a cane farm for many years. This there are no added filling, clearing or vegetation covenants or overlays relating to the site.

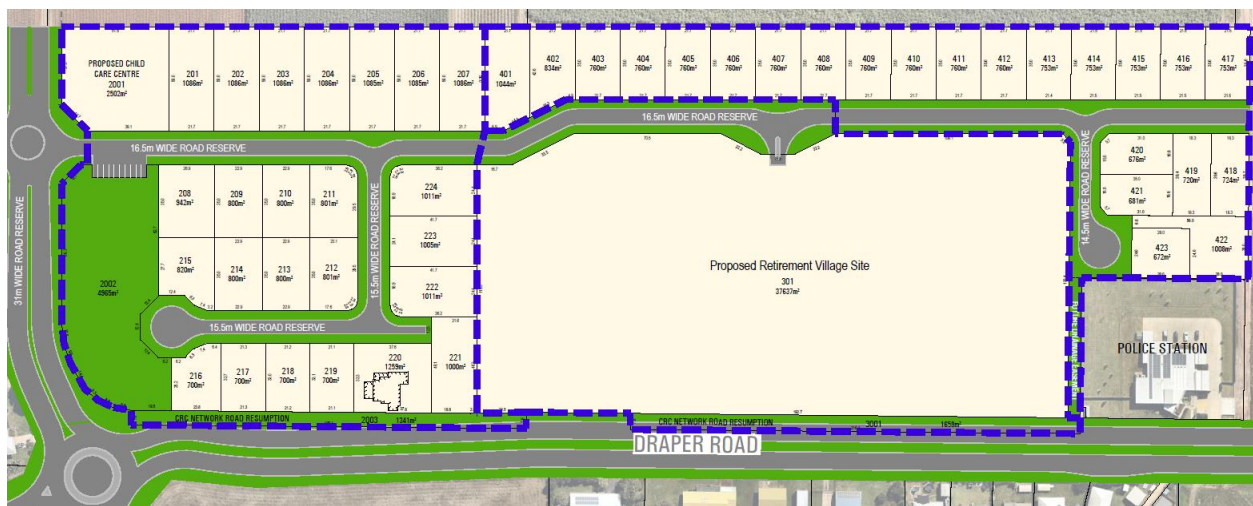
The site is accessed off Draper Road which is one of the major connector roads to the surrounding residential areas. Additionally, the site is in close proximity to the new Woolworths supermarket development as indicated on the above locality plan.

Phase One

Phase one of the development includes the development of the 47 residential lots and the 2 commercial lots (childcare centre lot and the retirement village lot).

A preliminary approval is currently held for the subdivision (refer **Attachment 2**) a new development approval is in the process of being obtained for the subdivision and the retirement living facility.

Typical residential lots in the area are in the 450-600m² range however the intent of this development is to provide a legitimate point of difference by providing the larger lots. These larger lots allow for the easy provision of a house, pool and shed. Cairns being a regional centre and also having access to the Great Barrier Reef, Lake Tinaroo and the Atherton Tablelands and Outback Regions has a large population that own boats, caravans, campers, motor bikes, jet skis etc and provision of a larger lot that facilitates a larger storage shed is an attractive attribute to many buyers.



Proposed Masterplan - Draper Road Subdivision

GORDONVALE DEVELOPMENT PROPOSAL

The intent would be to develop the residential subdivision for sale and some arrangements would be undertaken with selected home builders to provide display homes to facilitate the sale process. The estate is further enhanced with the park facilities as detailed in the masterplan. This stage also provides for a childcare centre site which will be on sold to a childcare developer to further enhance the appeal of the subdivision.

The detailed feasibility and cashflow for the development is appended (refer **Attachment 3**) with the following high level summary:

Sales		\$ 7,910,000.00
GST	\$ 673,676.36	
Commission	\$ 237,300.00	
Net Sales		\$ 6,999,023.70
Land	\$ 1,057,500.00	
Construction	\$ 2,425,000.00	
Consultants	\$ 145,500.00	
Council Contributions	\$ 1,175,000.00	
Marketing	\$ 158,200.00	
Contingency	\$ 121,250.00	
Interest	\$ 84,378.24	
Total Costs		\$ 5,166,828.24
Profit		\$ 1,832,195.46
Return		35.46%

Sale prices are as per Herron Todd White valuers report (refer **Attachment 4**).

Construction costs are as per Cardno Civil Engineers' cost report (refer **Attachment 5**).

Council contributions may be made as headworks contributions or physically constructing the roundabout and network road required for access to the estate.

The above feasibility does not include the value of the Retirement village lot (circa \$3.8 million) which is used as contribution for retirement village funding (refer on).

GORDONVALE DEVELOPMENT PROPOSAL

Phase Two

Situated over 37,800m², the retirement facility will comprise 162 independent living units. The retirement village will be made up of 96 x 3-bedroom units, 34 x 2-bedroom units and 32 x 1-bedroom units in addition to extensive administration, recreational and lifestyle facilities. Further details on Phase Two is provided in the following sections of this proposal.



Indicative Masterplan - Retirement Village

GORDONVALE DEVELOPMENT PROPOSAL

The Facility

The facility itself has two unique characteristics which will set it apart from any other facility in the region. One being the design and amenity of the centre and the other being the concept of care being provided.

In terms of design, the facility is specifically created to provide a mixture of spacious 3, 2 and 1 bedroom accommodation (see proposed unit plan in Figure 1 below) with a specific focus on three bedroom accommodation which is designed to make the transition from the family home to this facility much more manageable for all. The traditional family home remains the predominant residential accommodation in the Cairns Region, particularly for the aging population, thus providing a three bedroom product is seen as an essential configuration to promote the transition process both for the resident and the extended family.

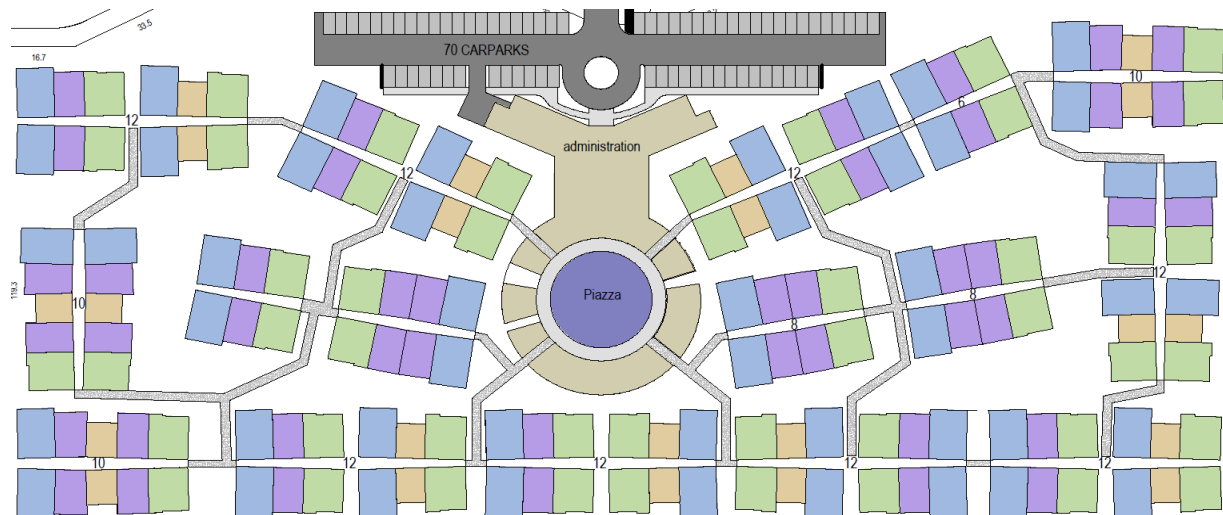


Figure 1 - Proposed Unit Configuration

3 Bedroom – 100m² | 3 Bedroom – 103m² | 2 Bedroom – 78m² | 1 Bedroom – 60m²



Architect's Impression - Central Piazza

In addition to the accommodation facilities, the complex will comprise a central administration area with commercial kitchen, dining and bar facilities and consult/treatment rooms.

GORDONVALE DEVELOPMENT PROPOSAL

The truly unique component of the development is the Central Piazza comprising the extensive recreation facilities for all residents to enjoy including a cinema, chapel, games room, hairdresser, gym and café surrounded by extensive gardens, walking tracks and rest areas. The Piazza is designed to be an indoor/outdoor space that is visited and utilised by residents every day, so it is a meeting place and a recreational and interactive space that has constant activity.



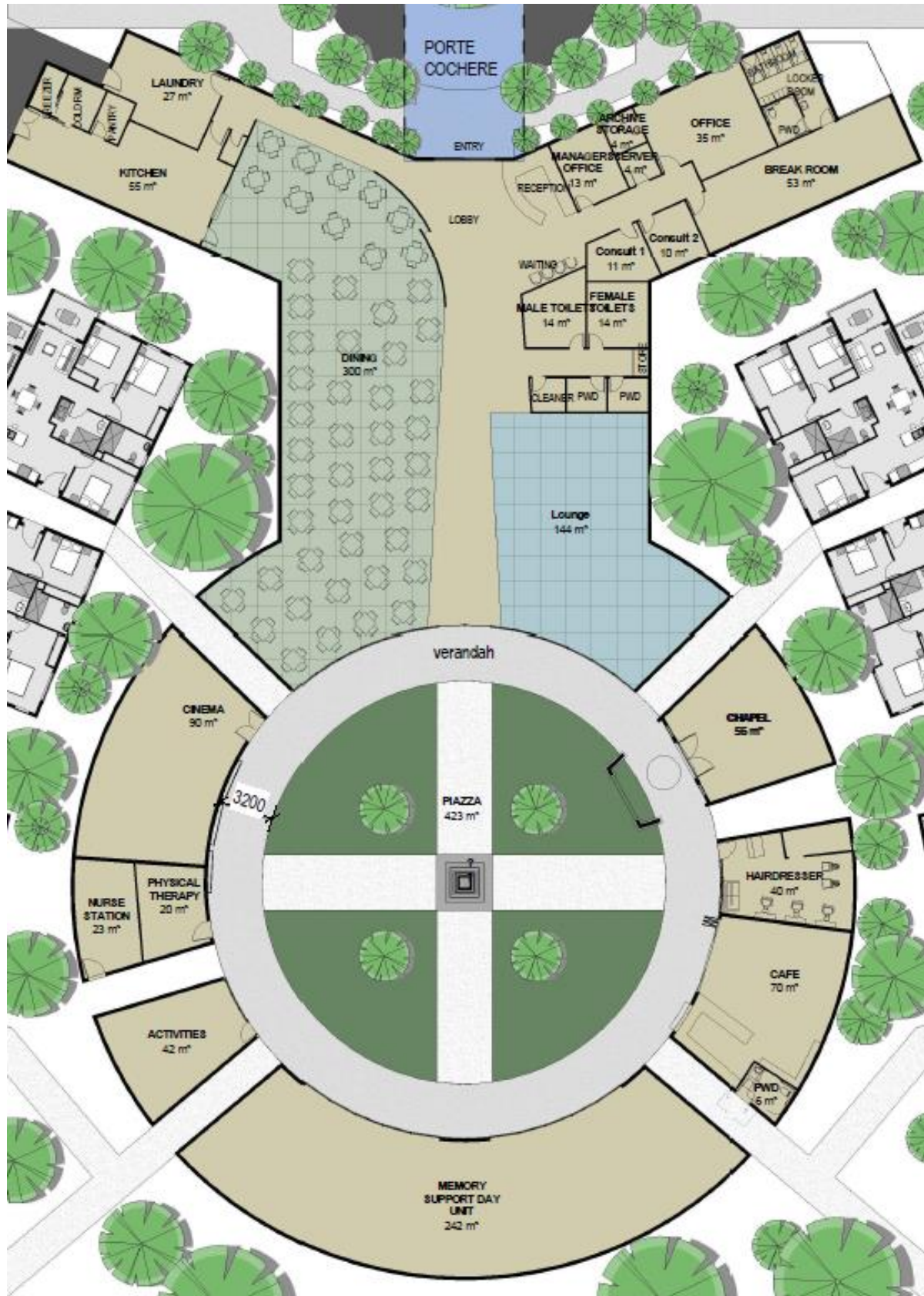
Also, the Piazza can be a place where special events occur. These could include for example, performances, demonstrations, markets, family days etc. which are all designed to promote a community/village feel as opposed to an institutional feel.

The overall concept is designed provide an attractive and lively facility which will further promote regular visitation by the resident's children and grandchildren to the facility.



Various Architect's Impressions - Central Piazza

GORDONVALE DEVELOPMENT PROPOSAL



Entrance, Administration and Central Piazza Floor Plan - Retirement Village

GORDONVALE DEVELOPMENT PROPOSAL

The Concept

The central theme to the overall concept is that residents age in the same space. Residents pay an incoming contribution to secure a unit (in the attached feasibility \$495,000 for a 3 bedroom unit, \$395,000 for a 2 bedroom unit and \$325,000 for a 1 bedroom unit) which is released to the developer and amortised over the length of stay of the resident.

The resident then resides in that same unit for the rest of their lives and the level of care and facilities they require comes to them rather than the resident transitioning to alternate high care and palliative care facilities.

This augmented care approach gives both peace of mind to the residents and provides additional income streams to the facility operators as the additional care is provided, much of which is government funded. It is worth noting that there are no other facilities in the Greater Cairns Region which offer an augmented care approach in retirement villages. Residents in local retirement villages have access to home care services which are external to their villages and can engage these services themselves. Some of the retirement villages also have aged care facilities attached to their retirement villages which can provide assistance as the resident's needs change however this usually requires a relocation from their retirement home to the aged care facility.

On average, the resident occupies their unit for 4-5 years and upon exit the resident's family is paid the balance of the contribution less the daily amortisation and the developer is free to resell the unit to another incoming resident and the process continues.

GORDONVALE DEVELOPMENT PROPOSAL

Unit Layout

The current design includes all single level buildings which are easier to build and easier to stage from a construction perspective.

Modules are easily replicated to further reduce costs. Modules range in size from 12 units (see floor plan below), 10 units, 8 units and 6 units with all modules comprising a mixture of unit sizes. All modules contain at least 4 x three bedroom configurations.



Indicative floor plan - 12 unit block - Retirement Village

GORDONVALE DEVELOPMENT PROPOSAL

The Operator

The current proposal includes experienced medical services and lifestyle village operator Envigor being the operator of this facility. Envigor currently operate 8 retirement villages across Queensland under their Seasons Aged Care partnership. They have extensive experience both in retirement villages and more importantly the integrated care approach which we are proposing.

As part of the proposal, they will receive a fee for the running of the facility and providing 24-hour care which is recoverable via resident levies. They also benefit and gain income from the provision of the integrated care.



Envigor - Integrated Care Specialists



Seasons - Sinnamon Park Facility



Envigor & Seasons - Partners in quality aged care

GORDONVALE DEVELOPMENT PROPOSAL

The Project Team

The proponents of the development, whilst experienced developers having completed several hundred lots and in excess of 1200 residential units, hotel and childcare centre projects, have assembled a suitably qualified support team as follows:

Architect	: 8 Pencils
Town Planer	: GHD
Civil Engineer	: Cardno
Structural Engineer	: CMG Engineers
Electrical Engineer	: Sequal Consulting Group
Project Manager	: Kelly Development Services
Cost Consultant	:
Private Certifier	: GMA Certifiacion
Energy Consultant	: Pinches Consulting

GORDONVALE DEVELOPMENT PROPOSAL

Project Feasibility

The project feasibility is detailed below from a developer/financing perspective ie. the receipt of incoming contributions and total development costs and the associated return on cost.

This feasibility excludes any operational or other income streams that accrue for the running of the facility.

	Stage 1	Stage 2	TOTAL
Units	60	102	162
Sales	\$ 26,320,000	\$ 45,030,000	\$ 71,350,000
Commission	\$ 1,316,000	\$ 2,251,500	\$ 3,567,500
Net Sales	\$ 25,004,000	\$ 42,778,500	\$ 67,782,500
Land and Acquisition	\$ 1,500,000	\$ 2,300,000	\$ 3,800,000
Statutory Charges	\$ 991,000	\$ 1,800,000	\$ 2,791,000
Construction Costs	\$ 16,130,593	\$ 17,050,722	\$ 33,181,315
Consultants	\$ 967,835	\$ 511,521	\$ 1,479,356
Contingency	\$ 806,529	\$ 852,536	\$ 1,659,065
Holding Costs	\$ 53,000	\$ 127,000	\$ 180,000
Marketing	\$ 526,400	\$ 900,600	\$ 1,427,000
Interest	\$ 539,818	\$ 424,828	\$ 964,646
Total Costs	\$ 21,515,175	\$ 23,967,207	\$ 45,482,382
Profit	\$ 3,488,825	\$ 18,811,293	\$ 22,300,118
Return	16%	78%	49%

Profitability of Stage 1 is impacted by construction of the central facilities and administration as part of this stage (no value has been attributed for this facility). There is no alternative to providing these facilities up front along with the initial stage for both compliance and to effectively market the property for subsequent stages.

Construction costs have been presented by a local commercial builder who is experienced in this type of construction.

GORDONVALE DEVELOPMENT PROPOSAL

Sale prices are considered to be readily achievable and appropriate for the quality of the development and facilities – a comparison has been done for other retirement living facilities in the Cairns region further justifying this and is appended for reference (refer **Attachment 6**).

A detailed feasibility is also appended for reference (refer **Attachment 7**).

GORDONVALE DEVELOPMENT PROPOSAL

Project Funding

Funding is sought for completion of the development in 2 tranches:- *Tranche 1* being the initial 47 lot subdivision and Stage 1 (60 units and central facilities) of the Retirement Village and *Tranche 2* being the balance 102 units in the retirement village as follows:

Tranche 1

	47 Lot Subdivision	Stage 1	TOTAL
Land	\$ 1,057,500	\$ 1,500,000	\$ 2,557,500
Construction	\$ 2,425,000	\$ 16,130,593	\$ 18,555,593
Consultants	\$ 145,500	\$ 967,835	\$ 1,113,335
Contingency	\$ 121,250	\$ 806,529	\$ 927,779
Holding Costs	\$ 0	\$ 53,000	\$ 53,000
Marketing	\$ 158,200	\$ 526,400	\$ 684,600
Statutory Charges	\$ 1,175,000	\$ 991,000	\$ 2,166,000
Interest	\$ 84,378	\$ 539,818	\$ 624,196
Total Funding	\$ 5,166,828	\$ 21,515,175	\$ 26,682,003

Tranche 2

	Stage 2	TOTAL
Land	\$ 2,300,000	\$ 2,300,000
Statutory Charges	\$ 1,800,000	\$ 1,800,000
Construction Costs	\$ 17,050,722	\$ 17,050,722
Consultants	\$ 511,521	\$ 511,521
Contingency	\$ 852,536	\$ 852,536
Holding Costs	\$ 127,000	\$ 127,000
Marketing	\$ 900,600	\$ 900,600
Interest	\$ 424,828	\$ 424,828
Total Funding	\$ 23,967,207	\$ 23,967,207

Based on the above a facility limit of \$26,682,003 is requested however in reality with staging peak debt over the period will be \$19,846,369 based on current cashflows. Project cashflow is appended (refer **Attachment 7**).

GORDONVALE DEVELOPMENT PROPOSAL

Summary

The proposal represents a unique opportunity to participate in a multi-staged, multi-use development. The initial residential subdivision is located in the growth area of Cairns, easily accessible to the Bruce Highway and linkages to the city and in close proximity to the new Woolworths development. The estate is additionally characterised by larger lots and an extensive park facility creating a genuine point of difference.

The retirement village also has a unique concept both in its facilities and prevalence of 3 bedroom unit arrangements once again creating an attractive point of difference for the facility.

The proponents are contributing the land which is unencumbered and has all relevant approvals so it will be a shovel ready project. The proponents are additionally experienced developers and have an experienced consultant team supporting the project.



Gordonvale Retirement Village - Architect's Impression

GORDONVALE DEVELOPMENT PROPOSAL

Schedule of Attachments

Name	Title	Date
Attachment 1	Cairns LGA Population & Aged Care Research Excerpt – Oliver Hume Research	October 2018
Attachment 2	Preliminary Development Approval – Subdivision	11 October 2018
Attachment 3	Project Feasibility and Cashflow – Subdivision	June 2020
Attachment 4	Valuer's Report – Herron Todd White	12 March 2020
Attachment 5	Cardno Cost Report – Draper Road Subdivision	24 March 2020
Attachment 6	Comparison Document – Cairns Retirement Facilities	May 2020
Attachment 7	Project Feasibility and Cashflow – Retirement Village	June 2020

ATTACHMENT 1

Gordonvale Residential Subdivision

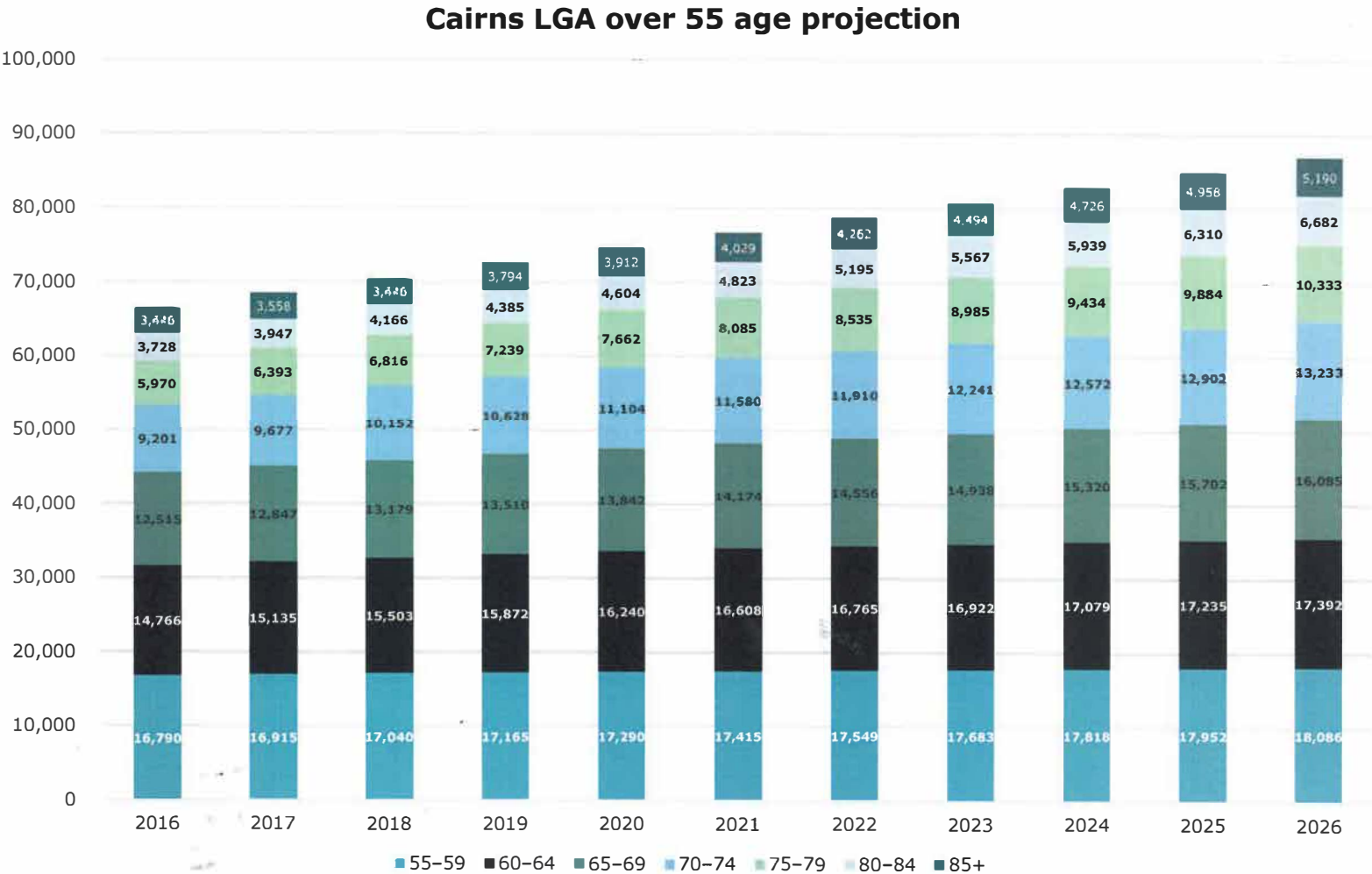
&

Retirement Living Proposal

Gordonvale Retirement Opportunity

Cairns LGA

- In 2016 the Cairns LGA had over 66,410 residents aged 55+.
- By 2026 the number of persons aged 55+ is expected to be over 87,000 (+20,591, 131%).



Demand/Supply Modelling – Aged Care

As at June 2016):

- There were 48 Aged Care Services, making up approximately 5% of the Services offered in Queensland in the Cairns SA4 region.
- 2,488 Aged Care Service Operational Places, also making up approximately 5% of Operational Places in Queensland
- Within the region, the Cairns - South SA3 had the largest number of aged care services (22) with the largest number of operational places (1,195).

	Number of Aged Care Services	Number of Operational Places by Care Type				Australian Funding ^(a)
		Community Care	Residential Aged Care	Transition Care	Total Places	\$Million
Cairns SA4	48	747	1,703	38	2,488	\$111.4
Cairns - North	3	196	194	0	390	\$15.2
Cairns - South	22	378	779	38	1,195	\$54.5
Innisfail – Cassowary Coast	12	58	337	0	395	\$19.3
Port Douglas – Daintree	2	12	103	0	115	\$5.5
Tablelands (East) – Kuranda	9	103	290	0	393	\$16.9
Queensland	954	14,488	35,924	733	51,145	\$2,369.5

Demand/Supply Modelling – Retirement

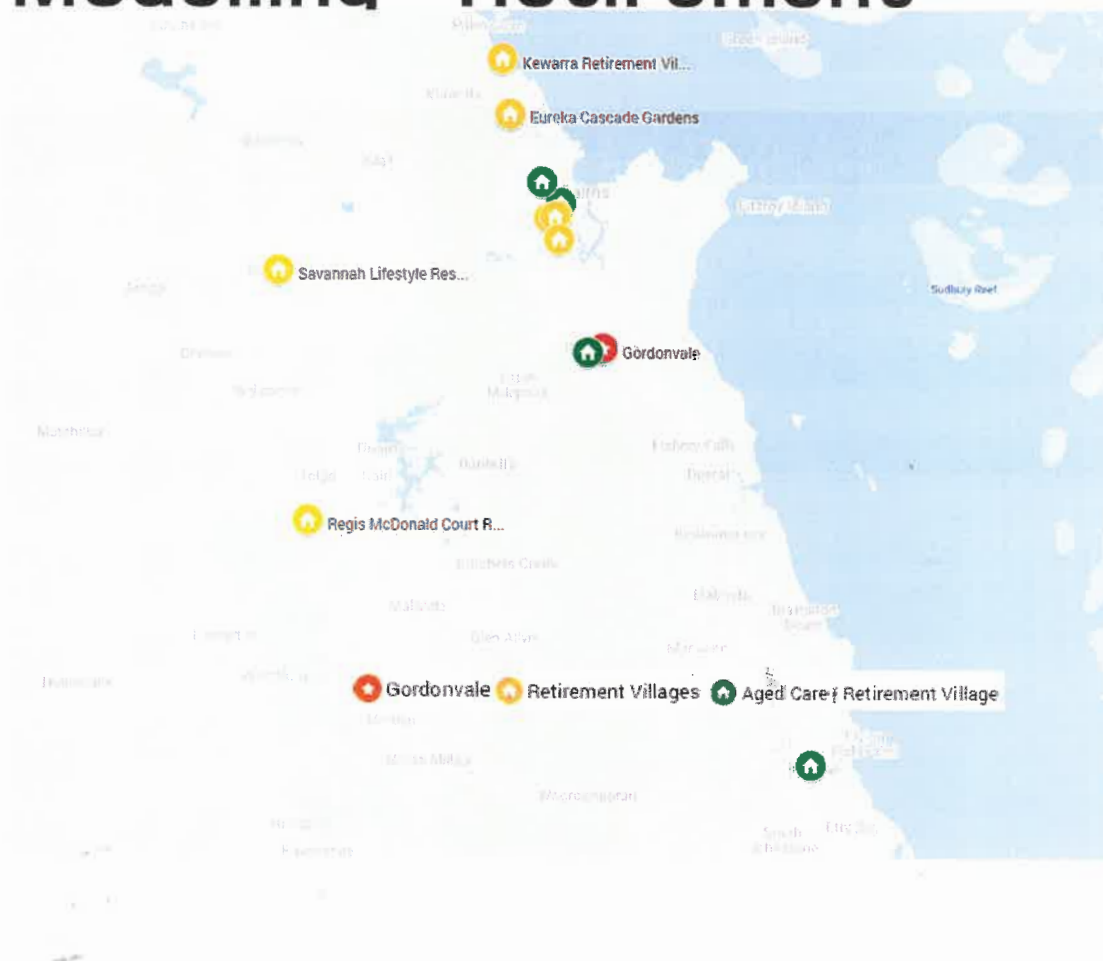
To determine the supply considerations of the locality, Oliver Hume Research analysed the number of operational Retirement Villages within the Cairns SA4 region*.

Location: Cairns region

Number of Services: 8 operational Retirement Villages and 4 additional services that offer both Aged Care & Retirement options

Number of Dwellings: Over 600 dwellings

Number of Vacancies: 34 dwellings (5.7% vacancy rate)



Cairns LGA – Retirement Village

Share Using Retirement Living	Underlying Demand			
	Years	2016	2021	2026
0.2%	55–59	34	35	36
0.2%	60–64	30	33	35
2.0%	65–69	250	283	322
2.0%	70–74	184	232	265
4.0%	75–79	239	323	413
4.0%	80–84	149	193	267
7.0%	85+	241	282	363
Underlying Demand (Persons)		1,126	1,382	1,701
Underlying Demand (ILUs)		751	921	1,134
Supply (ILUs)		515	515	515
Excess Demand/Supply		236	406	619
Market Share		ILUs		
a) Low	10%	24	41	62
b) Medium	30%	71	122	186
c) High	50%	118	203	310

ATTACHMENT 2

Gordonvale Residential Subdivision

&

Retirement Living Proposal



ENQUIRIES: Claire Anderson
PHONE: (07) 4044 3318
YOUR REF: 9624
FILE REF: **8/13/2156** (5896577)
REFERENCE: **8669** / 2018

11 October 2018

R Straguszi
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

By Email: owen.dalton@rpsgroup.com.au

Dear Owen,

DECISION NOTICE UNDER S63 PLANNING ACT 2016

Development application:	8/13/2156
Property address:	Draper Road, Gordonvale
Property description:	Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103, and Lot 3 RP708592
Application proposal:	Reconfiguring a Lot (4 Lots into 35 Lots plus Park and Balance)

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice which was determined by Council at the Ordinary Meeting held on 10 October 2018.

The notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquires in relation to this Decision Notice, please contact Claire Anderson of Council's Strategic Planning & Approvals Team on telephone number (07) 4044 3318.

Yours faithfully,

For Peter Boyd
Manager Strategic Planning & Approvals

Att.

Decision Notice

APPLICANT DETAILS

R Straguszi
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

ADDRESS

Draper Road, Gordonvale

REAL PROPERTY DESCRIPTION

Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103, and Lot 3 RP708592

PROPOSAL

Reconfiguring a Lot (3 Lots into 35 Lots plus Park and Balance)

DECISION

Approved in full subject to conditions (refer to approval package below).

DECISION DATE

10 October 2018

TYPE

Reconfiguration of a Lot (Preliminary Approval)

PLANNING INSTRUMENT

CairnsPlan 2016 v1.2

REFERRAL AGENCIES

Based on the information provided in the application, referral is required to the following referral agencies:

CairnsSARA@dsdmip.qld.gov.au

State Assessment and Referral Agency

Department of State Development, Manufacturing, Infrastructure and Planning

Far North Queensland Regional Office

Postal: PO Box 2358, CAIRNS QLD 4870

Email: CairnsSARA@dsdmip.qld.gov.au

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Plumbing Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'Approved Drawing(s) and / or Document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan – Stage 1	Cardno, Drawing No. Q174029-002-MP-16, Revision A, Council Reference #5778646	9 February 2018
Site Plan – Stage 2	Cardno, Drawing No. Q174029-002-MP-16, Revision A, Council Reference #5778646	9 February 2018
Staging Plan	Cardno, Drawing No. Q174029-005-FIG-02, Revision B, Council Reference #5863468	9 August 2018
Reconfiguration Site Plan	Cardno, Drawing No. Q174029-PP002A, Council Reference #5863468	17 August 2018
Road Hierarchy Plan	Cardno, Drawing No. Q174029_PP01A, Council Reference #5863468	14 August 2018

Assessment Manager Conditions

1. This Preliminary Approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 88 of the *Planning Act 2016*.

Amendment to Design

2. As part of any subsequent Development Application for Reconfiguring a Lot, the proposed development as shown on the Approved Plans must be amended to accommodate the following changes:
 - a. Amend the lot layout such that all proposed lots have a vehicular access that meets the requirements of AS2890.1 in relation to distance from an intersection, including roundabouts.

NB: Access to all lots must be via the internal residential street network. Direct vehicular access from the Sub Arterial Road is not permitted.

Trunk Road Network

3. As part any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit further details with regards to the treatment of:
 - a. The future trunk north-south Sub Arterial Road providing access to the development from Draper Road;
 - b. The roundabout at Draper Road and Dempsey Street; and
 - c. Draper Road between Dempsey Street and Fisher Road including the intersections.

NB: A design for the ultimate scenario must be undertaken in accordance with Council's trunk road network planning and the FNQROC Development Manual. The design should consider the staging of construction and determine the extent of works required in the interim to provide access to the subject development.

The design should also identify the extent of any land requirements on the subject lots to facilitate the ultimate road network, giving consideration to any localised widenings required for the provision of bus indents.

Water Supply and Sewerage Infrastructure Plan

4. As part any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit a Water Supply and Sewerage Infrastructure Plan and supporting information (including Hydraulic Network Analysis) to demonstrate how the development will be serviced by Council's Infrastructure. In particular:

- a. The subject site is located outside the Priority Infrastructure Area (PIA) as identified in Council's Local Government Infrastructure Plan (LGIP). The PIA in the Gordonvale area signals the most efficient areas to service the expected growth as set out in the planning assumptions in the LGIP. It aims to efficiently utilise existing infrastructure capacity and provide new capacity in an orderly and sequential manner.

The Infrastructure Plan is to set out the timing and staging of the development that is consistent, and/or identify where it is inconsistent (e.g. any upsizing and/or bring forward of timing), with the LGIP.

- b. The plan must detail any interim servicing arrangements for the development and identify thresholds (lot yield and timing) associated with those interim and ultimate servicing arrangements, including any limitation on the development for any interim connection to Council's infrastructure;
- c. Identify external catchments that will be connected to and/or serviced by the internal sewer or water networks; and
- d. Identify possible development areas (whether internal or external to the development site) for a booster pump station that will cater for the proposed development and future developments external to the development site.

Drainage

5. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit concept design of the interim (temporary) detention basins and any associated infrastructure as noted in the *Engineering Report to Support Development Application on Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103 & Lot 3 on RP708592, Draper Road, Gordonvale (Jan 2018)* prepared by Cardno, as well as any proposed ultimate detention measures required for the development. The design of both interim and ultimate stages must clearly demonstrate how detention at each stage of development will result in a no worsening effect to the surrounding area.

6. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit concept design of the interim and ultimate stormwater infrastructure for the development as noted in the *Engineering Report to Support Development Application on Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103 & Lot 3 on RP708592, Draper Road, Gordonvale (Jan 2018)* prepared by Cardno. This shall include, but not be limited to; any proposed GPT locations and all internal and external drainage infrastructure required to service the development. All drainage infrastructure nominated shall be designed in accordance with the FNQROC Development Manual.
7. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant must submit a Flood Impact Assessment for the adjacent watercourses (being Mackey Creek to the north and O'Leary's Creek to the east) to address the following, as a minimum:
 - a. Confirm the extent of the 1% AEP flood event in relation to the site both pre and post development;
 - b. Confirm that finished lot levels within the proposed development have immunity to a 1% AEP event; and
 - c. Identify any requirement for drainage easements through the subject site.

The Flood Impact Assessment is to be certified by an appropriately qualified and experienced engineer (RPEQ certified) and must comply, in all regards, with the requirements of the Queensland Urban Drainage Manual (QUDM) and the Council's development manual (FNQROC).

Stormwater Quality

8. As part of any subsequent Development Application for Reconfiguring a Lot, a Stormwater Quality Management Plan must be submitted detailing the following matters:
 - a. Drainage infrastructure in accordance with the FNQROC Development Manual, the Queensland Urban Drainage Manual (QUDM) and that meets the applicable stormwater quality design objectives contained within the Appendix 2 of the State Planning Policy (July 2017) for construction and post-construction phases of the development; and
 - b. The drainage network for the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices (SQID), namely:
 - i. End-of-line stormwater quality improvement devices (SQID) shall be of a proprietary design and construction and shall carry manufacturer's performance guarantees as to removal of foreign matter from stormwater and structural adequacy of the unit.
 - ii. SQIDs shall remove at least ninety-five per cent of all foreign matter

with a minimum dimension of three (3) mm and shall be configured to prevent re-injection of captured contaminants. The SQID treat all first flush runoff, which shall be defined as that volume of water equivalent to the runoff from the three (3) month ARI storm event. The location of SQIDs within the drainage system shall be planned to ensure that the first flush waters from all parts of the (developed) catchment are treated.

- iii. The design of the SQID shall not compromise the hydraulic performance of the overall drainage system.
- iv. SQIDS (e.g. GPTs) shall include a removal basket equivalent or similar to the CleansAll product, to allow simple and economical maintenance of the device. They shall be positioned to allow for economic and efficient maintenance operations, and will require a reinforced concrete hard standing area to be provided from the edge of the carriageway to the SQID location. Vehicular access shall be provided to the hard standing area in the form of a crossover or lay back kerb, constructed in accordance with the provisions of FNQROC Development Manual, and access from the public road reserve to the SQID must remain unrestricted.

The Stormwater Quality Management Plan must be prepared and signed by a Registered Professional Engineer Queensland (RPEQ). Council must approve the location of any Stormwater Quality Improvement Devices (SQIDS).

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference
State Assessment Referral Agency	1806-6023 SRA	3 August 2018	#5833052

Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

1. This Preliminary Approval does not negate the requirement for compliance with all other relevant statutory requirements.
2. For information relating to the *Planning Act 2016* log on to www.planning.dsdmip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.
3. As part of any subsequent Development Application for Reconfiguring a Lot, the Applicant may wish to submit a Building Envelope Plan for all Lots within the development to assist in providing certainty to future purchasers regarding setbacks.

APPEAL RIGHTS

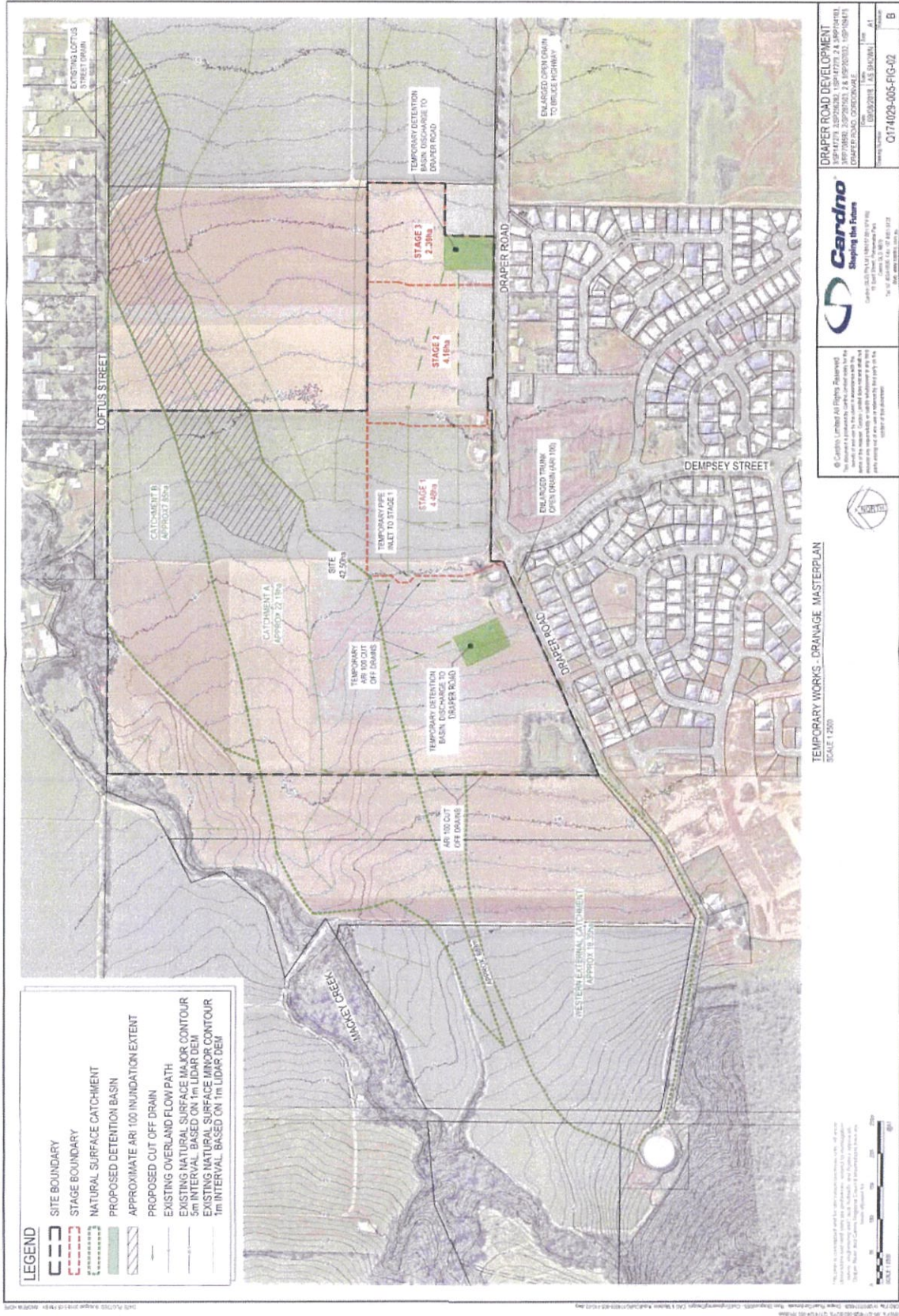
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are attached as Appendix 3.

END OF DECISION NOTICE

APPENDIX 1: APPROVED PLAN(S) & DOCUMENT(S)







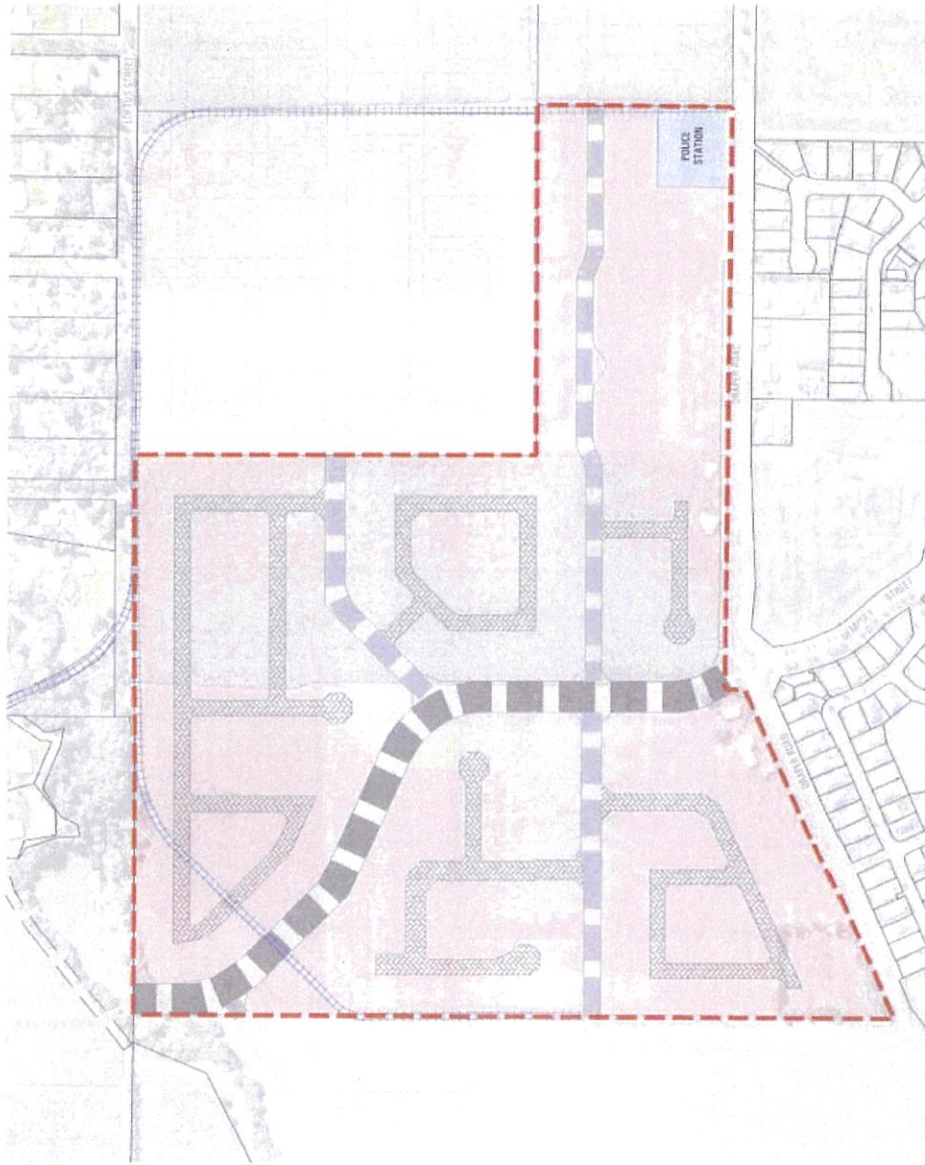


ROAD HIERARCHY PLAN

DRAPER ROAD, GORDONVALE
LOT 1 ON SP/03475, LOT 2 ON SP/237503
LOT 3 ON RP/04103 & LOT 3 ON RP/08592

LEGEND

	FUTURE URBAN
	OPEN SPACE
	PROPOSED SUB-ARTERIAL ROAD
	PROPOSED COLLECTOR ROAD
	EXISTING SUB-ARTERIAL ROAD
	EXISTING COLLECTOR ROAD
	EXISTING PAVEMENT
	PROPOSED ACCESS STREET
	SUBJECT SITE BOUNDARY
	CANE TRAIN CORRIDOR



Date: 14th August 2018
Scale: 1:400 @ A3
Drawn: MC
Job No: DT14029
Page No: DT14029 P001A



This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering and Local Authority and Agency approval.
Draper Road and Cairns Regional Council resurptions have not been allowed for.

APPENDIX 2: CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1806-6023 SRA
Your reference: 8/13/2156
Applicant reference: R77420

3 August 2018

Chief Executive Officer
Cairns Regional Council
PO Box 359
Cairns Qld 4870
PlanningAdmin@cairns.qld.gov.au

Attention: Claire Simmons

Dear Sir / Madam

Referral agency response—with conditions (Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 4 July 2018.

Applicant details

Applicant name:	Rose Straguszi
Applicant contact details:	C/- RPS Australia East Pty Ltd 135 Abbott Street Cairns QLD 4870 Owen.dalton@rpsgroup.com.au

Location details

Street address:	100 Draper Road, Gordonvale
Real property description:	Lot 1 on SP109475; Lot 2 on SP287503; Lot 3 on RP704103; Lot 3 on RP708592
Local government area:	Cairns Regional Council

Application details

Development permit	Reconfiguring a Lot (4 lots into 35 lots, 1 lot for child care centre, 1 park and balance lot)
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Page 1 of 6

Far North Queensland regional office
Ground Floor
Cnr Grafton and Hartley Streets
PO Box 2358, Cairns QLD 4870

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

Schedule 10, Part 9, Division 4, Subdivision 2, Table 2

Future state transport corridor

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

Under section 56(3) of the Act, the department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Reconfiguring a lot (4 into 35 lots, 1 child care centre, 1 park and balance lot)				
Proposed reconfiguration, Stage 1 Draper Road, Gordonvale	Cardno	09/02/2018	Q174029-002-MP-16	A

A copy of this response has been sent to the applicant for their information.

For further information please contact Michele Creedy, Senior Planning Officer, on 4037 3206 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Rose Straguszi C/- owen.dalton@rpsgroup.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development - Reconfiguring a lot (4 into 35lots, 1 lot for future child care centre, 1 park and balance lot)		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 2 – Future state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The '31m wide road reserve' (sub-arterial road) must be provided generally in accordance with the Proposed Reconfiguration Stage 1 Draper Road, Gordonvale, prepared by Cardno, dated 09/02/2018, drawing number Q174029-002-MP-16 and revision A.	Prior to submitting the Plan of Survey to the local government for approval.
2.	The road reserve in Condition 1 must be designed and constructed in accordance with the following to accommodate a single unit rigid bus of 12.5m in length: • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016); • Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); and • Department of Transport and Main Roads <i>Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management</i> (March 2018).	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage.

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development, particularly the future road containing the Cairns Transit Network, is constructed in accordance with the approved plan
- to provide, as far as practicable, public passenger transport infrastructure to support public passenger services.

Attachment 3—Advice to the applicant

General advice	
Ref.	Future busway (Cairns Transit Network)
1.	The 'proposed sub-arterial road' shown on the Precinct 4 – Structure Plan, prepared by Cardno, dated 19/04/18, drawing number Q174029-002-MP-11, revision A and '31m wide road reserve' shown on Proposed Reconfiguration Stage 1 Draper Road, Gordonvale, prepared by Cardno, dated 09/02/2018, drawing number Q174029-002-MP-16, revision A will likely accommodate the future Cairns Transit Network. The CairnsPlan 2016 Local Government Infrastructure Plan, Sheet No. TR-R-17 indicates that this road will ultimately comprise a 4-lane, median divided sub-arterial road and will be managed by Cairns Regional Council. Any works within the proposed sub-arterial road and its intersection with Draper Road should not compromise the ability to implement the future Cairns Transit Network. Further information regarding the Cairns Transit Network is available at: http://www.tmr.qld.gov.au/Projects/Name/C/Cairns-Transit-Network.aspx Traffic calming devices should not be incorporated into the design and construction of potential future bus routes.

Appro





Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1711-2699 SRA

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: Rose Straguszi
 Applicant contact details: C/- RPS Australia East Pty Ltd
 135 Abbott Street
 Cairns QLD 4870
 Owen.dalton@rpsgroup.com.au

Location details

Street address: 100 Draper Road, Gordonvale
 Real property description: Lot 3 on SP147279 Lot 1 on SP109475; Lot 2 on SP287503; Lot 3 on RP704103; Lot 3 on RP708592
 Local government area: Cairns Regional Council

Development details

Development permit Reconfiguring a Lot (4 lots into 35 lots plus park and balance)

Assessment matters

Aspect of development requiring code assessment	Applicable codes
Reconfiguring a lot	SDAP State code 3: Development in a busway environment

Reasons for the department's decision

The reasons for the decision are:

- The proposed development is for Reconfiguring a lot (4 lots into 35 lots plus park and balance).
- The proposed development for 35 lots is to be located in the vicinity of a mapped future busway corridor (Cairns Transit Network).
- The proposed development includes the design and construction of a new sub-arterial road providing north-south access into the subject site.
- The proposed development is conditioned to ensure the design of the future road will facilitate the requirements of the Cairns Transit Network.
- The proposed development meets the purpose of State code 3: Development in a busway environment.

Decision

Nature of approval	Nature of response	Date of Decision
Development permit	Approved with conditions	3 August 2018

Relevant material

- Development application
- State Development Assessment Provisions, version 2.2, published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017
- Technical agency assessment response

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;
and
 - (iv) who may elect to be a co-respondent in an appeal
of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10
business days after a decision notice for the decision is
given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time
after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under
chapter 7, part 4, to register premises or to renew the
registration of premises—20 business days after a notice
is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—
20 business days after the infrastructure charges notice
is given to the person; or
 - (e) for an appeal about a deemed approval of a development
application for which a decision notice has not been
given—30 business days after the applicant gives the
deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of
the decision for the matter, including an enforcement
notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal
period.

- (4) Each respondent and co-respondent for an appeal may be
heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the
assessment manager may apply to the tribunal or P&E Court
to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

- (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

Statement of Reasons

The following information is provided in accordance with Section 63) of the *Planning Act 2016*.

Development application:	8/13/2156
Property address:	Draper Road, Gordonvale
Property description:	Lot 1 on SP109475, Lot 2 on SP287503, Lot 3 on RP704103, and Lot 3 RP708592
Application proposal:	Reconfiguring a Lot (3 Lots into 35 Lots plus Park and Balance)
Approved:	By Council at the Ordinary Meeting
Approved on:	10 October 2018
Planning Scheme:	CairnsPlan 2016 v1.2

REASONS FOR DECISION

The reasons for this decision are:

1. Council is unable to issue a Development Permit for the proposal at this point in time, as the development does not comply with the relevant Assessment Benchmarks, and is unable to be reasonably conditioned to comply with same.
2. The subject site is unable to be connected to reticulated water and wastewater infrastructure in the immediate future due to the absence of existing available infrastructure, and no planned infrastructure to support the development (including upgrades to existing infrastructure) until between 2031-2041, as identified in the Local Government Infrastructure Plan.
3. The proposed development is inconsistent with the Purpose of the Emerging Communities Zone and the Gordonvale Local Plan – Precinct 4 Draper Road. The Purpose of the Emerging Community Zone is to *identify land that is suitable for urban purposes, protect land that may be suitable for urban development in the future, [and] manage the timely conversion of non-urban land to urban purposes*. Further, the Purpose of the Gordonvale Local Plan – Precinct 4 Draper Road, is to provide for the sequential growth north from Draper Road, providing for connections into the Mount Peter Local Plan Area. Whilst the intent for the subject site is to ultimately transition to urban purposes, the immediate transition of the site is not supported by the Planning Scheme, particularly in the absence of essential water and wastewater infrastructure.

4. The subject site is proximate to existing urban land and is recognised as being generally appropriate for urban development in the future, when sufficient demand for the development to occur arises and the provision of infrastructure to support the demand is provided.
5. The proposed development is generally consistent with the Far North Queensland Regional Plan 2009-2031, being located in the *Urban Footprint* which seeks to provide for future residential growth.
6. The proposed development has demonstrated that a high level of residential amenity is able to be achieved, having specific regard to lot sizes and configurations, setbacks, park/open space areas and the retention of vegetation.
7. The proposed development is generally inconsistent with the Purpose of the Emerging Community Zone and does not represent the timely conversion of non-urban land to urban purposes as envisaged by the Gordonvale Local Plan. However, despite the conflict with the Planning Scheme, Officers consider that there are sufficient grounds to support the issue of a Preliminary Approval for Reconfiguring a Lot.
8. Any subsequent Development Application for Reconfiguring a Lot will further address the requirements of the Preliminary Approval, State Planning Instruments and the current Planning Scheme at the time of lodgement.

ASSESSMENT BENCHMARKS

The proposed development was assessed against the following Assessment Benchmarks of CairnsPlan 2016 v1.2:

Assessment Benchmarks	CAIRNSPLAN 2016 V1.2
	Zone - Emerging Community Local Plans - Gordonvale Local Plan Overlays - Natural Areas - Bushfire Hazard Overlay - Transport Network Development codes - Environmental Performance - Excavation and Filling - Infrastructure Works - Landscaping - Reconfiguring a Lot STATE PLANNING POLICY – July 2017

	Economic Growth: Agriculture: • Agricultural Land Classification – Class A and Class B Environment and Heritage: Biodiversity: • Regulated Vegetation (Category R) • Regulated Vegetation (intersecting a watercourse) Safety and Resilience to Hazards: Natural Hazards Risk and Resilience • Bushfire Prone Area Infrastructure • Transport Infrastructure
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NON-COMPLIANCE WITH BENCHMARKS

The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below

Assessment Benchmark	Reasons for the approval despite non-compliance with benchmark
CairnsPlan 2016 v1.2	
Emerging Communities Zone Code and Gordonvale Local Plan Code	The Purpose of the Emerging Community Zone seeks to <i>identify land that is suitable for urban purposes, protect land that may be suitable for urban development in the future, [and] manage the timely conversion of non-urban land to urban purposes.</i> Further, the purpose of the Gordonvale Local Plan – Precinct 4 Draper Road, is to provide for the sequential growth north from Draper Road, providing for connections into the Mount Peter Local Plan Area. Whilst the intent for the subject site is to ultimately transition to urban purposes, the immediate transition of the site is not supported by the Planning Scheme, particularly in the absence of essential water and wastewater infrastructure. This is discussed further the Infrastructure Works Code Assessment Benchmark. Notwithstanding, Officers consider that the subject site is proximate to existing urban land and is recognised as being generally appropriate for urban development in the future, when sufficient demand for the development to occur arises and the provision of infrastructure to support the demand is provided. Accordingly, Officers advise that the proposed development is in conflict with the Purpose of the Emerging Community Zone and Gordonvale Local Plan, at this point in time.

Natural Areas Waterway	The subject site contains an Urban Waterway 'A', and contains areas of MLES and MSES Protected Areas as identified in the Natural Areas Overlay. The part of the subject site which is affected by the overlay is identified as the Balance Lots for 'future development'. Nevertheless, Officers advise that the protection of the waterway will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.
Transport Network Overlay	The subject site is intersected by a Future Sub Arterial Road as identified in the Transport Network Overlay. The proposed development includes an internal road network comprising a main internal road (Sub-Arterial Road Standard), supplemented by a network of lesser roads of varying road reserve widths (Collector Road to Access Street Standard) will provide access to lots within the development, via Draper Road. The construction of the Sub-Arterial Road is intended to provide for the future connectivity to the north, when required.
Bushfire Hazard Overlay	The northern portion of the subject site is located in the Medium Potential Intensity and the Bushfire Potential Impact Buffer of the Bushfire Hazard Overlay. The part of the subject site which is affected by the overlay is identified as the Balance Lots for 'future development'. Further, the proposed development results in residential lots which have been designed (in terms of frontage width, depth and accessibility) to allow for efficient emergency access to the lots. Nevertheless, Officers advise that the potential risk (and mitigation) of bushfire will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.
Excavation and Filling Code	The proposed development will result in excavation and filling of the site, however details of the amount required is yet to be determined. A further assessment of the amount of excavation and fill will be undertaken as part of any subsequent Development Application for Reconfiguring a Lot.
Landscaping Code	The proposed development will provide landscaping, however details of landscaping have not been provided as part of the subject application. Officers consider that a condition pertaining to a Landscaping Plan will be provided as part of any subsequent Development Application for Reconfiguring a Lot.

Infrastructure Works Code	The proposed development will require the connection to water, wastewater, stormwater drainage, electricity and telecommunications infrastructure. The subject site is located in an area which currently unable to be connected to Council's water and wastewater infrastructure. Whilst the existing sewer and water mains are located in the Draper Road Reserve which adjoins the site, connection to this infrastructure is reserved for development within closer proximity to the Gordonvale Town Centre, expanding outward as development occurs. This is further addressed in the Local Government Infrastructure Plan (LGIP), which is discussed as an "<i>other consideration</i>" below. Accordingly, Officers confirm that the proposed development is unable to provide a connection to Council's infrastructure that would be able to be utilised. As part of any subsequent Development Application for Reconfiguring a Lot, a Water Supply and Sewerage Infrastructure Plan and supporting information (including Hydraulic Network Analysis) is required to demonstrate how the development will be serviced by Council's Infrastructure. This is a condition of the Preliminary Approval.
Reconfiguring a Lot Code	The minimum lot size prescribed in Acceptable Outcome 1.1 of the Reconfiguring a Lot Code is 40 hectares. The proposed development seeks to provide 34 residential lots ranging in size from 700m² to 1,259m². One additional lot is designated as Park/Open Space, with a total lot size of 5,121m². The development also identifies one lot with a total area of 2,102m² which has been identified as a lot for a future Child Care Centre however no Development Application has been received to date. Three Balance Lots will be created as a result of the development. Officers consider that the proposed development is inconsistent with the Purpose of the Reconfiguring a Lot Code which seeks to ensure <i>infrastructure and services</i> (i.e. water, sewerage etc) are <i>provided to new lots</i>. However, the proposed development complies with Performance Outcome 1 of the Code which seeks to <i>provide lots which are sufficient to accommodation the intended land use</i>. The development has demonstrated that a high level of residential amenity is able to be achieved, having specific regard to lot sizes and configurations, setbacks, park/open space areas and the retention of vegetation.

State Planning Policy – July 2017	
Economic Growth <i>Agriculture</i>	The subject site is identified as Agricultural Land Classification – Class A and Class B. Officers acknowledge that the site is identified as having agricultural value. However, the subject site is located in the Urban Footprint of the FNQ Regional Plan 2009-2031, which intends to provide for the region's urban development needs up to (and including) 2031. Further, the subject site is located in the Emerging Community Zone of CairnsPlan 2016, which seeks to identify land which is suitable for development for urban purposes, in an orderly and sequential manner. Accordingly, Officers consider that whilst the subject site currently has agricultural value (i.e. under the cultivation of Sugarcane), the overall future intention of the site is for the development for urban purposes.
Environment and Heritage Protection <i>Biodiversity</i>	The subject site contains areas of MSES Regulated Vegetation (Category R) and MSES Regulated Vegetation (intersecting a watercourse). The proposed development is predominantly on land that is already clear of any significant vegetation, and has been designed to avoid the clearing of any significant vegetation. On this basis, Officers confirm that the proposed development protects matters of environmental significance located on site, to maintain the health and resilience of local biodiversity and to support ecological processes. Further, Officers advise that the protection of vegetation will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.
Safety and Resilience to Hazards <i>Natural Hazards, Risk and Resilience</i>	The subject site contains areas mapped as being prone to Bushfire, with a small portion of land to the north mapped as 'Potential Impact Buffer'. The Applicant has provided an assessment against the Bushfire Hazard Overlay Code in accordance with CairnsPlan 2009 (superseded) to identify and address any risks associated with potential bushfire. Notwithstanding, Officers advise that the potential risk (and mitigation) of bushfire will be assessed as part of any subsequent Development Application for Reconfiguring a Lot.

Infrastructure <i>Transport Infrastructure</i>	The subject site contains a Future Busway Corridor and an Active Transport Corridor. Officers acknowledge that the configuration of the proposed development may be affected by the intersection of the Future Busway Corridor and Active Transport Corridor. The subject application was referred to the Department of Transport and Main Roads for further consideration. Additionally, referral to the Department would also be required as part of any subsequent Development Application for Reconfiguring a Lot, whereby any conditions of approval would be imposed.
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Other Considerations

Local Government Infrastructure Plan

The Local Government Infrastructure Plan (LGIP) was adopted by Council on 28 June 2017 (commenced on 1 July 2017), and forms part of CairnsPlan 2016. The purpose of the LGIP is to integrate infrastructure planning in accordance with the land use planning as identified in CairnsPlan 2016, provide transparency regarding Council's intentions for the provision of trunk infrastructure, and ensure that this infrastructure is planned and provided in an efficient, orderly and sequential manner.

The LGIP includes Priority Infrastructure Areas (PIA), which identify the prioritised areas throughout the Local Government Area for the provision of trunk infrastructure to service the existing and assumed future urban development up to and including 2028.

The Gordonvale PIA area is limited to areas which are capable of being serviced by the existing water and wastewater infrastructure in place. Development of Gordonvale is initially limited to land within the PIA, with the incremental extension of development into the Draper Road Precinct and other precincts as the LGIP identifies the appropriate infrastructure for that particular area.

The subject site is located outside of the PIA. There is currently no available infrastructure outside of the PIA to service the site or the proposed development. Further, there is no planned infrastructure to support the development (including upgrades to existing infrastructure) until between 2031-2041, as identified in the LGIP.

Accordingly, the premature development of the site for urban purposes poses significant impact on the existing water and wastewater infrastructure which is unable to cater for the proposed development, in addition to the land identified in the Gordonvale PIA.

FNQ Regional Plan 2009-2031

The proposed development is located wholly within the *Urban Footprint* of the FNQ Regional Plan 2009-2031. The intent of the Urban Footprint is to *provide for the region's urban development needs up to (and including) 2031*. Further, the FNQ Regional Plan states:

The Urban Footprint also includes some areas designated or already developed for rural residential purposes that are well located with respect to urban services and facilities. Local government is required to identify potential opportunities to develop or redevelop rural residential areas for urban purposes where this is appropriate. Inclusion of rural residential land in the urban footprint does not imply that it can necessarily be developed for urban purposes as above. Local government planning schemes and structure plans for declared Master Planned Areas will be the primary mechanisms for establishing the future use of land and preferred timing of development within the urban footprint.

Officers acknowledge that the proposed development is consistent with the intent of the Urban Footprint. However, as detailed in the Assessment Benchmarks above, the proposed development is in conflict with the Purpose of the Emerging Community Zone and the Gordonvale Local Plan, which is the primary mechanism within CairnsPlan 2016 for establishing the future use of the land and the preferred timing of development.

Additionally, the subject site is unable to be connected to essential infrastructure (reticulated water and wastewater infrastructure) in the immediate future due to the planned utilisation of infrastructure in the Gordonvale PIA area only.

Notwithstanding, the subject site is proximate to existing urban land and is recognised as being generally appropriate for urban development in the future, when sufficient demand for the development to occur arises and the provision of infrastructure to support the demand is provided.

ATTACHMENT 3

Gordonvale Residential Subdivision

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Retirement Living Proposal

Draper Road Lot Development Feasibility

Revenue	
Gross Sales	\$ 7,910,000.00
Less GST on Sales	\$ 673,636.36
TOTAL GROSS REALISATION - after GST	\$ 7,236,363.64
Expenditure	
Expenses (total development excl. GST)	\$ 5,404,128.24
Total Costs (before interest)	\$ 5,319,750.00
Profit	\$ 1,916,613.64
Projected Profit	\$ 1,832,235.40
% of Development Profit	34%
% of Development Profit	34%

Annexure A (to accompany Project Feasibility)

				TOTALS
Blocks - Sales				
1000m ² - 1086m ²	13 @	\$	190,000.00	\$ 2,470,000.00
942m ²	1 @	\$	165,000.00	\$ 165,000.00
834m ²	2 @	\$	155,000.00	\$ 310,000.00
720m ² - 801m ²	23 @	\$	150,000.00	\$ 3,450,000.00
672m ² - 700m ²	7 @	\$	145,000.00	\$ 1,015,000.00
Childcare (GST Exempt) - 2502m ²	1 @	\$	500,000.00	\$ 500,000.00
Sub-Total		\$	1,305,000.00	\$ 7,910,000.00

Expenses				
Land Component including stamp duty and legals				\$ 1,057,500.00
Lot Construction	47 @	\$	50,000.00	\$ 2,350,000.00
External Works		\$	75,000.00	\$ 75,000.00
Consultants	6 %			\$ 145,500.00
Council Contributions	47 @	\$	25,000.00	\$ 1,175,000.00
Marketing	2 %			\$ 158,200.00
Commission	3 %			\$ 237,300.00
Contingency	5 %			\$ 121,250.00
Finance costs and interest (1 year)	5 %			\$ 84,378.24
Sub-Total				\$ 5,404,128.24

Draper Road Development Cashflow

Income		Nov-20 Forecast	Dec-20 Forecast	Jan-21 Forecast	Feb-21 Forecast	Mar-21 Forecast	Apr-21 Forecast	May-21 Forecast	Jun-21 Forecast	Jul-21 Forecast	Aug-21 Forecast	Sep-21 Forecast	Oct-21 Forecast
Sales							190,000	825,000	1,180,000	525,000	680,000	825,000	680,000
LESS Commission	3%						(5,700)	(24,750)	(35,400)	(15,750)	(20,400)	(24,750)	(20,400)
LESS GST							(17,273)	(75,000)	(61,818)	(47,727)	(61,818)	(75,000)	(61,818)
TOTAL NET INCOME		0	0	0	0	0	167,027	725,250	1,082,782	461,523	597,782	725,250	597,782
EXPENSES													
Construction		485,000	485,000	485,000	485,000	485,000							
Consultants		101,850	21,825	14,550	7,275								
Contingency	5%	24,250	24,250	24,250	24,250	24,250							
Council							1,175,000						
Marketing	2%			3,800	16,500	23,600	10,500	13,600	16,500	13,600	6,000	9,000	6,000
Total Expenses		611,100	531,075	527,600	533,025	532,850	1,185,500	13,600	16,500	13,600	6,000	9,000	6,000
TOTAL DEVELOPMENT EXPENSES		611,100	531,075	527,600	533,025	532,850	1,185,500	13,600	16,500	13,600	6,000	9,000	6,000
CONSTRUCTION LOAN	\$ 4,109,328												
Opening Balance			(611,100)	(1,144,721)	(1,677,091)	(2,217,104)	(2,759,192)	(3,789,161)	(3,093,299)	(2,039,906)	(1,600,483)	(1,015,370)	(303,351)
(LESS) Drawdown for expenses		(611,100)	(531,075)	(527,600)	(533,025)	(532,850)	(1,185,500)	(13,600)	(16,500)	(13,600)	(6,000)	(9,000)	(6,000)
(LESS) Interest	5%		(2,546)	(4,770)	(6,988)	(9,238)	(11,497)	(15,788)	(12,889)	(8,500)	(6,669)	(4,231)	(1,264)
(ADD) Net Settlement Income							167,027	725,250	1,082,782	461,523	597,782	725,250	597,782
Closing Balance		(611,100)	(1,144,721)	(1,677,091)	(2,217,104)	(2,759,192)	(3,789,161)	(3,093,299)	(2,039,906)	(1,600,483)	(1,015,370)	(303,351)	287,167
DEVELOPMENT CASHFLOW		(611,100)	(1,144,721)	(1,677,091)	(2,217,104)	(2,759,192)	(3,789,161)	(3,093,299)	(2,039,906)	(1,600,483)	(1,015,370)	(303,351)	287,167

Notes:

Land component inc. stamp duties and legals as land is already owned is not included in borrowings amount.

Construction loan amount includes construction, headworks, consultants, council fees and marketing (first 12 months).

Daycare site settlement estimated at February 2021 - GST Exemption for this site has been calculated in cashflow.

Nov-21 Forecast	Dec-21 Forecast	Jan-22 Forecast	Feb-22 Forecast	Mar-22 Forecast	Apr-22 Forecast	May-22 Forecast	Jun-22 Forecast	Jul-22 Forecast	Aug-22 Forecast	Sep-22 Forecast	Oct-22 Forecast	FORECAST AT COMPLETION	TOTAL REVENUE/ EXPENDITURE
300,000	450,000	300,000	460,000	150,000	300,000	295,000	150,000	150,000	150,000	150,000	150,000	\$ 7,910,000	\$ 7,910,000
(9,000)	(13,500)	(9,000)	(13,800)	(4,500)	(9,000)	(8,850)	(4,500)	(4,500)	(4,500)	(4,500)	(4,500)	\$ 237,300	\$ 237,300
(27,273)	(40,909)	(27,273)	(41,818)	(13,636)	(27,273)	(26,818)	(13,636)	(13,636)	(13,636)	(13,636)	(13,636)	\$ 719,091	\$ 719,091
263,727	395,591	263,727	404,382	131,864	263,727	259,332	131,864	131,864	131,864	131,864	131,864	\$ 6,953,609	\$ 6,953,609
													\$ 2,425,000
													\$ 145,500
													\$ 121,250
													\$ 1,175,000
9,200	3,000	6,000	5,900	3,000	3,000	3,000	3,000	3,000	0	0	0		\$ 158,200
9,200	3,000	6,000	5,900	3,000	3,000	3,000	3,000	3,000	0	0	0	\$ 4,024,950	\$ 4,024,950
9,200	3,000	6,000	5,900	3,000	3,000	3,000	3,000	3,000	0	0	0	\$ 4,024,950	\$ 4,024,950
287,167	541,694	934,285	1,192,013	1,590,494	1,719,358	1,980,085	2,236,417	2,365,281	2,494,144	2,626,008	2,757,872	\$ 2,889,735	
(9,200)	(3,000)	(6,000)	(5,900)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	0	0	0		(\$4,024,950)
													(\$84,378)
263,727	395,591	263,727	404,382	131,864	263,727	259,332	131,864	131,864	131,864	131,864	131,864		\$ 6,999,064
541,694	934,285	1,192,013	1,590,494	1,719,358	1,980,085	2,236,417	2,365,281	2,494,144	2,626,008	2,757,872	2,889,735	\$ 2,889,735	
541,694	934,285	1,192,013	1,590,494	1,719,358	1,980,085	2,236,417	2,365,281	2,494,144	2,626,008	2,757,872	2,889,735	\$ 2,889,735	\$ 2,889,735



DRAPER ROAD STAGE 1 DEVELOPMENT SALES SCHEDULE

				Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21
Settlements	Sale Price		100%						2%	10%	15%	7%	9%	10%
Settlements (672m ² - 700m ²)	\$ 145,000.00	7	13%							\$ 145,000.00		\$ 145,000.00		\$ 145,000.00
Settlements (720m ² - 801m ²)	\$ 150,000.00	23	44%							\$ 300,000.00	\$ 300,000.00		\$ 300,000.00	\$ 300,000.00
Settlements (834m ²)	\$ 155,000.00	2	4%											
Settlements (942m ²)	\$ 165,000.00	1	2%											
Settlements (1000m ² - 1086m ²)	\$ 190,000.00	13	31%						\$ 190,000.00	\$ 380,000.00	\$ 380,000.00	\$ 380,000.00	\$ 380,000.00	\$ 380,000.00
Settlement - Childcare	\$ 500,000.00	1	6%								\$ 500,000.00			
Total Development Sales	\$ 7,910,000.00	47	100%											
Total Sales									\$ 190,000.00	\$ 825,000.00	\$ 1,180,000.00	\$ 525,000.00	\$ 680,000.00	\$ 825,000.00
Commission			3.0%						\$ 5,700.00	\$ 24,750.00	\$ 35,400.00	\$ 15,750.00	\$ 20,400.00	\$ 24,750.00

Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	TOTALS
9%	4%	6%	4%	6%	2%	4%	4%	2%	2%	2%	2%	2%	100%
		\$ 145,000.00		\$ 145,000.00		\$ 145,000.00	\$ 145,000.00						\$ 1,015,000.00
\$ 300,000.00	\$ 300,000.00	\$ 150,000.00	\$ 300,000.00	\$ 150,000.00	\$ 150,000.00		\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 3,450,000.00
		\$ 155,000.00				\$ 155,000.00							\$ 310,000.00
				\$ 165,000.00									\$ 165,000.00
\$ 380,000.00													\$ 2,470,000.00
													\$ 500,000.00
\$ 680,000.00	\$ 300,000.00	\$ 450,000.00	\$ 300,000.00	\$ 460,000.00	\$ 150,000.00	\$ 300,000.00	\$ 295,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 7,910,000.00
\$ 20,400.00	\$ 9,000.00	\$ 13,500.00	\$ 9,000.00	\$ 13,800.00	\$ 4,500.00	\$ 9,000.00	\$ 8,850.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 237,300.00

ATTACHMENT 4

Gordonvale Residential Subdivision

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Retirement Living Proposal

Preliminary Market Advice



Proposed Lots Draper Road, Gordonvale, QLD, 4865

As at 12 March 2020
Prepared for Mr Ross Straguszi
Our Ref JB1814492

Cairns

Herron Todd White (Cairns) Pty Ltd
ABN 43 581 062 790

59 McLeod St
Cairns QLD 4870
PO Box 6843
Cairns QLD 4870

Telephone 07 4057 0200
cairns@htw.com.au
htw.com.au

EXECUTIVE SUMMARY

INSTRUCTIONS

Property Address	Proposed lots Draper Road, Gordonvale, QLD, 4865.
Instructing Party	Mr Ross Straguszi.
Interest Being Valued	The interest being valued is the unencumbered estate in fee simple in vacant possession 'As If Complete' of a proposed subdivision. The land is to be suitably zoned to accommodate the intended uses.
Purpose of Valuation	Our advice has been prepared for market purposes only.
Date of Inspection and Advice	12 March 2020.

TITLE AND STATUTORY DETAILS

Registered Owner	Rose Straguszi.
Real Property Description	Part of L3 RP704103 & L2 SP287503.
Encumbrances / Title Discussion	Not searched.
Zoning	The property is classified within the Emerging Community zone under the Cairns Plan 2016. This advice proceeds on the basis the proposed lots on completion will be zoned appropriately for the intended uses eg Residential, Childcare and Retirement/Nursing Home. Located within the storm tide surge area (white zone). The property is assessed as vacant land.

VALUATION SUMMARY

Property Description 'As Is'	The proposed lots will be cleared near level allotments, generally regular in shape with all services available for connection.
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Valuer



Shane Quinn
AAPI / Certified Practising Valuer /
Director
API Number: 65851 - State Registration
Number: 1330

Important	All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.
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ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Critical Assumptions	- This advice is provided subject to the definitions, assumptions, disclaimers, limitations and qualifications detailed within and annexed to this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. - Our advice has been completed on an 'As If Complete' and suitably zoned basis.
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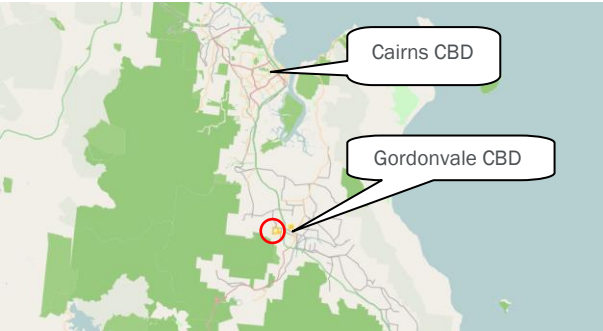


PROPERTY DESCRIPTION

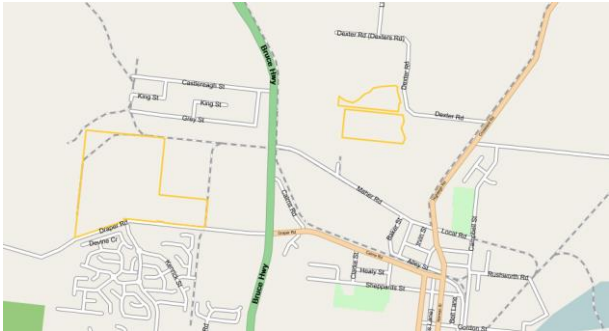
LOCATION

Locality	Gordonvale is a rapidly growing satellite suburb located approximately 22 kilometres by road south of the Cairns city centre. It has a suburb population of 6,400 and a dwelling count of 2,300. Gordonvale was originally a distinct town developed around the Mulgrave Sugar Mill but a number of residential and rural residential estates have now been developed to its west. Amenities in the Gordonvale town centre include a state primary and a state secondary school, a private primary school, strip shopping, several hotels, a post office, local hospital, police and ambulance facilities.
Situation	The proposed lots are situated on the northern side of Draper Road, being approximately 700 metres west of its intersection with Bruce Highway.

THE LAND



Source: RP Data



Source: RP Data



Source: Mr Ross Straguszi



Source: Google Earth

THE LAND

Land Area	Various.
Topography	The proposed allotments will be near level, generally regular in shape and at street grade. Overall, they will provide good building contours.
Services	The following major services will be available for connection: reticulated water, sewerage, telephone, electricity.



THE LAND

Road System The property will have frontage to Draper Road as well as internal roads within the subdivision.

Draper Road is a bitumen sealed, two lane local road; it has bitumen verges and concrete kerbing and channelling with kerbside parking.

Cairns Regional Council intend to widen Draper Road to become a four lane roadway and the major access provider from nearby residential estates to the Bruce Highway. At present the proposed site is separated from Draper Road by an open drain. This is to be enclosed when Draper Road is widened.

The internal subdivision roads will be two lane bitumen sealed, with bitumen verges and concrete kerbing and channelling.

Flooding To the best of our knowledge, the property is located in an area that is not susceptible to flooding; we note however, that we are unable to confirm this without the benefit of a formal flood search. A formal flood search has not been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.

PROPOSED SITE (ESTIMATED)



Source: Google Earth

ENVIRONMENTAL ISSUES

Site Issues Whilst our visual site inspection did not indicate any existing or historic use of the site (so far as it is reasonably identifiable) for any hazardous or potentially contaminating industrial processes or for the storage (either above or below ground) of any hazardous chemical substance, we are not environmental experts. Therefore we are unable to certify and confirm that there is no contamination of the property either beneath or above the surface of the soil or elsewhere which might affect value. Our valuation assumes that there is no contamination or environmental issues impacting on value, however we recommend that the intending financier satisfies themselves in this regard.

OCCUPANCY DETAILS

Overview The property is currently utilised for the production of sugar cane.



VALUATION CONSIDERATIONS

MARKET EVIDENCE

Sales Evidence As requested this is preliminary market advice, sales evidence has been retained on file and will be made available should a detailed report be required.

PRELIMINARY ESTIMATES OF INDIVIDUAL VALUES

Residential Allotments	Area (M ²)	Value
	1,086	\$190,000
	1,086	\$190,000
	1,086	\$190,000
	1,086	\$190,000
	1,085	\$190,000
	1,085	\$190,000
	1,086	\$190,000
	1,044	\$190,000
	834	\$155,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	760	\$150,000
	753	\$150,000
	753	\$150,000
	753	\$150,000
	753	\$150,000
	753	\$150,000
	724	\$150,000
	720	\$150,000
	676	\$145,000
	681	\$145,000
	672	\$145,000
	1,008	\$190,000
	1,011	\$190,000
	1,005	\$190,000
	1,011	\$190,000
	1,000	\$190,000
	700	\$145,000
	700	\$145,000
	700	\$145,000
	700	\$145,000
	820	\$155,000
	800	\$150,000
	800	\$150,000
	801	\$150,000
	801	\$150,000
	800	\$150,000
	800	\$150,000
	942	\$165,000
Childcare Site		
	2,502	\$500,000
Retirement/Nursing Home Site		
	37,800	\$3,780,000
Total		\$11,690,000



ANNEXURES

Definitions, Assumptions, Qualifications & Disclaimers
Proposed Site Layout



DEFINITIONS, ASSUMPTIONS, QUALIFICATIONS & DISCLAIMERS

DEFINITIONS

Market Value	"the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".
Highest and Best Use	"the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible".
'As If Complete'	Means advice that provides the current market value of the proposed development "As If Complete" and appropriately zoned..

ASSUMPTIONS

Identification Survey	We have physically identified the boundaries upon inspection and there do not appear to be any encroachments. However, we are not surveyors and no warranty can be given without the benefit of an identification survey. To the best of the valuer's knowledge, the subject property is not affected by landslip, pest infestation or resumption matters, however, no searches have been undertaken in this regard.
Town Planning	We assume that planning data provided to us by the relevant Local Planning Authority is accurate. In the event that a Town Planning Certificate or any other relevant Planning Certificate or document is obtained and the information therein is later found to be materially different to the town planning information detailed within the valuation, we reserve the right to amend the valuation. A search of the permitted use with the Authority has <u>not</u> been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use of occupation of the improvements as more fully described in this report.
Areas	The adopted areas are based on the provided preliminary plans provided by Mr Ross Straguszi and are subject to confirmation by survey. It is assumed that measurements are in accordance with the Property Council of Australia's appropriate recommended method of measurement for the specific premises type.
Market Evidence	Market data has been obtained from a range of sources, or as reported by real estate agents. As well as using such documented and generally reliable evidence or market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.
Environmental	It should be noted that environmental matters are beyond the scope of our expertise and as such, we would recommend that anyone relying on our valuation satisfy themselves in relation to any environmental risks or contamination issues. Should any such problem become apparent, we would reserve the right to review our valuation.
Asbestos Materials	We advise that the inspection of the subject property did not reveal any obvious visible asbestos containing materials to the valuer. The valuer is not qualified to conclusively determine the existence of asbestos and will not be held liable nor responsible for his/her failure to identify any asbestos containing materials and the impact which any asbestos material has on the property and its value. Should any asbestos concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report. The presence of asbestos, change in community attitudes and the cost associated with dealing with its removal has the potential to reduce marketability and value of the property. The extent of this cannot be known.

QUALIFICATIONS & DISCLAIMERS

Accuracy of Information	We advise that any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the valuation report is incorrect, it may have an impact on the valuation. The valuation is provided on the proviso that the reliant party accepts this risk.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.
Excluded Searches	The following searches have not been undertaken: Land Survey Plan, Building Survey Plan, Formal Flood, Detailed Town Planning, Contaminated Land/Environmental Management Registers, Heritage Register, Local/State Road Widening, Vegetation Protection, Certificate of Title, Native Title. Our valuation assumes such searches would identify no issues that may affect the value and/or liquidity of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment.
Goods and Services Tax (GST)	We stress we are not experts in assessment of GST. We are not privy to the financial circumstances of the owner(s), any agreements executed (or to be executed) between the parties or the previous transactions relating to the property which may impact upon the status of the property for GST. We recommend any party relying upon this valuation seek independent advice in regard to any GST liabilities which may attach to the property. All rentals, outgoings and sale prices quoted in this report are net of GST unless otherwise stated.
Land Not Affected	To the best of the valuer's knowledge, the land is not affected by unstable, hazardous or toxic soil material, pest infestation or resumption matters however, no searches have been undertaken in this regard. This valuation assumes that there are no problems, however, should any such issues arise, then this matter should be referred to the valuer for further comment



Limited Liability	Liability limited by a scheme approved under professional standards legislation. This scheme does not apply in Tasmania.
Market Movement	This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
No Compliance Certificate	No Compliance Certificate/Certificate of Classification has been obtained, and this valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site and has been built, occupied and is being operated, in all material respects, in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not to be reproduced without permission	Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Other Taxation Implications	Herron Todd White are not taxation experts and we provide our valuation assessment and any associated sales, rental or feasibility analysis, independent of any consideration of income tax, capital gains tax or any other property related tax implications that may be associated directly or indirectly with the subject property.
Reliance on Valuation	This valuation report is for the use of, and may be relied upon for the stated purpose, only by the party/parties to whom it is addressed. No other parties are entitled to use or rely upon it and the valuer does not assume any liability or responsibility to any other party who does so rely upon the valuation without the express written authority of Herron Todd White Cairns.
Structural Survey	This valuation report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.





ATTACHMENT 5

Gordonvale Residential Subdivision

&

Retirement Living Proposal

ESTIMATE FOR DRAPER ROAD DEVELOPMENT

Client	Mr Ross Straguzzi
Project Name	Draper Road, Gordonvale
Description	Stages 1 - 4 and Draper Road-Dempsey Street Roundabout
Job Number	Q194029
Date	24/03/2020

			DRAPER ROAD-DEMPSEY STREET ROUNDABOUT			STAGE 1			STAGE 2			STAGE 3			STAGE 4		
			RATE			QUANTITY	AMOUNT (EXC. GST)			QUANTITY	AMOUNT (EXC. GST)			QUANTITY	AMOUNT (EXC. GST)		
ITEM	DESCRIPTION	UNIT	LOW	MID	HIGH		LOW	MID	HIGH		LOW	MID	HIGH		LOW	MID	HIGH
			\$ 416,836.02	\$ 519,737.90	\$ 773,913.68		\$ 1,702,380.91	\$ 2,399,509.38	\$ 3,094,637.85		\$ 1,507,744.19	\$ 2,460,939.00	\$ 3,412,133.80		\$ 1,740,424.69	\$ 2,892,496.67	\$ 4,042,568.65
1.00	PRELIMINARIES AND GENERAL ITEMS																
1.01	Mobilisation	Item	\$ 1,500.00	\$ 2,498.00	\$ 3,496.00	0	\$ -	\$ -	\$ -	1	\$ 1,500.00	\$ 2,498.00	\$ 3,496.00	1	\$ 1,500.00	\$ 2,498.00	\$ 3,496.00
1.02	Demobilisation	Item	\$ 1,500.00	\$ 2,498.00	\$ 3,496.00	0	\$ -	\$ -	\$ -	1	\$ 1,500.00	\$ 2,498.00	\$ 3,496.00	1	\$ 1,500.00	\$ 2,498.00	\$ 3,496.00
1.03	Establishment Costs	Item	\$ 1,000.00	\$ 8,205.00	\$ 15,410.00	0	\$ -	\$ -	\$ -	1	\$ 1,000.00	\$ 8,205.00	\$ 15,410.00	1	\$ 1,000.00	\$ 8,205.00	\$ 15,410.00
1.04	Environmental Management - Preparation of Environmental Management Plan (Construction)	Item	\$ 539.00	\$ 719.50	\$ 900.00	0	\$ -	\$ -	\$ -	1	\$ 539.00	\$ 719.50	\$ 900.00	1	\$ 539.00	\$ 719.50	\$ 900.00
1.05	Environmental Management - Implementation and monitoring of EMP (Construction)	Item	\$ 18,736.00	\$ 19,368.00	\$ 20,000.00	0	\$ -	\$ -	\$ -	1	\$ 18,736.00	\$ 19,368.00	\$ 20,000.00	1	\$ 18,736.00	\$ 19,368.00	\$ 20,000.00
1.06	Allowance for location and protection of all existing services. Issue service location information to Superintendent prior to works commencement	Item	\$ 1,124.00	\$ 1,723.50	\$ 2,323.00	0	\$ -	\$ -	\$ -	1	\$ 1,124.00	\$ 1,723.50	\$ 2,323.00	1	\$ 1,124.00	\$ 1,723.50	\$ 2,323.00
1.07	Compliance with obligations of Principal Contractor pursuant to Workplace Health and Safety Act including payment of prescribed fee	Item	\$ 3,080.00	\$ 10,531.50	\$ 17,983.00	0	\$ -	\$ -	\$ -	1	\$ 3,080.00	\$ 10,531.50	\$ 17,983.00	1	\$ 3,080.00	\$ 10,531.50	\$ 17,983.00
1.08	Compliance with Obligations of the Contract in relation to The Building and Construction Industry (Portable Long Service Leave) Act including payment of all levies pursuant to the Act.	Item	\$ 9,630.00	\$ 20,915.00	\$ 32,200.00	0	\$ -	\$ -	\$ -	1	\$ 9,630.00	\$ 20,915.00	\$ 32,200.00	1	\$ 9,630.00	\$ 20,915.00	\$ 32,200.00
1.09	Compliance with operational works approval conditions	Item		\$ 2,000.00	\$ 2,000.00	0	\$ -	\$ -	\$ -	1	\$ -	\$ 2,000.00	\$ 2,000.00	1	\$ -	\$ 2,000.00	\$ 2,000.00
1.1	Preparation of Traffic Management Plan	Item	\$ 500.00	\$ 699.50	\$ 899.00	2	\$ 1,000.00	\$ 1,399.00	\$ 1,798.00	1	\$ 500.00	\$ 699.50	\$ 899.00	1	\$ 500.00	\$ 699.50	\$ 899.00
1.11	Provision for traffic control as required	Item	\$ 1,200.00	\$ 1,274.50	\$ 1,349.00	30	\$ 36,000.00	\$ 38,235.00	\$ 40,470.00	1	\$ 1,200.00	\$ 1,274.50	\$ 1,349.00	1	\$ 1,200.00	\$ 1,274.50	\$ 1,349.00
1.12	Provision for traffic control as required	Item	\$ 2,000.00	\$ 3,000.00	\$ 4,000.00	1	\$ 2,000.00	\$ 3,000.00	\$ 4,000.00	1	\$ 2,000.00	\$ 3,000.00	\$ 4,000.00	1	\$ 2,000.00	\$ 3,000.00	\$ 4,000.00
1.13	Insurances in accordance with contract requirements	Item	\$ 16,100.00	\$ 22,661.00	\$ 29,222.00	0	\$ -	\$ -	\$ -	1	\$ 16,100.00	\$ 22,661.00	\$ 29,222.00	1	\$ 16,100.00	\$ 22,661.00	\$ 29,222.00
1.14	Preparation and implementation of Quality Plan	Item	\$ 539.00	\$ 769.50	\$ 1,000.00	0	\$ -	\$ -	\$ -	1	\$ 539.00	\$ 769.50	\$ 1,000.00	1	\$ 539.00	\$ 769.50	\$ 1,000.00
1.15	Programming and progress control	Item	\$ 552.00	\$ 725.50	\$ 899.00	0	\$ -	\$ -	\$ -	1	\$ 552.00	\$ 725.50	\$ 899.00	1	\$ 552.00	\$ 725.50	\$ 899.00
1.16	Full Allowance for set-out and As-Constructed drawings as required under the Contract.	Item	\$ 13,937.00	\$ 24,116.50	\$ 34,296.00	0	\$ -	\$ -	\$ -	1	\$ 13,937.00	\$ 24,116.50	\$ 34,296.00	1	\$ 13,937.00	\$ 24,116.50	\$ 34,296.00
1.17	Project Signs and Public Notification	Item	\$ 674.00	\$ 987.00	\$ 1,300.00	0	\$ -	\$ -	\$ -	1	\$ 674.00	\$ 987.00	\$ 1,300.00	1	\$ 674.00	\$ 987.00	\$ 1,300.00
1.18	Supply and install Street Name Signage to FNQROC requirements.	Item	\$ 397.00	\$ 1,322.50	\$ 2,248.00	0	\$ -	\$ -	\$ -	1	\$ 397.00	\$ 1,322.50	\$ 2,248.00	1	\$ 397.00	\$ 1,322.50	\$ 2,248.00
~	TOTAL OF SECTION 1.00 CARRIED TO SUMMARY:-						\$ 39,000.00	\$ 42,634.00	\$ 46,268.00		\$ 73,008.00	\$ 124,014.50	\$ 173,021.00		\$ 73,008.00	\$ 124,014.50	\$ 173,021.00
2.00	EARTHWORKS AND ROADWORKS																
2.01	Site clearance including vegetation as specified	Item	\$ 7,620.00	\$ 21,674.00	\$ 35,728.00	0	\$ -	\$ -	\$ -	1	\$ 7,620.00	\$ 21,674.00	\$ 35,728.00	1	\$ 7,620.00	\$ 21,674.00	\$ 35,728.00
2.02	Strip topsoil and vegetal matter from road reserve, areas with earthworks, stockpile and respread as required. (assume 0.15m thick)	m2	\$ 1.33	\$ 3.85	\$ 6.36	5000	\$ 6,666.67	\$ 19,225.00	\$ 31,783.33	26100	\$ 34,800.00	\$ 100,354.50	\$ 165,909.00	37900	\$ 50,533.33	\$ 145,725.50	\$ 240,917.67
2.03	Earthworks cut to fill and compact including benching of slopes and batters	Item	\$ 250,000.00	\$ 375,000.00	\$ 500,000.00	0	\$ -	\$ -	\$ -	1	\$ 250,000.00	\$ 375,000.00	\$ 500,000.00	1	\$ 250,000.00	\$ 375,000.00	\$ 500,000.00
2.04	Level 1 supervision and certification of earthworks	Item	\$ 5,620.00	\$ 13,175.00	\$ 20,730.00	0	\$ -	\$ -	\$ -	1	\$ 5,620.00	\$ 13,175.00	\$ 20,730.00	1	\$ 5,620.00	\$ 13,175.00	\$ 20,730.00
2.05	CBR testing of subgrade material and provide results to Superintendent	Item	\$ 1,180.00	\$ 2,510.00	\$ 3,840.00	2	\$ 2,360.00	\$ 5,020.00	\$ 7,680.00	1	\$ 1,180.00	\$ 2,510.00	\$ 3,840.00	1	\$ 1,180.00	\$ 2,510.00	\$ 3,840.00
2.06	Trim, Shape and compact subgrade.	m2	\$ 1.92	\$ 3.21	\$ 4.50	3250	\$ 6,240.00	\$ 10,432.50	\$ 14,625.00	6150	\$ 11,808.00	\$ 19,741.50	\$ 27,675.00	3375	\$ 6,480.00	\$ 10,833.75	\$ 15,187.50
2.07	Subgrade replacement. 200mm Select Fill, CBR ≥ 15 (IF ORDERED) Supply, Spread, Compact and Trim	m3	\$ 38.80	\$ 67.69	\$ 96.57	20	\$ 776.00	\$ 1,353.70	\$ 1,931.40	100	\$ 3,880.00	\$ 6,768.50	\$ 9,657.00	100	\$ 3,880.00	\$ 6,768.50	\$ 9,657.00
2.08	Sub-Base. 150mm Type 2, Subtype 2.2, CBR ≥ 60.	m3	\$ 129.81	\$ 131.91	\$ 134.00	585	\$ 75,938.85	\$ 77,164.43	\$ 78,390.00	1107	\$ 143,699.67	\$ 146,018.84	\$ 148,338.00	607.5	\$ 78,859.58	\$ 80,132.29	\$ 81,405.00
2.09	Base. 150mm Type 2, Subtype 2.1, CBR ≥ 80.	m3	\$ 129.81	\$ 141.99	\$ 154.17	487.5	\$ 63,282.38	\$ 69,220.13	\$ 75,157.88	922.5	\$ 119,749.73	\$ 130,985.78	\$ 142,221.83	506.25	\$ 65,716.31	\$ 71,882.44	\$ 78,048.56
2.1	Supply, prime, spread and compact Asphaltic Concrete - 30mm. (50mm at intersections and Cul-de-sacs)	m2	\$ 22.61	\$ 25.31	\$ 28.00	3250	\$ 73,482.50	\$ 82,241.25	\$ 91,000.00	6150	\$ 139,051.50	\$ 155,625.75	\$ 172,200.00	3375	\$ 76,308.75	\$ 85,404.38	\$ 94,500.00
2.11	Saw cut existing pavement and transition of new works to existing	Item	\$ 298.00	\$ 491.70	\$ 685.40	3	\$ 894.00	\$ 1,475.10	\$ 2,056.20	1	\$ 298.00	\$ 491.70	\$ 685.40	1	\$ 298.00	\$ 491.70	\$ 685.40
2.12	Final trim to road reserve.	Item	\$ 3,353.00	\$ 7,059.65	\$ 10,766.30	1	\$ 3,353.00	\$ 7,059.65	\$ 10,766.30	1	\$ 3,353.00	\$ 7,059.65	\$ 10,766.30	2	\$ 6,706.00	\$ 14,119.30	\$ 21,532.60
2.13	Construct 2m wide footpath as per FNQROC Dwg S1035 including conduits for roof drainage, water connections and kerb ramps	m	\$ 103.14	\$ 137.07	\$ 171.00	150	\$ 15,471.00	\$ 20,560.50	\$ 25,650.00	580	\$ 59,821.20	\$ 79,500.60	\$ 99,180.00	365	\$ 37,646.10	\$ 50,030.55	\$ 62,415.00
2.14	Construct subsoil drains under kerb and channel including flushing points and outlets as per FNQROC S1095	m	\$ 38.00	\$ 43.00	\$ 48.00		\$ -	\$ -	\$ -	900	\$ 34,200.00	\$ 38,700.00	\$ 43,200.00	825	\$ 31,350.00	\$ 35,475.00	\$ 39,600.00
2.15	Construct concrete centre median	m	\$ 257.85	\$ 342.68	\$ 427.50	180	\$ 46,413.00	\$ 61,681.50	\$ 76,950.00	0	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -
2.16	Construct mountable kerb and channel.	m	\$ 54.60	\$ 56.80	\$ 59.00	260	\$ 14,196.00	\$ 14,768.00	\$ 15,340.00	900	\$ 49,140.00	\$ 51,120.00	\$ 53,100.00	825	\$ 45,045.00	\$ 46,860.00	\$ 48,675.00
2.17	Construct maintenance strip kerb	m	\$ 54.60	\$ 56.80	\$ 59.00	130	\$ 7,098.00	\$ 7,384.00	\$ 7,670.00	335	\$ 18,291.00	\$ 19,028.00	\$ 19,765.00	0	\$ -	\$ -	\$ -
2.18	Grassing of verges and lots to contract requirements	Item	\$ 21,636.00	\$ 35,764.94	\$ 49,893.88	0.1	\$ 2,163.60	\$ 3,576.49	\$ 4,989.39	1	\$ 21,636.00	\$ 35,764.94	\$ 49,893.88	1	\$ 21,636.00	\$ 35,764.94	\$ 49,893.88
2.19	Excavation in rock. Rock shall be defined as material which cannot be broken or removed by a 20 Tonne excavator fitted with a single ripping tyne. (IF ORDERED)	m³	\$ 117.99	\$ 234.00	\$ 350.00	0	\$ -	\$ -	\$ -	100	\$ 11,799.00	\$ 23,399.50	\$ 35,000.00	100	\$ 11,799.00	\$ 23,399.50	\$ 35,000.00
2.2	Supply and installation of 1.8m high timber palling fence. Proposed fencing and footings to be approved by Superintendent prior to installation	m	\$ 79.37	\$ 102.76	\$ 126.15	0	\$ -	\$ -	\$ -	650	\$ 51,590.50	\$ 66,795.25	\$ 82,000.00	380	\$ 30,160.60	\$ 39,049.53	\$ 47,938.46
2.21	Construct buffer mound including supply and installation of 1.8m high noise attenuation fence in accordance with MRTW15. Includes supply, plant and maintenance of landscaping as per contract requirements.	m	\$ 295.91	\$ 355.92	\$ 415.92	0	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -	200	\$ 59,182.61	\$ 71,183.57	\$ 83,184.54
2.22	Temporary site access including maintenance and provision for making good upon completion of works.	Item	\$ 2,921.00	\$ 6,460.50	\$ 10,000.00	1	\$ 2,921.00	\$ 6,460.50	\$ 10,000.00	1	\$ 2,921.00	\$ 6,460.50	\$ 10,000.00	1	\$ 2,921.00	\$ 6,460.50	\$ 10,000.00
~	TOTAL OF SECTION 2.00 CARRIED TO SUMMARY:-						\$ 321,255.99	\$ 387,622.74	\$ 453,989.50		\$ 970,458.60	\$ 1,300,174.00	\$ 1,629,889.41		\$ 792,942.28	\$ 1,135,940.45	\$ 1,478,938.61
3.00	STORMWATER DRAINAGE																
3.01	Supply, excavate, sandbed, lay, joint, hunch and backfill stormwater drainage pipes: 450 DN RCP IJ Class 4	m	\$ 265.00	\$ 267.85	\$ 270.70	60	\$ 15,900.00	\$ 16,071.00	\$ 16,242.00	450	\$ 119,250.00	\$ 120,532.50	\$ 121,815.00	350	\$ 92,750.00	\$ 93,747.50	\$ 94,745.00
3.02	Construct drainage structure: Stormwater culvert headwall to suit 450 DN RCP pipe including rock protection	Item	\$ 1,324.15	\$ 1,516.08	\$ 1,708.00	0	\$ -	\$ -	\$ -	1	\$ 1,324.15	\$ 1,516.08	\$ 1,708.00	1	\$ 1,324.15	\$ 1,516.08	\$ 1,708.00
3.03	Supply and construct drainage structures: On-Grade KIP, Small	Item	\$ 3,477.40	\$ 3,813.20	\$ 4,149.00	4	\$ 13,909.60	\$ 15,252.80	\$ 16,596.00	10	\$ 34,774.00	\$ 38,132.00	\$ 41,490.00	10	\$ 34,774.00	\$ 38,132.00	\$ 41,490.00
3.05	Supply and construct drainage structures: Gross Pollutant Trap - ROCLA CleansAll 600 or similar approved product (tenderer to qualify)	Item	\$ 36,319.55	\$ 37,850.78	\$ 39,382.00	0	\$ -	\$ -	\$ -	1	\$ 36,319.55	\$ 37,850.78	\$ 39,382.00	1	\$ 36,319.55	\$ 37,850.78	\$ 39,382.00
3.06	Construct concrete hardstand to service GPT generally to details of FNQROC Dwg 1015 for commercial crossings.	Item	\$ 5,620.00	\$ 5,910.00	\$ 6,200.00	0	\$ -	\$ -	\$ -	1	\$ 5,620.00	\$ 5,910.00	\$ 6,200.00	1	\$ 5,620.00	\$ 5,910.00	\$ 6,200.00
~	TOTAL OF SECTION 3.00 CARRIED TO SUMMARY:-						\$ 29,809.60	\$ 31,323.80	\$ 32,838.00		\$ 197,287.70	\$ 203,941.35	\$ 210,595.00		\$ 170,787.70	\$ 177,156.35	\$ 183,525.00

						DRAPER ROAD-DEMPSEY STREET ROUNDABOUT				STAGE 1				STAGE 2				STAGE 3				STAGE 4					
			RATE			QUANTITY	AMOUNT (EXC. GST)			QUANTITY	AMOUNT (EXC. GST)			QUANTITY	AMOUNT (EXC. GST)			QUANTITY	AMOUNT (EXC. GST)			QUANTITY	AMOUNT (EXC. GST)				
ITEM	DESCRIPTION	UNIT	LOW	MID	HIGH		LOW	MID	HIGH		LOW	MID	HIGH		LOW	MID	HIGH		LOW	MID	HIGH		LOW	MID	HIGH		
							\$ 416,836.02	\$ 519,737.90	\$ 773,913.68		\$ 1,702,380.91	\$ 2,399,509.38	\$ 3,094,637.85		\$ 1,507,744.19	\$ 2,460,939.00	\$ 3,412,133.80		\$ 1,740,424.69	\$ 2,892,496.67	\$ 4,042,568.65		\$ 1,227,667.77	\$ 2,073,403.46	\$ 2,917,139.16		
4.00 WATER RETICULATION																											
4.01	Excavation and disposal of spoil, supply, bed, sand surround, backfill, flush, test, and sterilise, 63mm dia PE pressure mains Class PE100 PN16 to FNQROC standard including supply, installation and fittings	m	\$ 48.00	\$ 55.00	\$ 62.00	0	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -	300	\$ 14,400.00	\$ 16,500.00	\$ 18,600.00	300	\$ 14,400.00	\$ 16,500.00	\$ 18,600.00	80	\$ 3,840.00	\$ 4,400.00	\$ 4,960.00		
4.02	Excavation and disposal of spoil, supply, bed, sand surround, backfill, flush, test, and sterilise, 100mm dia PVC-U, O or M pressure mains Class PN16 to FNQROC standard including supply, installation, corrosion protection coating, thrust blocks of cast iron fittings (Tee's, bends, reducers, connectors, gibault joints, blank flanges etc)	m	\$ 63.80	\$ 80.18	\$ 96.55	50	\$ 3,190.00	\$ 4,008.75	\$ 4,827.50	920	\$ 58,696.00	\$ 73,761.00	\$ 88,826.00	560	\$ 35,728.00	\$ 44,898.00	\$ 54,068.00	850	\$ 54,230.00	\$ 68,148.75	\$ 82,067.50	475	\$ 30,305.00	\$ 38,083.13	\$ 45,861.25		
4.03	Supply and install 100mm SV valves with corrosion protection coating, complete with chamber, surface box, margin blocks, and marker:	Item	\$ 585.00	\$ 704.00	\$ 823.00	1	\$ 585.00	\$ 704.00	\$ 823.00	15	\$ 8,775.00	\$ 10,560.00	\$ 12,345.00	8	\$ 4,680.00	\$ 5,632.00	\$ 6,584.00	10	\$ 5,850.00	\$ 7,040.00	\$ 8,230.00	5	\$ 2,925.00	\$ 3,520.00	\$ 4,115.00		
4.04	Spring 100mm dia mains hydrant installation complete including chamber, riser, gaskets, bolts, surface box, margin block and road marking	Item	\$ 730.50	\$ 820.25	\$ 910.00	1	\$ 730.50	\$ 820.25	\$ 910.00	5	\$ 3,652.50	\$ 4,101.25	\$ 4,550.00	3	\$ 2,191.50	\$ 2,460.75	\$ 2,730.00	5	\$ 3,652.50	\$ 4,101.25	\$ 4,550.00	3	\$ 2,191.50	\$ 2,460.75	\$ 2,730.00		
4.05	Connect to existing water main, by Council at Contractor's cost (provisional sum)	Item	\$ 1,250.00	\$ 1,875.00	\$ 2,500.00	1	\$ 1,250.00	\$ 1,875.00	\$ 2,500.00	1	\$ 1,250.00	\$ 1,875.00	\$ 2,500.00	1	\$ 1,250.00	\$ 1,875.00	\$ 2,500.00	1	\$ 1,250.00	\$ 1,875.00	\$ 2,500.00	1	\$ 1,250.00	\$ 1,875.00	\$ 2,500.00		
4.06	Supply and install house connection branches	Item	\$ 500.00	\$ 722.50	\$ 945.00	0	\$ -	\$ -	\$ -	6	\$ 3,000.00	\$ 4,335.00	\$ 5,670.00	25	\$ 12,500.00	\$ 18,062.50	\$ 23,625.00	35	\$ 17,500.00	\$ 25,287.50	\$ 33,075.00	23	\$ 11,500.00	\$ 16,617.50	\$ 21,735.00		
4.07	Testing, Flushing and Disinfecting of water main as per FNQROC Specification	Item	\$ 1,260.00	\$ 1,630.00	\$ 2,000.00	1	\$ 1,260.00	\$ 1,630.00	\$ 2,000.00	1	\$ 1,260.00	\$ 1,630.00	\$ 2,000.00	1	\$ 1,260.00	\$ 1,630.00	\$ 2,000.00	1	\$ 1,260.00	\$ 1,630.00	\$ 2,000.00	1	\$ 1,260.00	\$ 1,630.00	\$ 2,000.00		
4.08	Supply and install fittings (Bends, Tees, Reducers, End Caps)	Item	\$ 18,979.00	\$ 23,723.75	\$ 28,468.50	0.1	\$ 1,897.90	\$ 2,372.38	\$ 2,846.85	1	\$ 18,979.00	\$ 23,723.75	\$ 28,468.50	1	\$ 18,979.00	\$ 23,723.75	\$ 28,468.50	1	\$ 18,979.00	\$ 23,723.75	\$ 28,468.50	1	\$ 18,979.00	\$ 23,723.75	\$ 28,468.50		
~	TOTAL OF SECTION 4.00 CARRIED TO SUMMARY:-						\$ 8,913.40	\$ 11,410.38	\$ 13,907.35		\$ 95,612.50	\$ 119,986.00	\$ 144,359.50		\$ 90,988.50	\$ 114,782.00	\$ 138,575.50		\$ 117,121.50	\$ 148,306.25	\$ 179,491.00		\$ 72,250.50	\$ 92,310.13	\$ 112,369.75		
5.00 GRAVITY SEWER RETICULATION																											
5.01	Excavation and backfilling, sand bedding and overlaying, supply, lay, joint, and test, 150mm dia. Class uPVC SN8 sewer pipe	m	\$ 121.04	\$ 220.60	\$ 320.15	0	\$ -	\$ -	\$ -	550	\$ 66,572.00	\$ 121,327.25	\$ 176,082.50	515	\$ 62,335.60	\$ 113,606.43	\$ 164,877.25	940	\$ 113,777.60	\$ 207,359.30	\$ 300,941.00	460	\$ 55,678.40	\$ 101,473.70	\$ 147,269.00		
5.02	Construction of manholes complete	Item	\$ 3,080.00	\$ 4,154.08	\$ 5,228.17	0	\$ -	\$ -	\$ -	10	\$ 30,800.00	\$ 41,540.83	\$ 52,281.67	10	\$ 30,800.00	\$ 41,540.83	\$ 52,281.67	13	\$ 40,040.00	\$ 54,003.08	\$ 67,966.17	8	\$ 24,640.00	\$ 33,232.67	\$ 41,825.33		
5.03	Supply and install allotment house drain connections including oblique junctions where applicable.	Item	\$ 960.00	\$ 13,967.00	\$ 26,974.00	0	\$ -	\$ -	\$ -	6	\$ 5,760.00	\$ 83,802.00	\$ 161,844.00	25	\$ 24,000.00	\$ 349,175.00	\$ 674,350.00	35	\$ 33,600.00	\$ 488,845.00	\$ 944,090.00	23	\$ 22,080.00	\$ 321,241.00	\$ 620,402.00		
5.04	Testing of sewers and manholes	Item	\$ 2,338.00	\$ 2,419.00	\$ 2,500.00	0	\$ -	\$ -	\$ -	1	\$ 2,338.00	\$ 2,419.00	\$ 2,500.00	1	\$ 2,338.00	\$ 2,419.00	\$ 2,500.00	1	\$ 2,338.00	\$ 2,419.00	\$ 2,500.00	1	\$ 2,338.00	\$ 2,419.00	\$ 2,500.00		
5.05	Sewer CCTV Footage	Item	\$ 4,116.00	\$ 5,316.50	\$ 6,517.00	0	\$ -	\$ -	\$ -	1	\$ 4,116.00	\$ 5,316.50	\$ 6,517.00	1	\$ 4,116.00	\$ 5,316.50	\$ 6,517.00	1	\$ 4,116.00	\$ 5,316.50	\$ 6,517.00	1	\$ 4,116.00	\$ 5,316.50	\$ 6,517.00		
~	TOTAL OF SECTION 5.00 CARRIED TO SUMMARY:-						\$ -	\$ -	\$ -		\$ 109,586.00	\$ 254,405.58	\$ 399,225.17		\$ 123,589.60	\$ 512,057.76	\$ 900,525.92		\$ 193,871.60	\$ 757,942.88	\$ 1,322,014.17		\$ 108,852.40	\$ 463,682.87	\$ 818,513.33		
6.00 CIVIL-ELECTRICAL																											
6.01	Civil-Electrical	Item	\$ 71,428.11	\$ 186,987.94	\$ 302,547.78	0.25	\$ 17,857.03	\$ 46,746.99	\$ 75,636.94	1	\$ 71,428.11	\$ 186,987.94	\$ 302,547.78	1	\$ 71,428.11	\$ 186,987.94	\$ 302,547.78	1	\$ 71,428.11	\$ 186,987.94	\$ 302,547.78	1	\$ 71,428.11	\$ 186,987.94	\$ 302,547.78		
~	TOTAL OF SECTION 6.00 CARRIED TO SUMMARY:-						\$ 17,857.03	\$ 46,746.99	\$ 75,636.94		\$ 71,428.11	\$ 186,987.94	\$ 302,547.78		\$ 71,428.11	\$ 186,987.94	\$ 302,547.78		\$ 71,428.11	\$ 186,987.94	\$ 302,547.78		\$ 71,428.11	\$ 186,987.94	\$ 302,547.78		
7.00 LANDSCAPING																											
7.01	Landscaping	Item	\$ 185,000.00	\$ 210,000.00	\$ 235,000.00	0	\$ -	\$ -	\$ -	1	\$ 185,000.00	\$ 210,000.00	\$ 235,000.00	1	\$ 185,000.00	\$ 210,000.00	\$ 235,000.00	1	\$ 185,000.00	\$ 210,000.00	\$ 235,000.00	1	\$ 185,000.00	\$ 210,000.00	\$ 235,000.00		
~	TOTAL OF SECTION 7.00 CARRIED TO SUMMARY:-						\$ -	\$ -	\$ 151,273.89		\$ 185,000.00	\$ 210,000.00	\$ 235,000.00		\$ 185,000.00	\$ 210,000.00	\$ 235,000.00		\$ 185,000.00	\$ 210,000.00	\$ 235,000.00		\$ 185,000.00	\$ 210,000.00	\$ 235,000.00		

ATTACHMENT 6

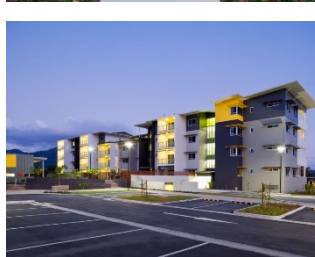
Gordonvale Residential Subdivision

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Retirement Living Proposal

Cairns Retirement/Aged Care Facilities Comparison

Name	Location	Facilities	Pricing
Oak Tree Retirement Village    	White Rock	77 independent villa style homes made up of 67 x mixed 2 bedroom & 2 bedroom + study and 10 x 3 bedroom - Shared resident facilities include pool, 2 lane lawn bowls green, bbq/entertainment area, library, dance floor, billiards table, hairdressing salon - All villas have own carpark with visitor parking also available - Constructed in 2007 - No onsite, attached, adjacent or co-located residential aged care facility - Operator does not provide home care services - residents can arrange their own home care services - Available to over 55s	2 Bedroom Villa From \$295,000 - \$320,000 Weekly fees \$111.62 3 Bedroom Villa From \$350,000 - \$360,000 Weekly fees \$119.62 *Weekly fees include GSC & Maintenance Reserve Fund Contribution Other costs: Entry cost \$700.00
Heritage Gardens Retirement Village   	Earlville	51 residences made up of 1 and 2 bedroom villas and 1 and 2 bedroom units - Mix of strata/freehold - Constructed in 1995 – recent refurbishments 1 x Carpark/Carport per unit/villa - Shared facilities include BBQ area, billiards room, community centre, community kitchen, gymnasium, indoor bowls area, outdoor pool, library, beauty salon and residents lounge - Independent living village - no onsite, attached, adjacent or co-located residential aged care facility - Available to over 55s	1 Bedroom Unit From \$170,000 Weekly fees \$ 2 Bedroom Unit From \$260,000 Weekly fees \$ 2 Bedroom Villa From \$290,000 Weekly fees \$

Aveo the Parks – Retirement Village   	Earlville	• 157 single story units comprising 18 studios and 139 x 2 bedroom units • 151 carparks/carports – 6 units without • Constructed in 1997, multiple stages. Construction completed in 2018 • Shared facilities include BBQ area, billiards room, bowling green, community centre, community kitchen, gymnasium, indoor bowls area, outdoor pool, library, beauty salon, spa and residents lounge • No onsite, attached, adjacent or co-located residential aged care facility • Available to over 65s	1 Bedroom Unit From \$205,000 - \$291,000 Weekly fees \$102.62 1 Bedroom + 1 Study Unit From \$254,000 Weekly fees \$116.06 2 Bedroom Unit From \$302,000 - \$405,000 Weekly fees \$115.89 2 Bedroom Unit + Study From \$421,000 Weekly fees \$130.27
Coral Sea Gardens Retirement Village (Mercy Health)    	Westcourt	• 139 units in the village, comprising 101 single story units, 38 units in multi-story building with 4 levels. 50 x 1 bedroom, 77 x 2 bedroom, 12 x 3 bedroom • Only villas have carparks (8), other units have general parking • Constructed in 2016 • Shared facilities include BBQ area, billiards room, bowling green, community centre, community kitchen, communal laundry, gymnasium, indoor bowls area, outdoor pool, library, beauty salon, spa and café. • Optional services provided (at extra charges) include daily meals (lunch and dinner), cleaning of units (weekly) and laundry of bed linen and towels • The Operator is an Approved Provider of home care under the Aged Care Act 1997 (Registered Accredited Care Supplier – RACS ID number: 5064) • Fee-for-service assistance or subsidised packages through Mercy Health Home & Community Care, so residents can maintain	1 Bedroom Serviced Apartment From \$55,000 Weekly fees \$58.96 1 Bedroom Villa From \$145,000 - \$215,000 Weekly fees \$81.96 2 Bedroom Apartment From \$359,000 - \$407,000 Weekly fees \$115.72 2 Bedroom Apartment + Study From \$402,000 – 428,000 Weekly fees \$116.42 3 Bedroom Villa From \$375,000 Weekly fees \$106.81 3 Bedroom Apartment From \$439,000 - \$455,000 Weekly fees \$120.84

		independence at home for as long as possible. Residential Aged Care - Mercy Place Westcourt residential aged care home is situated next door to provide the assurance of access to high quality care as resident's needs change.	
Regis Woodward Retirement Village   	Whitfield	- Comprised of 62 single story, two bedroom units - All units have carparking either next to unit or separate to the unit - Construction completed in 1995 - Facilities include BBQ area, billiards room, community centre, outdoor pool and library. Café, salon and chapel are available for use at the adjacent aged care facility - The Operator is an Approved Provider of home care under the Aged Care Act 1997 (Registered Accredited Care Supplier – RACS ID number: 5064) - The Regis Whitfield aged care home is located within the same site as Regis Woodward Retirement Village, providing ongoing care and support if care needs change at adjacent facility.	2 Bedroom Units From \$240,000 to \$335,000 Weekly fees \$103.19
Caravoncia Waters – Aged Care Facility   	Caravonica	144 Bed Aged Care Facility - Recent construction 24/7 care including all levels of respite and permanent care and allied health services. - All meals supplied, housekeeping and laundry facilities also supplied. - Activity areas, playground, hair and beauty service, BBQ area, onsite café and organised activities - The Operator is an Approved Provider of home care under the Aged Care Act 1997 (Registered Accredited Care Supplier – RACS ID number: 5064)	Classic Room \$400,000 DAP \$53.59 Superior Room \$400,000 DAP \$53.59 Signature Room \$550,000 DAP \$53.59 Presidential Room \$650,000 DAP \$53.59

ATTACHMENT 7

Gordonvale Residential Subdivision

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Retirement Living Proposal

Gordonvale Retirement Village Feasibility - Version 2

Date of Feasibility: 9/06/2020

Revenue	Stage 1	Stage 2
Gross Sales	\$ 26,320,000.00	\$ 45,030,000.00
Less GST on Sales		\$ 71,350,000.00
Net Revenue		\$ 71,350,000.00
Expenditure	Stage 1	Stage 2
Item		
Land and Acquisition	\$ 1,500,000.00	\$ 2,300,000.00
Statutory Charges	\$ 991,000.00	\$ 1,800,000.00
Consultants	\$ 967,835.63	\$ 511,521.66
Commission	\$ 1,316,000.00	\$ 2,251,500.00
Marketing	\$ 526,400.00	\$ 900,600.00
Construction Cost	\$ 16,130,593.78	\$ 17,050,722.07
Contingency	\$ 806,529.69	\$ 852,536.10
Land Holding Cost	\$ 53,000.00	\$ 127,000.00
Total Costs (before interest)	\$ 22,291,359.10	\$ 25,793,879.84
		\$ 48,085,238.93
Operating Profit before Interest		\$ 23,264,761.07
Interest & Borrowing Costs	\$ 539,817.95	\$ 424,828.30
Net Profit after Interest		\$ 22,300,114.82
Return on Cost before Interest		48.38%
Return on Cost after Interest (Interest Deemed as part of Cost)		45.46%

Annexure A (to accompany Project Feasibility)

	Stage 1	Stage 2	TOTALS
Statutory Charges			
Council Fees: Lodgement	\$ 25,000.00		\$ 25,000.00
Electricity Authority	\$ 150,000.00	\$ 100,000.00	\$ 250,000.00
Headworks	\$ 816,000.00	\$ 1,700,000.00	\$ 2,516,000.00
Sub-Total	\$ 991,000.00	\$ 1,800,000.00	\$ 2,791,000.00
Professional Fees			
Consultants 6% 3%	\$ 967,835.63	\$ 511,521.66	\$ 1,479,357.29
Sub-Total	\$ 967,835.63	\$ 511,521.66	\$ 1,479,357.29
Sales & Marketing			
ESTIMATED SALES INCOME			
1 Bedroom \$ 325,000.00	\$ 4,550,000.00	\$ 5,850,000.00	\$ 10,400,000.00
2 Bedroom \$ 395,000.00	\$ 3,950,000.00	\$ 9,480,000.00	\$ 13,430,000.00
3 Bedroom \$ 495,000.00	\$ 17,820,000.00	\$ 29,700,000.00	\$ 47,520,000.00
Sub- Total	\$ 26,320,000.00	\$ 45,030,000.00	\$ 71,350,000.00
Net Sellable m ² 14,316			
\$/m ² \$ 4,983.93			
Total # Units	60	102	162
SALES EXPENSES			
Commission 5%	\$ 1,316,000.00	\$ 2,251,500.00	\$ 3,567,500.00
Marketing/Communications 2%	\$ 526,400.00	\$ 900,600.00	\$ 1,427,000.00
Sub-Total	\$ 1,842,400.00	\$ 3,152,100.00	\$ 4,994,500.00
Construction Cost			
Central Facilities	\$ 4,500,000.00		\$ 4,500,000.00
Furniture	\$ 300,000.00		\$ 300,000.00
Unit Block Construction Cost	\$ 9,085,593.78	\$ 15,645,722.07	\$ 24,731,315.85
Carparking	\$ 500,000.00		\$ 500,000.00
Entry and Site Fencing	\$ 400,000.00	\$ 70,000.00	\$ 470,000.00
Shed/Storage Facilities	\$ 55,000.00		\$ 55,000.00
Landscaping	\$ 500,000.00	\$ 600,000.00	\$ 1,100,000.00
Window Furnishings/Appliances (\$2,500/unit)	\$ 150,000.00	\$ 255,000.00	\$ 405,000.00
Assistive Technology	\$ 100,000.00	\$ 200,000.00	\$ 300,000.00
Water Supply	\$ 40,000.00	\$ 80,000.00	\$ 120,000.00
Site Services	\$ 500,000.00	\$ 200,000.00	\$ 700,000.00
Sub-Total	\$ 16,130,593.78	\$ 17,050,722.07	\$ 33,181,315.85
Contingency 5%	\$ 806,529.69	\$ 852,536.10	\$ 1,659,065.79
Land Holding Cost			
Council Rates	\$ 35,000.00	\$ 70,000.00	\$ 105,000.00
Insurance	\$ 18,000.00	\$ 57,000.00	\$ 75,000.00
Land Tax			
Sub-Total	\$ 53,000.00	\$ 127,000.00	\$ 180,000.00
Finance Costs			
Finance Costs and Interest (1 year) 5%	\$ 539,817.95	\$ 424,828.30	\$ 964,646.25
Sub-Total	\$ 539,817.95	\$ 424,828.30	\$ 964,646.25



Gordonvale Retirement Development Cashflow - Version 2

Income		Jul-21 Forecast	Aug-21 Forecast	Sep-21 Forecast	Oct-21 Forecast	Nov-21 Forecast	Dec-21 Forecast	Jan-22 Forecast	Feb-22 Forecast	Mar-22 Forecast	Apr-22 Forecast	May-22 Forecast	Jun-22 Forecast	Jul-22 Forecast	Aug-22 Forecast	Sep-22 Forecast	Oct-22 Forecast	Nov-22 Forecast	Dec-22 Forecast	Jan-23 Forecast	Feb-23 Forecast	Mar-23 Forecast	Apr-23 Forecast	May-23 Forecast	Jun-23 Forecast	Jul-23 Forecast
Sales - Stage 1																		10,001,600	4,737,600	1,842,400	1,316,000	1,316,000	1,316,000	1,316,000	1,316,000	789,600
Sales - Stage 2																										
LESS Commission	5%																	(500,080)	(236,880)	(92,120)	(65,800)	(65,800)	(65,800)	(65,800)	(65,800)	(39,480)
TOTAL NET INCOME																		9,501,520	4,500,720	1,750,280	1,250,200	1,250,200	1,250,200	1,250,200	1,250,200	750,120
EXPENSES																										
Construction - Stage 1		537,686	537,686	537,686	806,530	806,530	806,530	1,075,373	1,075,373	1,075,373	1,344,216	1,344,216	1,344,216	1,613,059	1,613,059	1,613,059										
Construction - Stage 2																		568,357	568,357	568,357	710,447	710,447	710,447	852,536	852,536	852,536
Consultants		387,134	193,567	96,784	48,392	48,392	48,392	48,392	48,392	48,392								153,456	102,304	51,152	51,152	51,152	51,152	51,152	51,152	
Contingency	5%	26,884	26,884	26,884	40,326	40,326	40,326	53,769	53,769	53,769	67,211	67,211	67,211	80,653	80,653	80,653		28,418	28,418	28,418	35,522	35,522	35,522	42,627	42,627	42,627
Statutory Charges (Council, Ergon etc)		150,000																100,000								
Marketing	2%										200,032	94,752	36,848	26,320	26,320	26,320	26,320	26,320	26,320	15,792	15,792	15,792	15,792	171,114	63,042	45,030
TOTAL DEVELOPMENT EXPENSES		1,101,705	758,138	661,354	895,248	895,248	895,248	1,177,533	1,177,533	1,177,533	1,411,427	1,611,459	1,506,179	1,730,560	1,720,032	2,561,032	26,320	876,552	725,400	663,719	812,913	812,913	812,913	1,117,429	958,205	940,193
CONSTRUCTION LOAN	\$ 45,069,885																									
Opening Balance			(1,101,705)	(1,864,433)	(2,533,556)	(3,439,361)	(4,348,939)	(5,262,308)	(6,461,767)	(7,666,225)	(8,875,701)	(10,324,110)	(11,978,586)	(13,534,676)	(15,321,630)	(17,105,503)	(19,737,808)	(19,846,369)	(11,394,094)	(7,756,249)	(6,792,006)	(6,468,019)	(6,142,683)	(5,815,991)	(5,787,453)	(5,594,572)
(LESS) Drawdown for expenses		(1,101,705)	(758,138)	(661,354)	(895,248)	(895,248)	(895,248)	(1,177,533)	(1,177,533)	(1,177,533)	(1,411,427)	(1,611,459)	(1,506,179)	(1,730,560)	(1,720,032)	(2,561,032)	(26,320)	(876,552)	(725,400)	(663,719)	(812,913)	(812,913)	(812,913)	(1,117,429)	(958,205)	(940,193)
(LESS) Interest	5%		(4,590)	(7,768)	(10,556)	(14,331)	(18,121)	(21,926)	(26,924)	(31,943)	(36,982)	(43,017)	(49,911)	(56,394)	(63,840)	(71,273)	(82,241)	(82,693)	(47,475)	(32,318)	(28,300)	(26,950)	(25,595)	(24,233)	(24,114)	(23,311)
(LESS) Operating Working Capital																		(90,000)	(90,000)	(90,000)	(85,000)	(85,000)	(85,000)	(80,000)	(75,000)	(70,000)
(ADD) Loan repayment at settlement																		9,501,520	4,500,720	1,750,280	1,250,200	1,250,200	1,250,200	1,250,200	1,250,200	750,120
Closing Balance		(1,101,705)	(1,864,433)	(2,533,556)	(3,439,361)	(4,348,939)	(5,262,308)	(6,461,767)	(7,666,225)	(8,875,701)	(10,324,110)	(11,978,586)	(13,534,676)	(15,321,630)	(17,105,503)	(19,737,808)	(19,846,369)	(11,394,094)	(7,756,249)	(6,792,006)	(6,468,019)	(6,142,683)	(5,815,991)	(5,787,453)	(5,594,572)	(5,877,956)
DEVELOPMENT CASHFLOW		(1,101,705)	(1,864,433)	(2,533,556)	(3,439,361)	(4,348,939)	(5,262,308)	(6,461,767)	(7,666,225)	(8,875,701)	(10,324,110)	(11,978,586)	(13,534,676)	(15,321,630)	(17,105,503)	(19,737,808)	(19,846,369)	(11,394,094)	(7,756,249)	(6,792,006)	(6,468,019)	(6,142,683)	(5,815,991)	(5,787,453)	(5,594,572)	(5,877,956)

Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	FORECAST AT COMPLETION
Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
789,600	789,600	789,600																									\$26,320,000
			8,555,700	3,152,100	2,251,500	2,251,500	1,576,050	1,576,050	1,125,750	8,555,700	2,476,650	1,125,750	1,125,750	1,125,750	1,125,750	1,125,750	1,125,750	1,125,750	675,450	675,450	675,450	675,450	675,450	675,450	675,450	675,450	\$44,804,850
(39,480)	(39,480)	(39,480)	(427,785)	(157,605)	(112,575)	(112,575)	(78,803)	(78,803)	(56,288)	(427,785)	(123,833)	(56,288)	(56,288)	(56,288)	(56,288)	(56,288)	(56,288)	(56,288)	(33,773)	(33,773)	(33,773)	(33,773)	(33,773)	(33,773)	(33,773)	(33,773)	-\$3,556,243
750,120	750,120	750,120	8,127,915	2,994,495	2,138,925	2,138,925	1,497,248	1,497,248	1,069,463	8,127,915	2,352,818	1,069,463	1,069,463	1,069,463	1,069,463	1,069,463	1,069,463	1,069,463	641,678	641,678	641,678	641,678	641,678	641,678	641,678	641,678	\$67,568,608
994,625	994,625	994,625	1,136,715	1,136,715	1,136,715	1,420,894	1,420,894	1,420,894																			-\$16,130,594
																											-\$17,050,722
49,731	49,731	49,731	56,836	56,836	56,836	71,045	71,045	71,045																			-\$1,479,357
								1,700,000																			-\$1,659,066
45,030	31,521	31,521	22,515	171,114	49,533	22,515	22,515	22,515	22,515	22,515	22,515	22,515	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	-\$2,791,000
																											-\$1,422,497
1,089,387	1,075,878	1,075,878	1,216,066	1,364,665	1,243,084	1,514,453	1,514,453	3,214,453	22,515	22,515	22,515	22,515	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	13,509	\$40,533,236
(5,877,956)	(6,306,714)	(6,723,750)	(7,137,523)	(315,413)	1,258,103	2,098,944	2,673,416	2,611,210	854,005	1,865,952	9,936,352	12,236,655	13,253,602	14,279,556	15,310,509	16,346,463	17,382,416	18,423,370	19,469,323	20,092,492	20,722,660	21,379,338	22,051,015	22,732,693	23,424,370	24,126,048	
(1,089,387)	(1,075,878)	(1,075,878)	(1,216,066)	(1,364,665)	(1,243,084)	(1,514,453)	(1,514,453)	(3,214,453)	(22,515)	(22,515)	(22,515)	(22,515)	(13,509)	(13,509)	(13,509)	(13,509)	(13,509)	(13,509)	(13,509)	(13,509)	0	0	0	0	0	0	-\$40,533,236
(24,491)	(26,278)	(28,016)	(29,740)	(1,314)																							-\$964,646
(65,000)	(65,000)	(60,000)	(60,000)	(55,000)	(55,000)	(50,000)	(45,000)	(40,000)	(35,000)	(35,000)	(30,000)	(30,000)	(30,000)	(30,000)	(25,000)	(20,000)	(20,000)	(15,000)	(10,000)	(5,000)	2,000	15,000	30,000	40,000	50,000	80,000	-\$1,223,000
750,120	750,120	750,120	8,127,915	2,994,495	2,138,925	2,138,925	1,497,248	1,497,248	1,069,463	8,127,915	2,352,818	1,069,463	1,069,463	1,069,463	1,069,463	1,069,463	1,069,463	1,069,463	641,678	641,678	641,678	641,678	641,678	641,678	641,678	641,678	\$67,568,608
(6,306,714)	(6,723,750)	(7,137,523)	(315,413)	1,258,103	2,098,944	2,673,416	2,611,210	854,005	1,865,952	9,936,352	12,236,655	13,253,602	14,279,556	15,310,509	16,346,463	17,382,416	18,423,370	19,469,323	20,092,492	20,722,660	21,379,338	22,051,015	22,732,693	23,424,370	24,126,048	24,847,725	
(6,306,714)	(6,723,750)	(7,137,523)	(315,413)	1,258,103	2,098,944	2,673,416	2,611,210	854,005	1,865,952	9,936,352	12,236,655	13,253,602	14,279,556	15,310,509	16,346,463	17,382,416	18,423,370	19,469,323	20,092,492	20,722,660	21,379,338	22,051,015	22,732,693	23,424,370	24,126,048	24,847,725	\$24,847,725



Gordonvale Retirement Sales Schedule - Version 2

Unit Sales - Stage 1		Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	TOTALS
	100%	38%	18%	7%	5%	5%	5%	5%	5%	3%	3%	3%	3%	100%
Total Unit Sales		\$10,001,600.00	\$ 4,737,600.00	\$ 1,842,400.00	\$ 1,316,000.00	\$ 1,316,000.00	\$ 1,316,000.00	\$ 1,316,000.00	\$ 1,316,000.00	\$ 789,600.00	\$ 789,600.00	\$ 789,600.00	\$ 789,600.00	\$26,320,000.00

Unit Sales - Stage 2		Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	TOTALS
	100%	19%	7.0%	5%	5%	3.5%	3.5%	2.5%	19%	5.5%	2.5%	2.5%	2.5%	78%
Total Unit Sales		\$ 8,555,700.00	\$ 3,152,100.00	\$ 2,251,500.00	\$ 2,251,500.00	\$ 1,576,050.00	\$ 1,576,050.00	\$ 1,125,750.00	\$ 8,555,700.00	\$ 2,476,650.00	\$ 1,125,750.00	\$ 1,125,750.00	\$ 1,125,750.00	\$34,898,250.00

Unit Sales - Stage 2		Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	TOTALS
	100%	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%	2%	2%	22%
Total Unit Sales		\$ 1,125,750.00	\$ 1,125,750.00	\$ 1,125,750.00	\$ 1,125,750.00	\$ 675,450.00	\$ 675,450.00	\$ 675,450.00	\$ 675,450.00	\$ 675,450.00	\$ 675,450.00	\$ 675,450.00	\$ 675,450.00	\$ 9,906,600.00



KELLYDEVELOPMENT

Gordonvale Retirement Unit Mix & Pricing Analysis - Version 2

STAGE 1								
	Unit No	Unit Type	Total Sellable m2	\$/ M2	Price	1B1B	2B2B	3B2B
6 PACK	S1-6A	A	100.0	\$4,950	\$495,000			X
	S1-6A	A	100.0	\$4,950	\$495,000			X
	S1-6A	B	60.0	\$5,417	\$325,000	X		
	S1-6A	B	60.0	\$5,417	\$325,000	X		
	S1-6A	C	103.0	\$4,806	\$495,000			X
	S1-6A	C	103.0	\$4,806	\$495,000			X
6 PACK	S1-6B	A	100.0	\$4,950	\$495,000			X
	S1-6B	A	100.0	\$4,950	\$495,000			X
	S1-6B	B	60.0	\$5,417	\$325,000	X		
	S1-6B	B	60.0	\$5,417	\$325,000	X		
	S1-6B	C	103.0	\$4,806	\$495,000			X
	S1-6B	C	103.0	\$4,806	\$495,000			X
8 PACK	S1-8A	A	100.0	\$4,950	\$495,000			X
	S1-8A	A	100.0	\$4,950	\$495,000			X
	S1-8A	D	78.0	\$5,064	\$395,000		X	
	S1-8A	D	78.0	\$5,064	\$395,000		X	
	S1-8A	B	60.0	\$5,417	\$325,000	X		
	S1-8A	B	60.0	\$5,417	\$325,000	X		
	S1-8A	C	103.0	\$4,806	\$495,000			X
	S1-8A	C	103.0	\$4,806	\$495,000			X
8 PACK	S1-8B	A	100.0	\$4,950	\$495,000			X
	S1-8B	A	100.0	\$4,950	\$495,000			X
	S1-8B	D	78.0	\$5,064	\$395,000		X	
	S1-8B	D	78.0	\$5,064	\$395,000		X	
	S1-8B	B	60.0	\$5,417	\$325,000	X		
	S1-8B	B	60.0	\$5,417	\$325,000	X		
	S1-8B	C	103.0	\$4,806	\$495,000			X
	S1-8B	C	103.0	\$4,806	\$495,000			X
8 PACK	S1-8C	A	100.0	\$4,950	\$495,000			X
	S1-8C	A	100.0	\$4,950	\$495,000			X
	S1-8C	D	78.0	\$5,064	\$395,000		X	
	S1-8C	D	78.0	\$5,064	\$395,000		X	
	S1-8C	B	60.0	\$5,417	\$325,000	X		
	S1-8C	B	60.0	\$5,417	\$325,000	X		
	S1-8C	C	103.0	\$4,806	\$495,000			X
	S1-8C	C	103.0	\$4,806	\$495,000			X
12 PACK	S1-12A	A	100.0	\$4,950	\$495,000			X
	S1-12A	A	100.0	\$4,950	\$495,000			X
	S1-12A	A	100.0	\$4,950	\$495,000			X
	S1-12A	A	100.0	\$4,950	\$495,000			X
	S1-12A	D	78.0	\$5,064	\$395,000		X	
	S1-12A	D	78.0	\$5,064	\$395,000		X	
	S1-12A	B	60.0	\$5,417	\$325,000	X		
	S1-12A	B	60.0	\$5,417	\$325,000	X		
	S1-12A	C	103.0	\$4,806	\$495,000			X
	S1-12A	C	103.0	\$4,806	\$495,000			X
	S1-12A	C	103.0	\$4,806	\$495,000			X
	S1-12A	C	103.0	\$4,806	\$495,000			X
12 PACK	S1-12B	A	100.0	\$4,950	\$495,000			X
	S1-12B	A	100.0	\$4,950	\$495,000			X
	S1-12B	A	100.0	\$4,950	\$495,000			X
	S1-12B	A	100.0	\$4,950	\$495,000			X
	S1-12B	D	78.0	\$5,064	\$395,000		X	

12 PAC	S1-12B	D	78.0	\$5,064	\$395,000		x	
	S1-12B	B	60.0	\$5,417	\$325,000	x		
	S1-12B	B	60.0	\$5,417	\$325,000	x		
	S1-12B	C	103.0	\$4,806	\$495,000			x
	S1-12B	C	103.0	\$4,806	\$495,000			x
	S1-12B	C	103.0	\$4,806	\$495,000			x
	S1-12B	C	103.0	\$4,806	\$495,000			x
STAGE 1 TOTALS			5274.0	\$302,079	\$26,320,000	14	10	36

STAGE 2								
10 PACK	S2-10A	A	100.0	\$4,950	\$495,000			x
	S2-10A	A	100.0	\$4,950	\$495,000			x
	S2-10A	B	60.0	\$5,417	\$325,000	x		
	S2-10A	B	60.0	\$5,417	\$325,000	x		
	S2-10A	D	78.0	\$5,064	\$395,000		x	
	S2-10A	D	78.0	\$5,064	\$395,000		x	
	S2-10A	D	78.0	\$5,064	\$395,000		x	
	S2-10A	D	78.0	\$5,064	\$395,000		x	
	S2-10A	C	103.0	\$4,806	\$495,000			x
	S2-10A	C	103.0	\$4,806	\$495,000			x
12 PACK	S2-12A	A	100.0	\$4,950	\$495,000			x
	S2-12A	A	100.0	\$4,950	\$495,000			x
	S2-12A	A	100.0	\$4,950	\$495,000			x
	S2-12A	A	100.0	\$4,950	\$495,000			x
	S2-12A	D	78.0	\$5,064	\$395,000		x	
	S2-12A	D	78.0	\$5,064	\$395,000		x	
	S2-12A	B	60.0	\$5,417	\$325,000	x		
	S2-12A	B	60.0	\$5,417	\$325,000	x		
	S2-12A	C	103.0	\$4,806	\$495,000			x
	S2-12A	C	103.0	\$4,806	\$495,000			x
	S2-12A	C	103.0	\$4,806	\$495,000			x
	S2-12A	C	103.0	\$4,806	\$495,000			x
12 PACK	S2-12B	A	100.0	\$4,950	\$495,000			x
	S2-12B	A	100.0	\$4,950	\$495,000			x
	S2-12B	A	100.0	\$4,950	\$495,000			x
	S2-12B	A	100.0	\$4,950	\$495,000			x
	S2-12B	D	78.0	\$5,064	\$395,000		x	
	S2-12B	D	78.0	\$5,064	\$395,000		x	
	S2-12B	B	60.0	\$5,417	\$325,000	x		
	S2-12B	B	60.0	\$5,417	\$325,000	x		
	S2-12B	C	103.0	\$4,806	\$495,000			x
	S2-12B	C	103.0	\$4,806	\$495,000			x
	S2-12B	C	103.0	\$4,806	\$495,000			x
	S2-12B	C	103.0	\$4,806	\$495,000			x
12 PACK	S2-12C	A	100.0	\$4,950	\$495,000			x
	S2-12C	A	100.0	\$4,950	\$495,000			x
	S2-12C	A	100.0	\$4,950	\$495,000			x
	S2-12C	A	100.0	\$4,950	\$495,000			x
	S2-12C	D	78.0	\$5,064	\$395,000		x	
	S2-12C	D	78.0	\$5,064	\$395,000		x	
	S2-12C	B	60.0	\$5,417	\$325,000	x		
	S2-12C	B	60.0	\$5,417	\$325,000	x		
	S2-12C	C	103.0	\$4,806	\$495,000			x
	S2-12C	C	103.0	\$4,806	\$495,000			x
	S2-12C	C	103.0	\$4,806	\$495,000			x
	S2-12C	C	103.0	\$4,806	\$495,000			x
10 PACK	S3-10A	A	100.0	\$4,950	\$495,000			x
	S3-10A	A	100.0	\$4,950	\$495,000			x
	S3-10A	B	60.0	\$5,417	\$325,000	x		
	S3-10A	B	60.0	\$5,417	\$325,000	x		
	S3-10A	D	78.0	\$5,064	\$395,000		x	
	S3-10A	D	78.0	\$5,064	\$395,000		x	

	S3-10A	D	78.0	\$5,064	\$395,000		x	
	S3-10A	C	103.0	\$4,806	\$495,000			x
	S3-10A	C	103.0	\$4,806	\$495,000			x
10 PACK	S3-10B	A	100.0	\$4,950	\$495,000			x
	S3-10B	A	100.0	\$4,950	\$495,000			x
	S3-10B	B	60.0	\$5,417	\$325,000	x		
	S3-10B	B	60.0	\$5,417	\$325,000	x		
	S3-10B	D	78.0	\$5,064	\$395,000		x	
	S3-10B	D	78.0	\$5,064	\$395,000		x	
	S3-10B	D	78.0	\$5,064	\$395,000		x	
	S3-10B	D	78.0	\$5,064	\$395,000		x	
	S3-10B	C	103.0	\$4,806	\$495,000			x
	S3-10B	C	103.0	\$4,806	\$495,000			x
12 PACK	S3-12A	A	100.0	\$4,950	\$495,000			x
	S3-12A	A	100.0	\$4,950	\$495,000			x
	S3-12A	A	100.0	\$4,950	\$495,000			x
	S3-12A	A	100.0	\$4,950	\$495,000			x
	S3-12A	D	78.0	\$5,064	\$395,000		x	
	S3-12A	D	78.0	\$5,064	\$395,000		x	
	S3-12A	B	60.0	\$5,417	\$325,000	x		
	S3-12A	B	60.0	\$5,417	\$325,000	x		
	S3-12A	C	103.0	\$4,806	\$495,000			x
	S3-12A	C	103.0	\$4,806	\$495,000			x
	S3-12A	C	103.0	\$4,806	\$495,000			x
	S3-12A	C	103.0	\$4,806	\$495,000			x
12 PACK	S3-12B	A	100.0	\$4,950	\$495,000			x
	S3-12B	A	100.0	\$4,950	\$495,000			x
	S3-12B	A	100.0	\$4,950	\$495,000			x
	S3-12B	A	100.0	\$4,950	\$495,000			x
	S3-12B	D	78.0	\$5,064	\$395,000		x	
	S3-12B	D	78.0	\$5,064	\$395,000		x	
	S3-12B	B	60.0	\$5,417	\$325,000	x		
	S3-12B	B	60.0	\$5,417	\$325,000	x		
	S3-12B	C	103.0	\$4,806	\$495,000			x
	S3-12B	C	103.0	\$4,806	\$495,000			x
	S3-12B	C	103.0	\$4,806	\$495,000			x
	S3-12B	C	103.0	\$4,806	\$495,000			x
12 PACK	S3-12C	A	100.0	\$4,950	\$495,000			x
	S3-12C	A	100.0	\$4,950	\$495,000			x
	S3-12C	A	100.0	\$4,950	\$495,000			x
	S3-12C	A	100.0	\$4,950	\$495,000			x
	S3-12C	D	78.0	\$5,064	\$395,000		x	
	S3-12C	D	78.0	\$5,064	\$395,000		x	
	S3-12C	B	60.0	\$5,417	\$325,000	x		
	S3-12C	B	60.0	\$5,417	\$325,000	x		
	S3-12C	C	103.0	\$4,806	\$495,000			x
	S3-12C	C	103.0	\$4,806	\$495,000			x
	S3-12C	C	103.0	\$4,806	\$495,000			x
	S3-12C	C	103.0	\$4,806	\$495,000			x
STAGE 2 TOTALS			9042	\$511,713	\$45,030,000	18	24	60
TOTAL SALES			14316	\$813,792	\$71,350,000	32	34	96
				\$4,983.93	sqm/sale			

	# Units	# 1B	# 2B	# 3B
Stage 1	60	14	10	36
Stage 2	102	18	24	60
TOTALS	162	32	34	96

Construction Costs Model \$/m² GORDONVALE RETIREMENT

Price/m² = \$ 1,387
 Sprinklers/unit = \$ 3,000
 Builder's Margin = 7%

BLOCK PRICING				
	Item	m ²	#	Total m ²
12 Block	3BR	100	4	400
	3BR	103	4	412
	2BR	78	2	156
	1BR	60	2	120
	Circulation	15%		163
	Total m ²			1251
	Block \$			\$ 1,735,137
	Sprinklers		12	\$ 36,000
				\$ 1,771,137
	Item	m ²	#	Total m ²
10 Block	3BR	100	2	200
	3BR	103	2	206
	2BR	78	4	312
	1BR	60	2	120
	Circulation	12%		101
	Total m ²			939
	Block \$			\$ 1,301,783
	Sprinklers		10	\$ 30,000
				\$ 1,331,783
	Item	m ²	#	Total m ²
8 Block	3BR	100	2	200
	3BR	103	2	206
	2BR	78	2	156
	1BR	60	2	120
	Circulation	13%		89
	Total m ²			771
	Block \$			\$ 1,068,905
	Sprinklers		8	\$ 24,000
				\$ 1,092,905
	Item	m ²	#	Total m ²
6 Block	3BR	100	2	200
	3BR	103	2	206
	2BR	78	0	0
	1BR	60	2	120
	Circulation	12%		63
	Total m ²			589
	Block \$			\$ 817,109
	Sprinklers		6	\$ 18,000
				\$ 835,109

STAGE PRICING				
	Block Size	#	\$	Total
Stage 1	12	2	\$ 1,771,137	\$ 3,542,274
	10	0	\$ 1,331,783	\$ -
	8	3	\$ 1,092,905	\$ 3,278,716
	6	2	\$ 835,109	\$ 1,670,219
	Margin			\$ 594,385
				\$ 9,085,594
Stage 2	12	6	\$ 1,771,137	\$ 10,626,822
	10	3	\$ 1,331,783	\$ 3,995,348
	8	0	\$ 1,092,905	\$ -
	6	0	\$ 835,109	\$ -
	Margin			\$ 1,023,552
				\$ 15,645,722