

PUBLIC NOTIFICATION



Approval Sought:	Material Change of Use
Proposed Development:	Multiple Dwelling (Four Units)
Where:	1 Reservoir Street, Gracemere
Lot Description:	Lot 1 on RP616784
Application Reference:	D/111-2025

Make a submission from:

11 September 2025 to 3 October 2025

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit www.rrc.qld.gov.au



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Brendan Paul Bashford
Contact name (only applicable for companies)	C/-Town Planning & Development Consultants, Central Queensland
Postal address (P.O. Box or street address)	Unit - 3, 280 Murray Street
Suburb	Allenstown
State	QLD
Postcode	4700
Country	Australia
Contact number	
Email address (non-mandatory)	admin@tpdcqld.com.au
Mobile number (non-mandatory)	0480625020
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2506001
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1	Reservoir Street	Gracemere
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4702	1	RP616784	Rockhampton Regional Council

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

- ☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

- ☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:	
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5) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?

<input type="checkbox"/> No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Multiple Dwelling	<i>Multiple dwelling</i> means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	2	250.6m ²
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			
8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application			
<input checked="" type="checkbox"/> No			
Provide a general description of the temporary accepted development		Specify the stated period dates under the Planning Regulation	

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?				
9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>				
<input type="checkbox"/> Subdivision <i>(complete 10)</i>		<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>		
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>		<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>		
10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				

What stage(s) will this development application apply to?

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

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

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

Division 3 – Operational work

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

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

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application	
Rockhampton Regional Council	
16) Has the local government agreed to apply a superseded planning scheme for this development application?	
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No	

PART 5 – REFERRAL DETAILS

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

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

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

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

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

<input type="checkbox"/> Water-related development –levees (<i>category 3 levees only</i>) <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>) <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and 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 the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or • Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development
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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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.statedevelopment.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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR 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			



TOWN PLANNING & DEVELOPMENT CONSULTANTS, CENTRAL QUEENSLAND

ABN: 19740300944

Email: admin@tpdcqld.com.au

Mobile: 0480625020

TPDC Ref: 2506001

6th August 2025

Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Development Assessment

Dear Sir/Madam,

RE: Development Permit for Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

We refer to the above-mentioned proposed Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere, and provide a full copy of the Development Application to Rockhampton Regional Council. This submission includes the following items:

- A full electronic copy of Development Application with the relevant DA form and landowner's consent.
- Please contact our TPDC office to provide details of payment of Council's Fees for the application.

We hope this information is satisfactory to your requirements. Please contact our TPDC office if you require further information.

Yours sincerely,

Bristi Basak, MPIA
Town Planner

Development permit- Material Change of Use (MCU) for Multiple Dwelling

Over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere



Submitted for- Brendan Paul Bashford

August 2025

TPDC Ref: 2506001

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1.0 Background

1.1 Development application details

Proposed development:	Material Change of Use (MCU) for Multiple Dwelling
Type of approval sought:	Development Permit
Site address:	1 Reservoir Street Gracemere, Qld-4702
Real property description:	Lot 1 on RP616784
Site area:	941m ²
Assessment manager:	Rockhampton Regional Council
Owner details:	Brendan Paul Bashford
Applicant details:	Brendan Paul Bashford C/- Town Planning & Development Consultants, Central Queensland (TPDC)

1.2 Planning instrument details

State planning policy:	<p>NATURAL HAZARDS RISK AND RESILIENCE</p> <ul style="list-style-type: none"> Flood hazard area - local government flood mapping area <p>STRATEGIC AIRPORTS AND AVIATION FACILITIES</p> <ul style="list-style-type: none"> Obstacle limitation surface area Obstacle limitation surface contours Lighting area buffer 6km Wildlife hazard buffer zone
Planning scheme:	Rockhampton Region Planning Scheme (2015)
Zone:	Low density residential zone
Level of assessment:	Impact assessment
Applicable overlays:	<ul style="list-style-type: none"> - Acid Sulfate Soils - Above 5m and below 20m AHD - Airport Light Restriction Zone - Buffer 6km - Airport Obstacle - Height Limit 30m - Airport Wildlife Hazard Buffer Area - 8km - Property is within Sewer Supply Planning Area - Property is within Water Supply Planning Area - Road Hierarchy Overlay - Highway - Road Hierarchy Overlay - Urban access street - Transport Noise Corridor - Main Roads Cat 3 - Transport Noise Corridor - Main Roads Cat 4
Applicable codes:	<ul style="list-style-type: none"> Low density residential zone code Access, Parking and transport code Landscape code Stormwater Management code

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

	<ul style="list-style-type: none">• Waste management code• Water and sewer code• Works code
State Referral	A State referral may be required for this development

2.0 Introduction

The proponent, Brendan Paul Bashford, is proposing a Multiple Dwelling over land described as Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere. The Subject site is situated within the Low density residential zone, where multi-unit development near state controlled road is an Impact assessable development.

The site has an area of 941m² and is located within low density residential zone under the Rockhampton Region Planning Scheme 2015. The land has a duplex with no major overlays. The existing units 1 & 2 have road frontage to McLaughlin Street, and Reservoir Street is to the north of the Lot.

The purpose of this report is to describe the site and the proposed Multiple dwelling, and address the relevant planning codes in respect of the proposed development. This report should be read in conjunction with the accompanying Development Application (DA) Form 1 and Proposed plans of multiple dwelling prepared by DW Building Design, ref: 25065- sheets 01 to 04. Other relevant plans and site information are attached within the Appendices of this submission.

3.0 Plans and Illustrations

In support of this application and proposal, the following documents are attached as Appendices:

Appendices	Document / Plan / Report
Appendix A – Assessment against the Rockhampton Region Planning Scheme (2015)	<ul style="list-style-type: none">• Addressing Low density residential zone code;• Addressing Access, parking and transport code;• Addressing Landscape code;• Addressing Stormwater management code;• Addressing Waste management code;• Addressing Water and sewer code;• Addressing Works Code; and• Duty Planner's advice dated 23rd July 2024.
Appendix B – Proposal Plan	<ul style="list-style-type: none">• Proposed plans of multiple dwelling by DW Building Design, ref: 25065- sheets 01 to 04.
Appendix C – Site Information	<ul style="list-style-type: none">• Smart Map and QLD Globe image;• Current Title Search; and• Copy of Survey Plan RP616784
Appendix D – Site Mapping	<ul style="list-style-type: none">• Council's Services and Contours map;• SARA DA Mapping;• State Planning Policy Mapping;• Distance of proposed access driveway from unsignalised intersection;• Ergon Energy Services plan; and

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

	<ul style="list-style-type: none"> Telstra Plans.
Appendix E- State Codes	<ul style="list-style-type: none"> State code 1: Development in a state-controlled road environment

4.0 Site details

4.1 Site description

Proposed Site Setout Plan & Site Features Plan of the proposed development is shown on the Proposed plans of multiple dwelling from DW Building Design Plan ref: 25065- sheets 01 to 04 in **Appendix B** of this Report.

Real property description is described below:

- Lot 1 on RP616784- 941m²

Table 1: Site description

Site characteristic	Description
Existing land use	The existing land use of the site is a single-storey duplex.
Frontage and access	The site has frontage and access from McLaughlin Street.
Topography and views	The site has a flat topography with a one-metre fall towards the north-western corner
Existing vegetation	No significant vegetation has been identified in this submission

The following images depict the existing subject site in aerial and allotment mapping views:



Figure 1: QLD Globe image showing 1 Reservoir Street, Gracemere

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

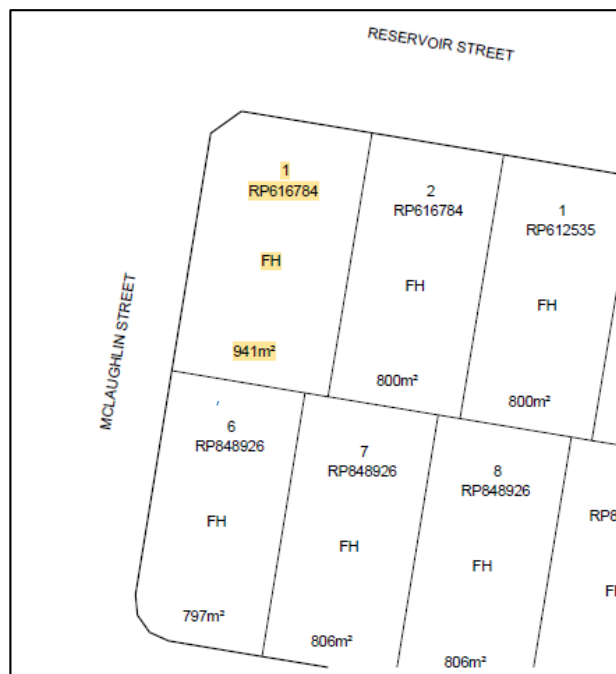


Figure 2: An extract of the SmartMap showing 1 Reservoir Street, Gracemere

4.2 Certificates and Titles

The subject allotment is owned by Brendan Paul Bashford. A copy of the Current Title search is attached in **Appendix C** of this submission.

4.3 Easements

There is no existing easement on Site as shown in the attached SmartMap within **Appendix C** of this submission.

4.4 Site Area and Shape

The Lot is quadrilateral in shape. Area of the Lot is as follows:

- Lot 1 on RP616784- 941m²

4.5 Urban Services & Infrastructure

Water – There are existing water supply infrastructure services available to the subject land from McLaughlin Street and Reservoir Street. Please refer to the Council's Infrastructure and Contour map in **Appendix D** of this submission.

Sewer – The site has existing reticulated sewer infrastructure services available to the subject land on Reservoir Street and McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in **Appendix D** of this submission.

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Electricity & Telecommunication –Telstra and Ergon energy connections are available to the site. Please refer to Telstra and Ergon Energy maps in **Appendix D** of this submission.

Stormwater – The proposed development has lawful point of discharge available to Reservoir Street and McLaughlin Street. Council’s Stormwater inlets, connector and reticulation main are available on McLaughlin Street. Please refer to the Council’s Infrastructure and Contour map in **Appendix D** of this submission.

4.6 Zoning and Surrounding Land uses

The subject allotment is located within the Low density residential zone, where a Material Change of Use for the proposed development is considered Impact Assessable development under the *Rockhampton Region Planning scheme 2015*.

The zoning map of the proposed development and its surrounding areas is given below in **Figure 3**.

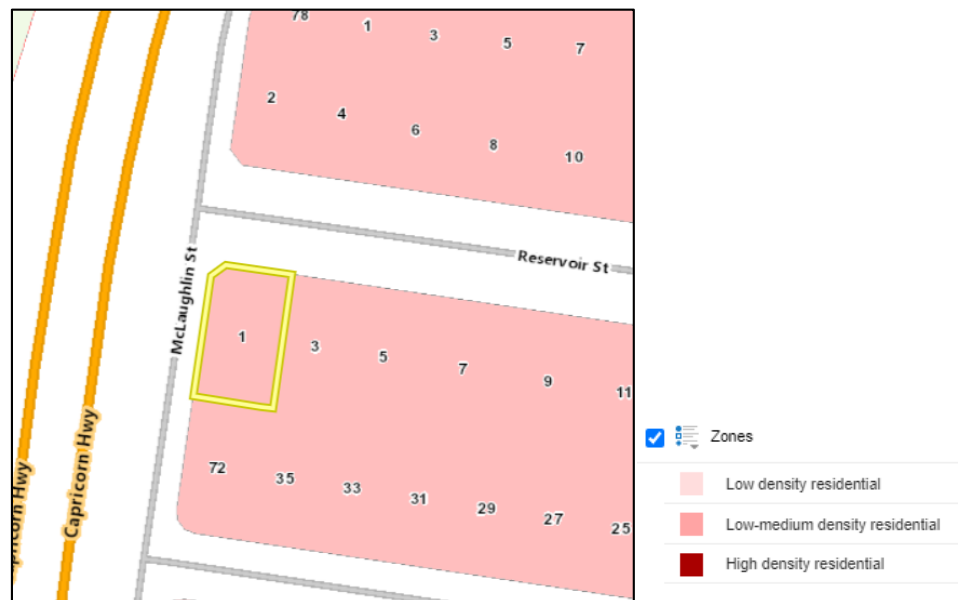


Figure 3. Zoning Map of Proposed development (Source: Rockhampton Region Planning Scheme (2015) Interactive Mapping)

Table 2: Surrounding land uses

Surrounding land uses	
North	Reservoir Street is on the north to the site
South	The south of the Lot entails low density residential zone
East	The east of the Lot entails low density residential zone
West	McLaughlin Street is on the west to the site

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

The existing use of Lot 1 on RP616784 is a single-storey duplex. The subject lot and surrounding areas are located within low density residential zone. Overall, the result of this proposed multiple dwelling shall continue to uphold the existing character and shall have no adverse effect towards existing and surrounding land uses.

5.0 Proposed development details

The site has a single storey duplex and the proponent is proposing another duplex on site, which makes the application Impact assessable as per the Planning Scheme.

Table 3: Summary of development aspects

Material change of use	
Building height	4.22m
Gross floor area (GFA)	250.6m ²
Site coverage	431.9m ² ; 45.9%
Car parking	1 garage per each unit 3 & 4
Site access	The proposed multiple dwelling shall have site access from McLaughlin Street.

6.0 Local Planning Instrument

6.1 Planning Act (PA) 2016

The Planning Act 2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state government.

The proposal involves the Multiple Dwelling requiring an Impact Assessable Development Application to be lodged with Rockhampton Regional Council.

6.1.1 Level of Assessment

The assessable development of this application is Impact assessment. In accordance with Section 45 (5) of the PA 2006:

An impact assessment is an assessment that-

(a) must be carried out—

(i) against the assessment benchmarks in a categorizing instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

This application includes an assessment against relevant assessment benchmarks in **Appendix A**.

6.1.2 Public Notification

Section 53(1) of the Planning Act (PA) 2016 states:

An applicant must give notice of a development application if:

- (a) any part of the application requires impact assessment; or*
- (b) the application includes a variation request*

The application requires an **Impact assessment** and therefore notice of the application is required to be published under Section 53(1) of the Planning Act 2016.

6.1.3 Referral

Under Section 54(2) of the PA2016:

- (2) A referral agency, for a development application, is:*
 - (a) the person prescribed by regulation as a referral agency for applications of that type; or*
 - (b) if that person's functions have been devolved or delegated to another person—the other person; or*
 - (c) if the Minister has decided that a person is a referral agency under section 48(7)—that person.*

Part 4, Section 22(1) of the Planning Regulation 2017 states that:

- (1) Schedules 9 and 10 prescribe:*
 - (a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.*

The proposed development has frontage and access from State Controlled Road. Therefore, this application may need to be referred to SARA for further assessment.

6.2 State Planning Requirements

6.2.1 State Planning Policy (SPP) 2017

The SPP was released on 3 July 2017. It is a state planning instrument made under Chapter 2 Part 2, Section 10 of the PA2016.

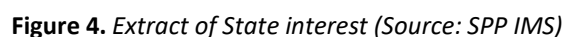
The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- livable communities and housing

- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

The proposed development is to be assessed under the *Rockhampton Region Planning Scheme 2015*, and as such the proposal will be assessed against the assessment benchmarks in the SPP to the extent of any inconsistency (as set out by Section 8 of Act).

- (a) Safety and resilience to hazards – Flood hazard area - (the site is not located within Council's Flood Hazard area, therefore, further assessment is not required).
- (b) Infrastructure – Obstacle limitation surface area, Obstacle limitation surface contour and Lighting area buffer 6km (assessment against this matter has been provided in **section 7.2** of this report).



7.1 Strategic Framework

(1) *The pattern of settlement is reinforced following the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map*

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty-five (25) years.

Proposal complies. The Status Quo of the existing pattern of settlement is maintained by this proposal. A dual occupancy already exists on the site. The site has an area of 941m², considering that multiple dwelling is an impact assessable development in low density residential zone. The proposed multiple dwelling complies with the intent for the low density residential zone, being 1 unit per 250m²; which is Council's intent to tackle the nationwide housing shortage.

- (2) *Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.*

Proposal complies. The proposed development of Multiple dwelling is in urban areas shown on the strategic framework maps SFM-2 to SFM-3.

- (3) *Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.*

Not applicable. The proposal is not for urban development in Mount Morgan.

- (4) *Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.*

Proposal complies. The proposed development of Multiple dwelling is located within low density residential zone. Due to severe shortage of housing Australia wide and this proposal seeks to value add to the neighborhood by providing housing. No expansion beyond the identified areas has been proposed in this submission.

- (5) *Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.*

Not applicable. The proposal is not for industrial areas or centres.

- (6) *Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.*

Not applicable. The proposal is not for future urban & industrial areas.

- (7) *The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.*

Proposal complies. The proposal is for multiple dwelling within low density residential zone. Due to the severe shortage of housing Australia wide, this proposal seeks to value add to the neighbourhood whilst providing housing for people.

(8) Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.

Not applicable. The proposal is not for development of centres.

(9) The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.

Proposal complies. The design of the proposed development is according to the urban design principles. Please refer to proposed plans of multiple dwelling prepared by DW Building Design Plan Ref: 25065 -01 to 04 in **Appendix B** of this Report.

(10) Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.

Not applicable. The proposal is not for development of 'Centre,' however, it meets the needs of the residential development and is well connected by the public transport network.

(11) Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.

Not applicable. The proposal is not for any Centres.

(12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.

Not applicable. The proposal is not for any Centres.

(13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.

Not applicable. The proposal is for multiple dwelling within low density residential zone and does not affect the open space network.

(14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.

Not applicable. The proposal does not affect industrial & specific use areas.

(15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.

Not applicable. The proposal does not affect semi-rural living.

(16) The productive capacity of all rural land is protected.

Not applicable. No rural land has been identified in this submission.

(17) Rural lands and natural areas are maintained for their rural and landscape values.

Not applicable. The proposal does not affect rural lands and natural areas.

(18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.

Not applicable. The proposal does not affect the scenic & environmental values of any areas.

(19) The cultural heritage of Rockhampton is conserved for present and future communities.

Not applicable. The proposal does not affect the cultural heritage of Rockhampton.

(20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Not applicable. The subject land is not affected by natural hazards.

7.1.2 Natural environment and hazards

(1) The natural environment and landscape are highly valued by the community for their contribution to the planning scheme area's biodiversity, economic prosperity, culture, character and sense of place. These areas are to be protected from incompatible development.

(2) Development does not create unsustainable impacts on:

(a) the natural functioning of floodplains;

(b) environmentally significant areas, including areas of state and locally significant vegetation, which provide fauna habitat and support biodiversity; and

(c) the quality of water entering waterways, wetlands and local catchments.

(3) Development does not increase the risk to human life and property in areas that are affected, or potentially affected, by storm-surge, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide. This occurs through the avoidance of natural hazards in new development areas, particularly greenfield areas and the mitigation of risks in existing built-up areas.

(4) Strategic and iconic scenic and landscape values are protected from potential adverse impacts of development.

Not applicable. The proposal does not affect the natural environment, nor it is affected by natural hazards, as per the planning scheme overlays.

7.1.3 Community identity and diversity

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.*
- (2) The community is self-sufficient and does not rely on services and facilities located in other regions. Development contributes to the provision of new social infrastructure, including land.*
- (3) Cultural heritage including character housing and heritage buildings are conserved and enhanced.*
- (4) Public places are safe, functional, characterised by good urban design, and include a range of facilities to encourage healthy and active lifestyles.*

Proposal complies. The proposal is for Multiple Dwelling towards achieving the intents of Items (1) & (2) above, and it has no impacts on Items (3) & (4).

7.1.4 Access and mobility

- (1) Connectivity is achieved between residential uses, employment centres and services through the provision of active transport infrastructure integrated with efficient public transport services.*
- (2) The trunk transport network (as shown on the strategic framework maps SFM-9 to SFM-12 and in plans for trunk infrastructure in the local government infrastructure plan) supports the settlement pattern and the local economy by facilitating the efficient and safe movement of people and goods both within the planning scheme area (especially between the main urban centres of Rockhampton and Gracemere), and to and from other locations.*
- (3) The transport network encourages and supports active living in centres by providing for integrated walking, cycling, and public transport infrastructure to support a progressive reduction in car dependency.*
- (4) The safety and efficiency of transport infrastructure, including the Bruce and Capricorn highways and other state and local roads, rail, airport and seaports, are not compromised by development.*

Not applicable. The proposal is not for developing a transport network. However, the access & frontage for the proposed multiple dwelling is from McLaughlin Street, which provides integrated walking, cycling, and public transport infrastructure to support a progressive reduction in car dependency.

7.1.5 Infrastructure and services

- (1) Infrastructure and services are planned and delivered in a logical and cost-efficient manner in support of the planned settlement pattern. It is fit for purpose and is sensitive to cultural and environmental values. In particular:*
 - a) efficient, affordable, reliable, timely and lasting infrastructure makes best use of public resources;*
 - b) the long-term needs of the community, industry and business are met; and*

c) the desired standards of service in Part 4 — Local government infrastructure plan are achieved.

Proposal complies – All urban infrastructure and services are already available to the subject land due to the continuing existing use dwelling house over the premises.

7.1.6 Natural resources and economic development

- (1) The economy of the planning scheme area continues to grow and provides the community with diverse and new employment opportunities. Rockhampton continues to strengthen as the retail, service, cultural and administrative centre for both the planning scheme area and the wider Central Queensland region.*
- (2) The strategic importance of Rockhampton for transport and logistics industries is fostered, given its central location at the junction of the Bruce Highway, the Capricorn Highway (through to the Landsborough Highway) and the Burnett Highway (through to the Leichhardt Highway).*
- (3) The local community continues to value its traditional economic assets and natural resources and protects and conserves them and the contribution they make to maintaining and growing the region's economic prosperity, culture, character and sense of place. The region's traditional economic sectors of tourism and agriculture (including the iconic beef industry) continue to strengthen.*
- (4) Development protects and, where possible, leverages the intrinsic economic value of the region's natural resources, including productive grazing, agricultural and forestry land, extractive and mineral resources, marine and coastal resources, and existing and planned water resources, including watercourses, water bodies and groundwater.*
- (5) Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.*

Proposal complies – Although the proposal does not affect the natural resources of the region, it is poised to provide employment opportunities within Rockhampton, as, more dwelling house means more residents, which creates demand for local shops, schools, healthcare, transport, and hospitality.

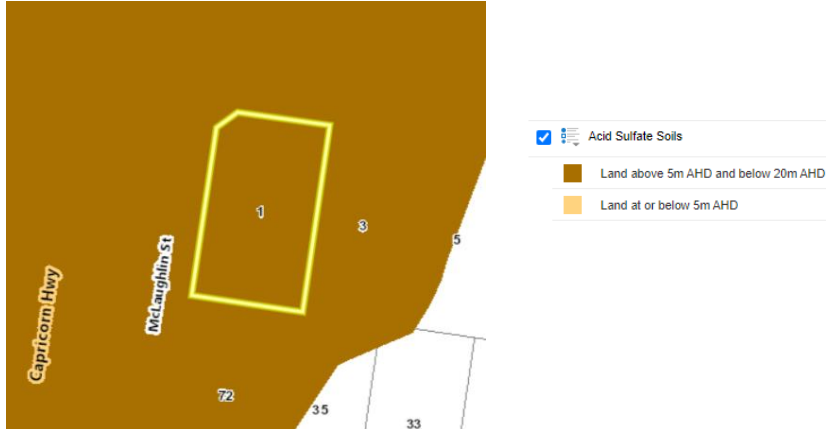

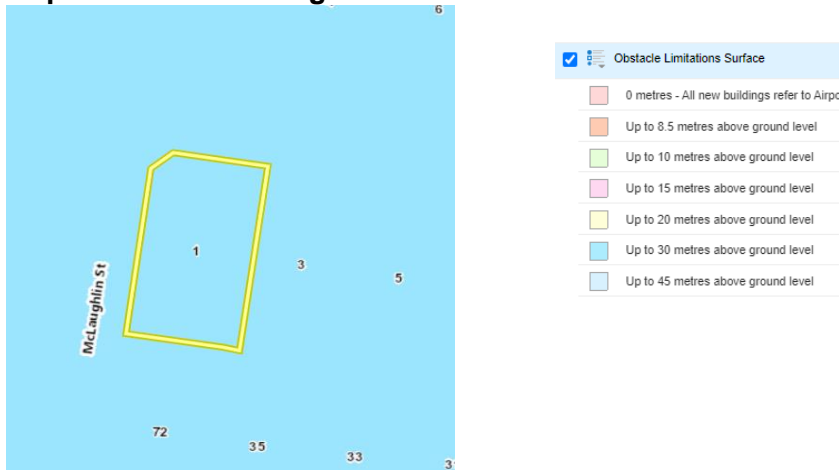
7.2 Applicable Overlays

Rockhampton Region Planning Scheme (2015) and relevant planning maps reveal that the subject land is triggered by applicable overlays as listed below:

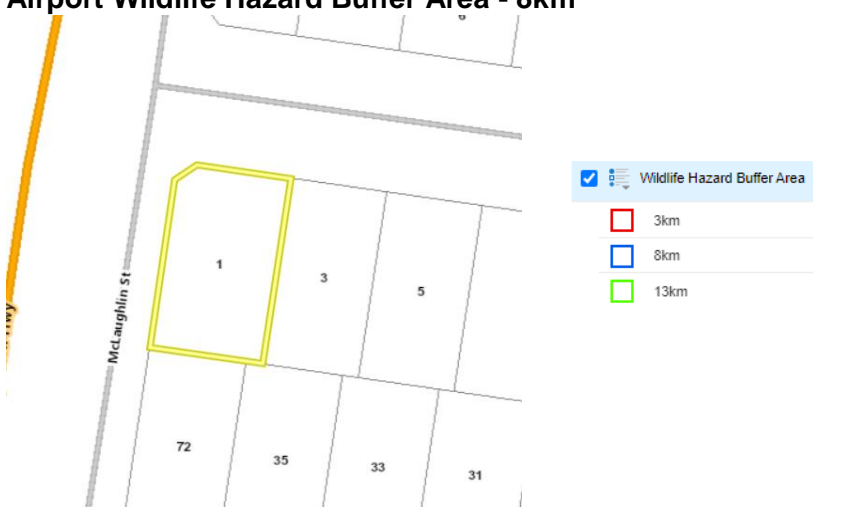
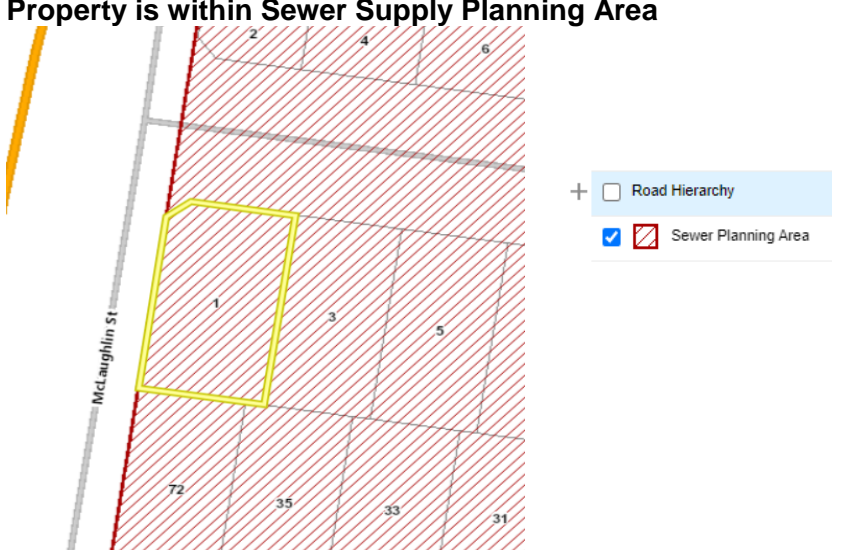
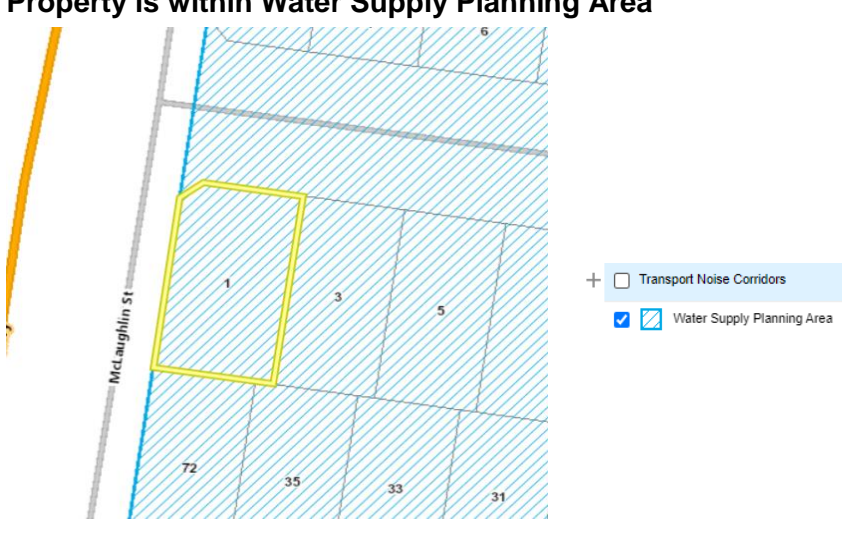
- Acid Sulfate Soils - Above 5m and below 20m AHD
- Airport Light Restriction Zone - Buffer 6km
- Airport Obstacle - Height Limit 30m
- Airport Wildlife Hazard Buffer Area - 8km
- Property is within Sewer Supply Planning Area
- Property is within Water Supply Planning Area
- Road Hierarchy Overlay - Highway
- Road Hierarchy Overlay - Urban access street

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

- Transport Noise Corridor - Main Roads Cat 3
- Transport Noise Corridor - Main Roads Cat 4

Overlays	Comment
<p>Acid Sulfate Soils - Above 5m and below 20m AHD</p> 	<p>The proposed development is above 5m AHD, at around 17m - 18m AHD. Therefore, it is anticipated that the earthworks of proposed multiple dwelling shall not have any adverse impact on the Acid Sulfate Soil. Therefore, this overlay has not been further addressed in this submission.</p>
<p>Airport Light Restriction Zone - Buffer 6km</p> 	<p>The proposal is for multiple dwelling. hence, residential development shall not operate till late at night. Therefore, the Airport Light Restriction Zone overlay has not been addressed in this submission.</p>
<p>Airport Obstacle - Height Limit 30m</p> 	<p>The proposed multiple dwelling shall be a one-storey building, approximately 4.22m in height. Please refer to the Elevations drawing no. 25065-04 prepared by DW Building Design attached in Appendix B.</p> <p>Therefore, this overlay has not been addressed in this submission.</p>

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1
Reservoir Street, Gracemere

<p>Airport Wildlife Hazard Buffer Area - 8km</p> 	<p>The bin storage areas of the proposed development have been allocated at the rear of the proposed units. Waste shall be covered and collected regularly to minimise the risk of wildlife hazards including flying vertebrates, such as birds and bats, intruding into the airport's operational airspace. Therefore, this overlay has not been addressed in this submission.</p>
<p>Property is within Sewer Supply Planning Area</p> 	<p>The proposed development is located in the Council's sewer supply planning area and connected to the Council's sewer supply network. Please refer to the council's infrastructure and contour map attached in Appendix D. Therefore, this overlay has not been addressed in this submission.</p>
<p>Property is within Water Supply Planning Area</p> 	<p>The proposed development is located in the Council's water supply planning area and connected to the Council's water supply network. Please refer to the council's infrastructure and contour map attached in Appendix D. Therefore, this overlay has not been addressed in this submission.</p>

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<p>Road Hierarchy Overlay – Highway and Urban Access Street</p>	<p>The proposed development has road frontage to McLaughlin Street, which is a highway; and Reservoir Street to the north side is an Urban Access Street. The proposed development shall not generate greater than 100 vehicle movements per day, as being a residential development. Therefore, this overlay has not been addressed in this submission.</p>
<p>Transport Noise Corridor, category 3&4</p>	<p>The proposal is for multiple dwelling and there a duplex existing on the site, for many years, without having road traffic noise issues. Therefore, this overlay has not been addressed further.</p>

7.3 Relevant Planning Scheme Codes

The relevant Planning scheme codes are as follows:

Table 5: Planning Scheme Overview

Zone Code	<ul style="list-style-type: none"> Low density residential zone code
Development Codes	<ul style="list-style-type: none"> Access, parking and transport code; Landscape code; Stormwater management code; Waste management code; and Water and sewer code; and Works Code.
State Codes	<ul style="list-style-type: none"> State code 1: Development in a state-controlled road environment

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Development codes triggered as part of the subject development, are listed below and addressed in the following sections:

- Low density residential zone code (attached in **Appendix A**)
- Access, parking and transport code (attached in **Appendix A**)
- Landscape code (attached in **Appendix A**)
- Stormwater management code (attached in **Appendix A**)
- Waste management code (attached in **Appendix A**)
- Water and sewer code (attached in **Appendix A**)
- State code 1: Development in a state-controlled road environment (attached in **Appendix E**)

8.0 Summary

The proposed development is for a Multiple Dwelling over land described as Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere. The Subject site is situated within the Low density residential zone, where multiple dwelling development near state controlled road is an Impact assessable development.

The development proposal generally meets the planning scheme requirements for code and overlay requirements. The nature of the proposed development shall, somewhat, alleviate national housing crisis.

This report and its relevant attachments are provided as a comprehensive submission to the Council and we look forward to receiving Council's favorable consideration for a development permit subject to reasonable and relevant conditions.

Appendix A – Assessment against the Rockhampton Region Planning Scheme (2015)

- Addressing Low density residential zone code;
- Addressing Access, parking and transport code;
- Addressing Landscape code;
- Addressing Stormwater management code;
- Addressing Waste management code;
- Addressing Water and sewer code;
- Addressing Works Code; and
- Duty Planner's advice dated 23rd July 2024.



Submitted for- Brendan Paul Bashford

August 2025

TPDC Ref: 2506001

6.2.1 ADDRESSING LOW DENSITY RESIDENTIAL ZONE CODE

Specific Outcomes	Proposal	Compliance
6.2.1.2 Purpose		
<p>1. The purpose of the low-density residential zone code is to:</p> <ul style="list-style-type: none"> a. provide locations where residential uses, predominantly in the form and type of single detached one (1) <u>storey</u> and two (2) <u>storey dwelling</u> houses on individual lots are preferred to develop; b. provide for the development of a mixture of other residential land use types that provide for long-term residency, where they are sited and designed to maintain the existing urban form (low rise and low density) and amenity of the surrounding area; c. minimise land use conflict and ensure that community and recreation facilities develop only where they are consistent with amenity and characteristics of the surrounding area; and d. ensure that development within the zone has appropriate standards of infrastructure and essential services. <p>2. The purposes of the zone will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> a. development provides for predominantly single detached <u>dwelling</u> houses on individual lots of varying sizes and dual occupancies, maintaining a generally low-rise, 1-2 <u>storey</u> built form and low density character with small scale, detached buildings; b. residential development within the zone is of a type which primarily provides for the long-term accommodation of residents and not for <u>short-term accommodation</u>, except in the circumstances stated in (d); c. low-rise multiple dwellings, relocatable home parks, residential care facilities and retirement facilities develop in the zone when they are situated in proximity (convenient walking distance) to parks, centres, major community facilities (<u>hospital</u>, university etcetera) and have access to higher order roads (minor urban collector or higher) or public transport; d. short-term accommodations only occurs where it: <ul style="list-style-type: none"> (i) is established in an existing <u>dwelling</u>; (ii) does not adversely impact on the amenity of the surrounding residential area; (iii) maintains the appearance of an ordinary <u>dwelling</u> that is consistent with the intentions of the zone; and (iv) is limited in scale and duration; 	<p>1.</p> <ul style="list-style-type: none"> a. Proposal complies. The proposed Unit 3 & Unit 4 of multiple dwelling shall be 1 storey houses, with a height of 4.22m. Please refer to the Elevations drawing no. 25065-04 prepared by DW Building Design attached in Appendix B. b. Proposal complies. The proposed multiple dwelling is long-term residency and located within low density residential zone. The proposed Unit 3 & Unit 4 of multiple dwelling shall be 1 storey houses, with a height of 4.22m. Therefore, the proposal shall maintain the existing urban form (low rise and low density) and amenity of the surrounding area. c. Proposal complies. The proposed multiple dwelling is located within low density residential zone, hence, the proposal minimises land use conflict and shall not have an adverse impact on the amenity and characteristics of the surrounding area. d. Proposal complies. The proposed development has all urban infrastructure available to the site. There are existing water supply infrastructure services available to the subject land from McLaughlin Street and Reservoir Street. The site has existing reticulated sewer infrastructure services available to the subject land on Reservoir Street and McLaughlin Street. Telstra and Ergon energy connections are available to the site. Please refer to Telstra and Ergon Energy maps in Appendix D of this submission. The proposed development has lawful point of discharge available to 	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>Note—Use of a <u>dwelling</u> for <u>short-term accommodation</u> in this context may take the form of short term rental, Airbnb or similar accommodation. Purpose built commercially run <u>short-term accommodation</u> facilities are not intended. <u>Short-term accommodation</u> does not include a <u>party house</u>, which is separately defined.</p> <p>e. non-residential uses only occur within the zone where they:</p> <ul style="list-style-type: none"> (i) do not compromise the residential character and existing amenity of the surrounding area; (ii) are small-scale and consistent with the surrounding urban form; (iii) primarily function to service the needs of the immediate local residential community; (iv) do not detract from the role and function of centres; (v) do not result in the expansion of a centre zone; and (vi) have direct access to higher order roads (minor urban collector or higher) and are in proximity to public transport; <p>f. no expansion of existing centres or industrial areas will occur into the low density residential zone. In addition, no additional local centres or higher order centres are required within the low density residential zone;</p> <p>g. neighbourhood centres do not expand to service a wider local centre catchment. South Gracemere is to accommodate a neighbourhood centre commensurate with the population of the immediate catchment;</p> <p>h. new proposed centres within greenfield areas are not intended to accommodate full-line supermarkets;</p> <p>Editor's note—To remove any doubt specialised centres are a centre zones category.</p> <ul style="list-style-type: none"> i. development maximises opportunities for surveillance, activation of street fronts, integration with surrounding streetscapes, and presents an attractive appearance to the street with variations in built form, shape and colour; j. development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts; k. new residential developments are not located in proximity to existing incompatible uses such as rural uses, industrial uses and major community facilities without separation distances, landscaping and screening that minimise impacts on amenity in relation to noise, odour, dust, light, loss of privacy or other adverse impacts; l. new residential developments are located and integrated with existing neighbourhoods; m. development is sited and designed to respond to the region's climate (sustainable practices for maximising energy efficiency, water conservation and public/<u>active transport</u> use), local heritage features, natural landscape features and environmental constraints; n. development provides connection to pathways, cycle ways, roads and public transport infrastructure commensurate with the needs of the use; 	<p>Reservoir Street and McLaughlin Street. Council's Stormwater inlets, connector and reticulation main are available on McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission.</p> <p>2. a to c Proposal complies. The proposed multiple dwelling is long-term residency and located within low density residential zone. The proposed Unit 3 & Unit 4 of multiple dwelling shall be 1 storey houses, with a height of 4.22m. The site has road frontage to McLaughlin Street, which is a highway.</p> <p>2.d Not applicable. The proposal is not for short-term accommodation.</p> <p>2. e Not Applicable. Non-residential uses are not proposed in this submission.</p> <p>2.f to h Not Applicable. The proposal is not for the development of any centres.</p> <p>2.i Proposal complies. The proposed multiple dwelling has road frontage to McLaughlin Street. The building design, colour, shape and build form integrates with the surrounding streetscape. Please refer to the Proposal plans of multiple dwelling prepared by DW Building Design, ref: 25065- sheets 01 to 04 in Appendix B of this submission.</p>	<p>✓</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>✓</p>
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Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

<p>o. development is serviced by infrastructure that is commensurate with the needs of the use; and</p> <p>p. the establishment of one (1) precinct within the zone where particular requirements are identified:</p> <ol style="list-style-type: none"> 1. Fitzroy River accommodation precinct; and 2. Residential stables precinct. 	<p>2.j to o Proposal complies. This proposal is for an 'infill' development that has all urban infrastructure available to the site and maintains the character of the neighbourhood.</p> <p>2.p Not applicable. This proposal is not for the development of any precinct.</p>	<p>✓</p> <p>N/A</p>
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Table 6.2.1.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Where involving a new building or expansion to an existing building			
Built form			
<p>PO1 Development does not adversely impact on the urban form of the surrounding low density residential area and significant scenic landscape features, having regard to the scale and height of buildings and site cover.</p>	<p>AO1.1 The height of buildings and structures does not exceed:</p> <ol style="list-style-type: none"> a. two (2) storeys and 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; and b. two (2) storeys and ten (10) metres above ground level where the ground has a slope equal to or greater than of fifteen (15) per cent. <p>AND AO1.2 Site cover does not exceed fifty (50) per cent of the total site area.</p>	<p>AR1.1. Proposal complies. The proposed Unit 3 & Unit 4 of multiple dwelling shall be 1 storey houses, with a height of 4.22m. Please refer to the Elevations drawing no. 25065-04 prepared by DW Building Design attached in Appendix B.</p> <p>AR1.2. Proposal complies. Site cover of the proposed development is 431.9 sqm, which is 45.9% and does not exceed the maximum site cover prescribed in the scheme. Please refer to the Site Features Plan drawing no. 25065-02 prepared by DW Building Design attached in Appendix B.</p>	<p>✓</p> <p>✓</p>
Land use			
Caretaker's accommodation			

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Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO2 The development does not compromise the productivity of the use.	AO2.1 No more than one (1) caretaker's accommodation is established on the site .	AR2.1. Not Applicable. No caretaker's accommodation is proposed.	N/A
Dual occupancy			
PO3. & PO4. Not Applicable to this development since the proposal is for multiple dwelling.			
Home-based business			
PO5. Not applicable to this development.			
Sales office			
PO6. Not applicable to this development			
Short-term accommodation			
PO7 to PO9. Not applicable to this development			
Where in the residential stables precinct when involving an animal keeping (stables only) use			
PO10 to PO12. Not applicable to this development			
Built form — additional provisions			
PO13 The development is located and designed so that buildings and structures make provision for: <ul style="list-style-type: none"> a. an appropriate scale and size that reflects the purpose of the zone; b. access to natural light and ventilation; c. landscaping; d. privacy and noise attenuation; e. screening of materials when stored outside buildings; f. integration with the streetscape and built form; g. orientated to the street frontage; h. landscape features of the site; and i. access to open space. 	AO13.1 Minimum setbacks are in accordance with the following: <ul style="list-style-type: none"> a. carports and garages are set back a minimum of six (6) metres from all road frontages; b. building walls are set back a minimum of three (3) metres from all road frontages; c. verandahs are set back a minimum of one (1) metre from all road frontages; d. the side boundary setback is a minimum of: <ul style="list-style-type: none"> i 1.5 metres for a wall up to 4.5 metres high; or 	AR13.1. <ul style="list-style-type: none"> a. Proposal complies. The proposed garages are 6.0m setback from the front boundary. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission. b. Proposal complies. The proposed buildings are 4.7m setback from the road frontage boundary. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission. c. Proposal complies. The proposed porch is 4.7m setback from the road frontage boundary. Please refer to the 	<div>✓</div> <div>✓</div> <div>✓</div>

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>Editor's note—Figure 6.2.1.3.2a — Development site plan provides guidance.</p>	<p>ii two (2) metres for a wall up to 7.5 metres high; or</p> <p>iii 2.5 metres for any part of a wall over 7.5 metres;</p> <p>e. the rear boundary <u>setback</u> is four (4) metres unless to a laneway being one (1) metre at ground <u>storey</u> and 0.5 metres above <u>ground level</u>; and</p> <p>f. garages and open car ports built along the side boundary do not exceed a length of nine (9) metres.</p>	<p>Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p>	✓
	<p>AND</p> <p>AO13.2 The development is orientated to the street with a pedestrian entry and door that is visible and accessible from the <u>primary street frontage</u>. The pedestrian entrance is not accessed through a garage or carport.</p>	<p>d. Proposal complies. The proposed building, Unit-4 is 1.5m setback from the south side boundary. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p>	✓
	<p>AND</p> <p>AO13.3 The maximum length of any exterior wall is twelve (12) metres.</p>	<p>e. Proposal complies. The proposed buildings, Unit-3 & Unit-4 are 3.75m setback from the rear boundary. However, a 1.7m high metal screen fence above 0.6m high concrete retaining wall exists on the rear boundary to provide screening from the adjoining property. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p>	N/A
	<p>AND</p> <p>AO13.4 Fencing along the <u>primary street frontage</u> is:</p> <p>a. a maximum height of 1.2 metres; or</p> <p>b. a maximum height of 1.8 metres with a minimum fifty (50) per cent transparency.</p>	<p>f. Not applicable. The proposed garages are not located along the side boundary.</p>	✓
	<p>AND</p> <p>AO13.5</p>	<p>AR13.2. Proposal complies. The proposed buildings are oriented towards McLaughlin Street. Door is visible from the McLaughlin Street and the pedestrian entry is separate from the garage. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p> <p>AR13.3. Proposal partially complies. The length of the north wall of proposed Unit- 3 and the south wall of proposed Unit- 4 is</p>	✓

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Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	New building plant or air conditioning equipment is located within, underneath or central to the building and screened from view of the street and adjoining properties.	14.07m. However, the walls have articulation, as, aluminum framed glass windows shall provide visual mass and prevent the wall from appearing monotonous or overpowering. Please refer to the Floor plan ref: 25065-03 and Elevations ref: 25065-04 of multiple dwelling prepared by DW Building Design in Appendix B of this submission.	
PO14 Vehicle parking facilities are located and concealed to ensure an attractive <u>streetscape</u> and built form.	AO14.1 Vehicle parking structures are located: <ol style="list-style-type: none"> behind the front building <u>setback</u>; or below the front building. 	AR14.1. Proposal complies. The proposed garages are 6.0m setback from the front boundary. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.	✓
PO15 Buildings and structures are designed to enhance existing attractive built form by addressing the following: <ol style="list-style-type: none"> mass and proportion; use of materials, patterns, textures, colours and decorative elements; reflective glass material is not used as the principle construction material; roof shapes include pitches and gables to break up the repetitiveness of buildings; buildings incorporate articulation through the use of windows, sun-protection devices, balconies, verandahs, terraces or wall offsets to avoid a plain and monolithic appearance; 	No acceptable outcome is nominated.	AR15. Proposal complies. The proposed dwellings are well designed according to the standards. Building material, textures and colours are visually pleasant. The walls have articulation, as, aluminum framed glass windows shall provide visual mass and prevent the wall from appearing monotonous or overpowering. Porch and patios are proposed to provide private open space. Please refer to the proposal plan of multiple dwelling prepared by DW Building Design, sheets ref: 25065- 01 to 04 in Appendix B of this submission.	✓

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Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>6. roof structures are designed to screen any mechanical plant;</p> <p>7. facade <u>articulation</u>, detailing and window and door proportions;</p> <p>8. provision made for balconies, verandahs, eaves and parapets; and</p> <p>9. driveway crossovers, fence style and alignment;</p> <p>10. emphasis on entry points;</p> <p>11. development for community or small-scale commercial uses includes an awning over the footpath for the full length of the building's road <u>frontage</u>.</p> <p>Note—Where a conflict exists PO15 (k) takes precedence.</p>			


Land use

Non-residential development

AO16 – AO17 relating to non-residential development– not applicable to this development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Multiple dwelling, relocatable home park, residential care facility or retirement facility			
<p>PO18 Development for a multiple dwelling, relocatable home park, residential care facility or retirement facility is located at highly accessible sites:</p> <ul style="list-style-type: none"> a. that provide for the safety and convenience of people using the premises; b. in proximity to centres of activity containing shopping, community facilities, and recreation and entertainment areas; 	<p>AO18.1 Development for a multiple dwelling, relocatable home park, residential care facility or retirement facility is within 200 metres of the following:</p> <ul style="list-style-type: none"> a. a neighbourhood centre zone, local centre zone, district centre zone, major centre zone, principal centre zone or specialised centre zone; or b. open space zone or sport and recreation zone; or 	<p>AR18.1 & 18.2. Proposal complies. The proposed multiple dwelling is within 200 metres of Johnson park and has direct access to McLaughlin Street.</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>c. in proximity to public transport facilities and public transport routes; and</p> <p>d. that can minimise impacts on local amenity and the local street network.</p>	<p>c. a major hospital or CQ University (South or North Campus).</p> <p>AND</p> <p>AO18.2 Development for a multiple dwelling, relocatable home park, residential care facility or retirement facility has direct access to a minor urban collector road or higher order road.</p>		
<p>PO19 Residential development is designed and sited in a manner that:</p> <p>a. is of an appropriate scale and size that reflects the purpose of the zone;</p> <p>b. is attractive in appearance, climate responsive and functional in design, and safe for residents;</p> <p>c. has regard to streetscape and street function, privacy, passive recreation and living space needs of residents; and</p> <p>d. does not compromise the character and amenity of the surrounding area.</p>	<p>AO19.1 The number of dwellings does not exceed one (1) unit per 250 square metres total site area.</p> <p>AND</p> <p>AO19.2 Each dwelling is provided with a private open space area which:</p> <p>a. is directly accessible from a habitable room;</p> <p>b. is located or screened from main living areas or private open space of adjoining dwellings; and</p> <p>c. if located:</p> <p>i. at ground level, has a minimum area (inclusive of verandahs, patios and terraces) of at least thirty (30) square metres in total, and having minimum dimensions of four (4) metres by four (4) metres; or</p> <p>ii. above ground level, has a balcony, a verandah or a deck, having a minimum area of ten (10) square</p>	<p>AR19.1. Proposal complies. The total site area is 941m² and the gross floor area of the proposed Unit-3 & Unit-4 is 125.3m² each. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p> <p>AR19.2. Proposal complies. The proposed patios are screened from the adjoining properties by a 1.7m high metal screen fence above 0.6m high concrete retaining wall on the rear boundary. The patios are having an area of 11.5m². Please refer to the Floor plan of multiple dwelling prepared by DW Building Design, ref: 25065- 03 in Appendix B of this submission.</p> <p>AR19.3. Proposal complies. The proposed bed-2 overlooks the primary Street frontage. Please refer to the Floor plan of multiple dwelling prepared by DW</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>metres and minimum dimensions of three (3) metres by three (3) metres.</p> <p>AND</p> <p>AO19.3 A minimum of one (1) habitable room overlooks the primary street frontage.</p> <p>AND</p> <p>AO19.4 Development complies with the minimum site area and road frontage requirements identified in Table 6.2.1.3.3.</p>	<p>Building Design, ref: 25065- 03 in Appendix B of this submission.</p> <p>AR19.4. Proposal complies. The total site area is 941m² and the gross floor area of the proposed Unit-3 & Unit-4 is 125.3m² each. However, the buildings have road frontage to McLaughlin Street, no buildings are identified beyond the south boundary, rear boundary has a metal screen fence, and Reservoir Street is on the north of the boundary. Therefore, the proposal shall not create any adverse impact on the adjoining properties. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p>	✓
<p>PO20 Communal open space is provided for residents to allow for a range of activities.</p>	<p>AO20.1 A minimum of ten (10) per cent of the total site area is provided for open space with a minimum dimension of three (3) metres by three (3) metres.</p> <p>Editor's note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>	<p>AR20.1. Proposal complies. The proposed site cover is 45.9%, hence more than 10% of the total area is open space for residents to allow for a range of activities. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p>	✓
Effects of development			
<p>PO21 The development minimises adverse impacts on the amenity of adjoining land uses and the surrounding area.</p>	<p>AO21.1 Non-residential land uses operate between the hours of 07:00 and 22:00.</p> <p>AND</p> <p>AO21.2</p>	<p>AR21.1 & 21.2. Not applicable. Non-residential uses are not proposed in this proposal.</p>	N/A

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Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	For non-residential uses a 1.8 metre high solid screen fence is provided along side and rear property boundaries.		
PO22 Outdoor lighting maintains the amenity of any adjoining residential zoned premise and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	AO22.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	AR22. Proposal complies. Outdoor lighting shall be designed installed and maintained in accordance with the standards, if required.	✓
PO23 Development is located and designed to respond to the on-site and surrounding landscape and topography such that: <ul style="list-style-type: none"> a. hazards to people or property are avoided; b. earthworks are minimised; c. the retention of natural drainage lines is maximised; d. the retention of existing vegetation is maximised; e. damage or disruption to sewer, stormwater and water infrastructure is avoided; and f. there is adequate buffering from locally significant natural features. 	No acceptable outcome is nominated.	AR23. Proposal complies. The proposal is located within low density residential zone, properly designed according to the standards and shall not affect the surrounding landscape and topography in any adverse or undesirable manner.	✓
Streetscape and landscaping			

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Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO24 Landscaping and streetscaping is provided to: <ol style="list-style-type: none"> enhance public streets and spaces; create an attractive environment that is consistent with, and defines, the local character of the zone; enhance the appearance of the development; screen components of development from adjoining sensitive land uses or from the street; separate and screen residential uses from industrial zoned land or a lawfully operating industrial use; and allow shading for pedestrian comfort. 	AO24.1 Non-residential development includes a minimum landscaped area of ten (10) per cent of the total <u>site area</u> .	AR24.1. Not Applicable. This proposal is for residential use in low density residential zone.	N/A
	AND AO24.2 Where adjoining a non-residential zone, landscaping provides: <ol style="list-style-type: none"> a planting area a minimum of one (1) metre in width for the full length of all common side boundaries; and a planting area a minimum of three (3) metres in width for the full length of a common rear boundary. AND	AR24.2. Not Applicable The proposal is for residential use in low density residential zone and does not adjoin a non-residential zone.	N/A
	AO24.3 Residential uses are separated from adjoining industrial zoned land or a lawfully operating industrial use by a minimum of six (6) metres landscaped <u>buffer</u> and screened by 1.8 metre high solid fence along the side and rear property boundaries. Note—Where a conflict exists in relation to rear and side <u>setback</u> requirements AO24.3 prevails.	AR24.3. Not Applicable This proposal does not adjoin industrial zoned land.	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO25 Significant trees are retained onsite to maintain the <u>streetscape</u> and amenity of the surrounding area.	AO25.1 Landscaping complements the <u>streetscape</u> by retaining existing, significant trees with a height exceeding four (4) metres, or a trunk diameter of fifty (50) centimetres (whichever is lesser) except where nominated as an undesirable species by SC6.12 — Landscape design and street trees planning scheme policy.	AR25.1. Proposal complies. The proposal shall not have any adverse impact on existing or proposed residential streetscape.	✓
Structure planning for urban development			
PO26 New development within greenfield areas for urban purposes on lots greater than five (5) hectares: 1. is well sequenced; promotes an efficient and coordinated use of land and infrastructure; 2. is highly integrated with existing and proposed development in the immediate area; 3. is highly accessible and well serviced by a network of pedestrian, bicycle, public transport and private vehicle connections; 4. provides linkages between residential areas and open space, centres and public facilities; 5. provides a wide variety of housing styles, densities and lot sizes and achieves at least fifteen (15) dwellings per hectare of land (<u>net developable area</u>); 6. collocates higher density residential uses in and around centres, high order roads and other transport facilities;	No acceptable outcome is nominated. Editor's note—SC6.19 — Structure plan planning scheme policy provides guidance on the expected structure planning process to facilitate development that complies with the requirements of this outcome and the reconfiguring a lot code. Generally, structure planning would be expected for any development on land with an area greater than five (5) hectares.	AR26. Not applicable. The Lot size is less than five (5) hectares.	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<ul style="list-style-type: none"> 7. avoids and manages impacts of natural hazard; 8. protects significant environmental areas, natural features, cultural heritage features and other important aspects of a development <u>site</u>; 9. facilitates environmentally and climate responsive design; and 10. provides a well dispersed network of open space. 			

Fitzroy River accommodation precinct

Not applicable to this development.

Residential stables precinct when involving an animal keeping (stables only) use

Not applicable to this development.

9.3.1 Addressing Access, parking and transport code

Specific Outcomes	Proposal	Compliance
Purpose		
<p>(1) The purpose of the access, parking and transport code is to ensure that parking, access and transport facilities for vehicles, pedestrians and cyclists are provided to service development in a safe, equitable and sustainable way.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) the function, safety and efficiency of the transport network is optimised; (b) pedestrians and cyclists are provided with a high level of accessibility which is equitable, safe and convenient; (c) on-site access, transport and parking facilities are integrated with external walking and cyclist networks and public transport nodes; (d) the use of public transport is facilitated wherever practicable; (e) vehicle parking and access is provided, which is functional and sufficient to meet the demand likely to be generated by the development; (f) vehicle parking and access achieves a high standard of urban design and integration with the function and appearance of the development; and (g) adverse impacts on the environment and the amenity of the locality are avoided. 	<p>1. & 2. Proposal complies.</p> <p>The proposed Multiple Dwelling has road frontage and driveway access from McLaughlin Street. The proposed Unit- 3 & Unit- 4 shall have one garage each, which shall be functional and sufficient to meet the residential demand. A new concrete crossover is proposed to be built to access the proposed dwellings from McLaughlin Street. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission. The proposal shall not have any adverse impact on the function, safety and efficiency of the existing transport network.</p>	✓

9.3.1.3 Specific benchmarks for assessment

Table 9.3.1.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Access driveways			
<p>PO1</p> <p>Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account:</p> <ul style="list-style-type: none"> (a) the size of the parking area; 	<p>AO1.1</p> <p>Access driveways are not located within:</p> <ul style="list-style-type: none"> (a) twenty-five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or 	<p>AR1.1. Proposal Complies.</p> <p>The access driveway of proposed building is approximately 40.91 metres away from the un-signalised road intersections of Reservoir Street and McLaughlin Street. Please refer to Appendix D for the distance of proposed</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
(b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system.	centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	driveway from un-signalised intersection shown on QLD Globe map.	
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	AO2.1 Access driveways: (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road; (d) are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and (e) are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.	AR2.1. Proposal Complies. The proposed access driveway does not require any modification, relocation or removal of any infrastructure. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065-02 in Appendix B of this submission.	✓
PO3 Access driveways are designed and constructed so as to:	AO3.1 Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.	AR3.1. Proposal Complies. The access driveways shall maintain the provisions of Capricorn Municipal Development Guidelines to enable safe and	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>(a) enable safe and functional vehicular access from the street to the property; and</p> <p>(b) not cause a change in the level of a footpath.</p>		functional vehicular access from the street to the property.	
<p>PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.</p>	<p>AO4.1 A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.</p>	<p>AR4.1. Proposal Complies. The site has stormwater inlets along McLaughlin Street, therefore, the proposed driveway shall not allow water to pond adjacent properties.</p>	✓
<p>Parking</p>		<p>PO5 to PO10. Proposal complies. There is a garage proposed for each Unit- 3 & Unit-4 in this submission. Visitors may park their cars on the proposed driveway. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p>	✓
<p>Transport impact Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.</p>			
<p>PO11 Development contributes to the creation of a transport network which is designed to:</p> <p>(a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and</p> <p>(b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.</p>	<p>AR11. Not applicable. The proposal is not for the creation of a transport network.</p>	N/A
<p>PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.</p>	<p>AO12.1 Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy.</p>	<p>AR12.1. Proposal Complies. There is a garage proposed for each Unit- 3 & Unit-4 in this submission. Visitors may park their cars on the proposed driveway. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design,</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>AND AO12.2 A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy.</p> <p>AND AO12.3 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.</p>	<p>ref: 25065- 02 in Appendix B of this submission.</p> <p>AR12.2. Not applicable. The proposal is for multiple dwelling and does not propose any new road hierarchy.</p> <p>AR12.3. Not applicable. The proposal is for multiple dwelling and does not propose any upgrade to existing external infrastructure.</p>	<p>N/A</p> <p>N/A</p>
<p>PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which:</p> <ul style="list-style-type: none"> (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sightlines. 	No acceptable outcome is nominated.	<p>AR13. Proposal Complies. The proposed multiple dwelling shall not have any adverse impact on the existing pedestrian pathway and pick-up facilities along McLaughlin Street.</p>	✓
Site access			

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO14 Development does not impact on the safety, operation or function of the road network or system.	AO14.1 Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with Australian Standard AS 2890, as updated from time to time.	AR14.1. Proposal Complies. The vehicle manoeuvring into and from the site shall be designed in accordance with the standards.	✓
	AND AO14.2 No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites.	AR14.2. Proposal does not comply. The proposed residential units have road frontage and driveway access from and to McLaughlin Street, which is a State controlled road. However, this is a historically existing scenario where all adjoining allotments fronting McLaughlin Street, have accesses from the state controlled road.	X
	AND AO14.3 Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.	AR14.3. Not applicable The proposal is for residential development and does not generate greater than 100 vehicle movements per day.	N/A
PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	AR15. Not applicable The proposal is for multiple dwellings and does not propose any upgrade to the transport network.	N/A
PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.	AO16.1 Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	AR16.1. Not applicable The proposal is for multiple dwelling and does not propose any upgrade to the transport network.	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Pedestrian and cyclist facilities			
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	AO17.1 Pedestrian and cyclist movements are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	AR17.1. Proposal complies. The proposed multiple dwelling shall maintain the existing pedestrian pathway along McLaughlin Street.	✓
PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 – Bicycle network planning scheme policy.	AR18. Not applicable. Bicycle parking is not proposed in this submission.	N/A
Servicing			
PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO19.1 Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	AR19.1. Proposal complies. Bin storage areas have been allocated at the rear of the proposed buildings. Waste bins shall be easily carried out to the kerbside of McLaughlin Street for council's waste collection weekly.	✓

9.3.4 Addressing Landscape code

Specific Outcomes	Proposal	Compliance
Purpose		
<p>(1) The purpose of the landscape code is to ensure landscaping in both the private and public domain is designed and constructed to a high standard, provides a strong contribution to the image of the local government area, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.</p> <p>(2) The purpose of the code will be achieved by the following overall outcomes:</p> <ul style="list-style-type: none"> (a) a high quality streetscape and on-site landscape enhances the character of the urban areas; (b) landscape design is integrated with the natural and built form elements of the site and the surrounding area; (c) landscaping creates a legible and attractive street frontage, and enhances the continuity of the streetscape; (d) screening is used to soften built form, hide unsightly elements of development and provide privacy and character; (e) plant species and landscaping materials are used which suit the sub-tropical cyclone prone climate; (f) plant species, landscaping materials and surface treatments are suited to their intended function and user requirements; (g) plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effectively maintained over the long-term; (h) landscaping design provides an accessible, safe and comfortable environment for all users; and (i) significant on-site vegetation is retained, protected and integrated into the site design wherever practicable. 	<p>1. & 2. Proposal complies.</p> <p>The proposed landscaping with turf shall be compatible with the natural and built-form elements of the site and the surrounding area. Existing trees shall remain along McLaughlin Street road frontage. The proposed landscaping with turf is cost-effective, visually pleasing and suitable for the proposed function of the development, and shall provide a safe and comfortable environment for the residents. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.</p>	✓

9.3.4.3 Specific benchmarks for assessment

Table 9.3.4.3.1 Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Design			
PO1 Landscaping is professionally designed and provides a suitably sized area to: (a) create an attractive visual addition to a building or place; (b) soften the built form; (c) provide a space for on-site recreation; and (d) enable landscaping to establish and thrive under the local conditions. Editor's note—Landscaped areas may include natural bushland, planted garden beds, grassed areas, vegetated courtyards and pedestrian paths.	AO1.1 Landscaping is provided in accordance with requirements in zone codes and SC6.12 — Landscape design and street trees planning scheme policy. Note—Where the outcomes vary, the zone code takes precedence. Editor's note—A landscaped plan, prepared by a competent landscape designer is required to meet this acceptable outcome.	AR1. Proposal complies. The proposed landscaping with turf is cost-effective, visually pleasing and suitable for the proposed function of the development. Existing trees shall remain along McLaughlin Street road frontage. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.	✓
PO2 Shade trees are provided in the landscaped areas to provide shade onto buildings, recreation areas, seating, car parking areas and the road verge.	No acceptable outcome is nominated.	AR2. Not applicable. No shade trees are proposed in this submission.	N/A
PO3 On-site stormwater harvesting is to be maximised with reuse measures and amelioration of stormwater impacts indicated.	AO3.1 Landscape design incorporates the flow of water along overland flow paths, but does not impede flow paths and watercourses. AND AO3.2 Landscaping maximises opportunities for on-site infiltration by: (a) minimising impervious surfaces and incorporating semi-permeable paving products;	AR3. Not applicable. No on-site Stormwater harvesting & reuse has been proposed in this submission.	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>(b) falling hard surfaces towards pervious surfaces such as turf or mulched areas;</p> <p>(c) maximising the opportunity for turf and planting areas;</p> <p>(d) aligning planting areas parallel to contours to slow the flow of surface water; and</p> <p>(e) ensuring the planting palette comprises canopy tree species.</p> <p>AND</p> <p>AO3.3 Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds, infiltration cells.</p> <p>AND</p> <p>AO3.4 The landscape design incorporates sediment and erosion control measures.</p>		
<p>PO4 Design of pedestrian paths and places reinforces the desired character of the area and includes features to enhance their use and are of universal design to ensure non-discriminatory access and use.</p>	<p>AO4.1 The landscape design complies with Australian Standard AS 1428 parts 1, 2, 3 and 4 — Design for access and mobility.</p>	<p>AR4. Proposal Complies. The proposed multiple dwelling shall not have any adverse impact on the existing design of pedestrian paths.</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO5 Landscaping is designed and maintained to minimise the potential for risk to personal safety and property, through: <ul style="list-style-type: none"> (a) maximising casual surveillance of public spaces; (b) increasing opportunity for public interaction; and (c) minimising opportunity for concealment and criminal activity through environmental design principles. 	AO5.1 Planting is carried out in accordance with crime prevention through environmental design principles and incorporates: <ul style="list-style-type: none"> (a) plants and trees that do not restrict casual surveillance of paths and landscaped spaces; (b) clear sight lines from private to public space; (c) visually permeable screens and fencing; (d) lighting of landscaped areas; (e) public facilities (toilets, shelters etcetera) located to promote use; (f) dual access points to public spaces; (g) clearly defined public and private spaces; (h) measures to protect solid and blank walls from graffiti; (i) legible universal signage; (j) a selection of species that do not create nuisance and danger by way of thorns, toxins or a common source of allergies; and (k) plant species that do not exacerbate impacts such as bushfire or flash flooding. 	AR5. Proposal Complies. Landscaping with turf is proposed for the development. No additional planting is proposed in this submission. The proposed landscaping with turf is cost-effective, visually pleasing and suitable for the proposed function of the development, and shall provide a safe and comfortable environment for the residents. Existing trees shall remain along McLaughlin Street road frontage. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.	✓
Species selection			
PO6 Landscaping design includes plant species that: <ul style="list-style-type: none"> (a) suit the local climatic conditions; (b) have low water usage needs or are provided with water harvested on-site; (c) include locally native species; (d) are of a suitable size and density to achieve the purposes of this code; (e) complement the proposed development; 	AO6.1 Plant species are chosen from sources recommended by SC6.12 — Landscape design and street trees planning scheme policy. AND AO6.2 Plant species do not include undesirable species as listed in SC6.12 — Landscape design and street trees planning scheme policy.	AR6. Not applicable Landscaping with turf is proposed for the development. Existing trees shall remain along McLaughlin Street road frontage. No additional planting is proposed in this submission.	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>(f) are not classified as a pest species or a noxious or invasive weed;</p> <p>(g) preserve existing vegetation where desirable and protect existing environmental values of the land; and</p> <p>(h) do not exacerbate bushfire or flood hazards.</p>	<p>AND AO6.3 At least fifty (50) per cent of all new plantings are locally native species.</p> <p>AND AO6.4 Plant species are compliant with any adopted planting or landscape design concept/theme for the local area.</p> <p>AND AO6.5 Unless forming part of a landscaping concept approved by Council, planting is carried out to create a 'three-tier' landscaping treatment at the following minimum density rates:</p> <p>(a) trees at five (5) metre intervals;</p> <p>(b) shrubs at two (2) metre intervals; and</p> <p>(c) groundcovers at 0.5 metre to one (1) metre intervals.</p> <p>AND AO6.6 Existing vegetation is retained and integrated into landscaping.</p> <p>AND AO6.7 The use of palms is avoided in proximity to overland flow paths and watercourses.</p>		
Character and streetscaping			
<p>PO7 Where the development involves the creation of a new road, street-tree planting is undertaken which takes account of:</p> <p>(a) the hierarchy and function of the street;</p> <p>(b) the selection of appropriate species;</p> <p>(c) avoidance of conflict between the street tree and utilities and services within the road reserve;</p> <p>(d) soil conditions;</p> <p>(e) existing street trees;</p>	<p>AO7.1 Street tree planting is carried out in accordance with the requirements of SC6.12 — Landscape design and street trees planning scheme policy.</p>	<p>AR7. Not applicable. No street planting is proposed.</p>	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
(f) solar access; and (g) driveway access.			
PO8 Vehicle safety is not adversely affected by the location of landscaped areas and/or landscape buffers.	AO8.1 For any site on a corner bounded by two or more road frontages, landscaping and fences higher than 1.2 metres are not located within the corner truncation illustrated in Figure 9.3.4.3.1a below: <div data-bbox="781 521 1029 725" data-label="Image"> </div>	AR8.1. Proposal complies No additional planting is proposed in this submission; hence, vehicle safety is not compromised by the proposed landscaping.	✓
PO9 Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.	No acceptable outcome is nominated.	AR9. Proposal complies. The proposed landscaping with turf shall be compatible with the natural and built-form elements of the site and the surrounding area.	✓
PO10 Fencing (including walls) and acoustic barriers are designed to: <ul style="list-style-type: none"> (a) be compatible with the existing streetscape; (b) minimise adverse effects on the amenity of an adjoining property; and (c) complement, but not dominate, the development. 	AO10.1 Combined fencing and retaining walls do not exceed three (3) metres in height and require vertical articulation if taller than two (2) metres in height. AND AO10.2 Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum three (3) metre vegetated buffer (unless otherwise stated by the relevant zone	AR10. Proposal Complies. A 1.5m high colorbond fence is proposed along south boundary to provide screening from the adjoining property. No retaining wall or acoustic fencing is proposed in this submission. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	code) with vegetation having a mature height equal to or above the height of the acoustic fencing.		
Car parking and internal access			
PO11 Car parks and internal access (both on and off-street) are landscaped to: <ul style="list-style-type: none"> (a) reduce their visual appearance; (b) provide shade; (c) reduce glare; (d) reduce heat stored in hard surfaces; (e) harvest storm water; and (f) be of a design that protects damage from vehicles, minimises risk of crime and contaminated stormwater runoff. 	AO11.1 Shade trees with a minimum height of two (2) metres are provided within car parking areas at the following rate: <ul style="list-style-type: none"> (a) in single sided, angle or parallel bays — one (1) tree per three (3) car parks; and (b) in double sided, angle or parallel bays — one (1) tree per six (6) car parks. <p>Editor's note—SC6.12 — Landscape design and street trees planning scheme policy sets out guidance on tree species and planting standards.</p> <p>AND</p> <p>AO11.2 Each shade tree is provided with a minimum planting area of 1.2 square metres with a minimum topsoil depth of 0.8 metres.</p> <p>AND</p> <p>AO11.3 Each shade tree has a clean trunk with a minimum height of two (2) metres.</p> <p>AND</p> <p>AO11.4 Planting bays incorporate ground covers less than one (1) metre in height that allow unobstructed surveillance.</p> <p>AND</p> <p>AO11.5</p>	AR11. Not applicable. No shade trees are proposed, as no external parking area is proposed in this submission.	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by wheel stops or bollards as required.</p> <p>AND AO11.6 Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways.</p>		
Utilities and other infrastructure			
<p>PO12 The function, safety and accessibility of utilities and other infrastructure is not compromised by the location and type of landscaping including:</p> <ul style="list-style-type: none"> (a) overhead wires and equipment; (b) underground pipes and cables; and (c) inspection chambers, transformers, poles and drainage infrastructure. 	<p>AO12.1 A minimum three (3) metre wide densely planted landscaped buffer is provided along the boundary adjoining the identified major electricity transmission corridor, including provision for advanced trees and shrubs that will grow to a minimum height of ten (10) metres.</p> <p>AND AO12.2 Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways.</p> <p>AND AO12.3 The mature foliage of vegetation is not located within three (3) metres of an electrical substation boundary.</p>	<p>AR12. Not applicable. No major electricity transmission corridor has been identified in this submission.</p>	N/A
<p>PO13 Landscape site planning and design must accommodate for maintenance access points and clearances with the following considerations:</p> <ul style="list-style-type: none"> (a) access by appropriate maintenance or utility vehicles must be demonstrated with slope gradients and ground 	<p>AO13.1 Maintenance access points and clearance must be provided in accordance with Capricorn Municipal Development Guidelines and Queensland Urban Drainage Manual.</p> <p>AND AO13.2</p>	<p>AR13. Not applicable. No new planting is proposed to offset any utilities or other infrastructure.</p>	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>surface treatments that are stable and usable in all weather;</p> <p>(b) provide an appropriate turn around area for vehicles and secure access entrance; and</p> <p>(c) plant species mature height and habit must not interfere with or compromise underground or overhead utility assets, including storm inlet pits.</p>	<p>Landscape treatments to be constructed in accordance with SC6.12 — Landscape design and street tree planning policy.</p>		

9.3.6 Stormwater management code

Specific Outcomes	Proposal	Compliance
Purpose		
<p>(1) The purpose of the stormwater management code is to provide for sustainable stormwater infrastructure which protects water quality, environmental values and maintains or enhances community health, safety and amenity.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(a) acceptable levels of stormwater run-off quality and quantity are achieved by applying water sensitive urban design principles;</p> <p>(b) public health and safety are protected and development avoids damage or nuisance caused by stormwater flows;</p> <p>(c) development includes a stormwater management system which minimises impacts on natural catchment hydrological processes;</p> <p>(d) development ensures that the environmental values of waterways are protected or enhanced;</p> <p>(e) development maintains or enhances the efficiency and integrity of the stormwater infrastructure network;</p> <p>(f) the whole of life-cycle cost of stormwater infrastructure is minimised; and</p> <p>(g) new development infrastructure is designed to support and complement existing and planned stormwater infrastructure.</p>	<p>1 & 2. Proposal Complies.</p> <p>The proposed development has lawful point of discharge available to Reservoir Street and McLaughlin Street. Council's Stormwater inlets, connectors and reticulation main are available on McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission.</p>	✓

9.3.6.3 Specific benchmarks for assessment

Table 9.3.6.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Stormwater management — General			
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: <ul style="list-style-type: none"> (a) ensure that flooding impacts do not increase, including upstream or downstream of the development site; (b) avoid net worsening of stormwater peak discharges and runoff volumes; (c) utilises the use of water sensitive urban design principles; and (d) ensure the site maximises opportunities for capture and reuse. Editor's note—A stormwater management plan may be required to demonstrate compliance with the performance outcome.	AO1.1 Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, SC6.10 — Flood hazard planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. AND AO1.2 Stormwater is conveyed to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.	AR01. Proposal Complies. The proposed development currently has lawful point of discharge available to Reservoir Street and McLaughlin Street. Council's Stormwater inlets, connectors and reticulation main are available on McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission.	✓
PO2 Development provides a stormwater management system which: <ul style="list-style-type: none"> (a) has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments; (b) maximises the use of natural waterway corridors and natural channel design principles; and (c) efficiently integrates with existing stormwater treatments upstream and downstream. 	AO2.1 Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff	AR02. Proposal Complies. Please refer to AR01 .	✓
PO3 Development ensures that the location and design of stormwater detention and water quality treatment facilities: <ul style="list-style-type: none"> (a) minimise risk to people and property; 	AO3.1 Development provides for stormwater detention and water quality treatment facilities which are located outside of a waterway.	AR03. Not applicable. The proposal does not include any stormwater detention and water quality treatment facilities, as Stormwater inlets, connectors and reticulation main are available on McLaughlin	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>(b) provide for safe access and maintenance; and</p> <p>(c) provide for the safe recreational use of stormwater management features.</p>	<p>AND</p> <p>AO3.2 Development provides for stormwater detention in accordance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.</p> <p>AND</p> <p>AO3.3 Development provides a stormwater quality treatment system which is designed in accordance with State Planning Policy – Guideline – Water Quality.</p>	<p>Street, which is a lawful point of discharge. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission.</p>	
Environmental values			
<p>PO4 Development and drainage works including stormwater channels, creek modification works, bridges, culverts and major drains, protect and enhance the environmental values of the waterway corridors and drainage paths and permit terrestrial and aquatic fauna movement.</p> <p>Editor's note—Compliance with the performance outcomes and acceptable outcomes should be demonstrated by the submission of a site-based stormwater management plan for development.</p>	<p>AO4.1 Development ensures natural waterway corridors and drainage paths are retained.</p> <p>AND</p> <p>AO4.2 Development incorporates the use of natural channel design principles in constructed components to maximise environmental benefits and waterway stability in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff</p> <p>AND</p> <p>AO4.3 Development provides stormwater outlets into waterways, creeks, wetlands and</p>	<p>AR04. Proposal Complies. All existing drainage paths are to be retained, and no natural waterway corridor is affected by this proposal.</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	overland flow paths with energy dissipation to minimise scour in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.		
PO5 Development protects and enhances the environmental and water quality values of waterways, creeks and estuaries within or external to the site. Editor's note—The State Planning Policy – Guideline – Water Quality and Section 9 of the <i>Environmental Protection Act 1994</i> define environmental values as 'a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety.'	No acceptable outcome is nominated.	AR05. Proposal Complies. All existing drainage paths are to be retained; and no natural waterway corridor is affected by this proposal.	✓
Overland flow path tenure			
PO6 All overland flow paths are maintained under tenure arrangements that facilitate efficient infrastructure and enhance environmental sustainability. Editor's note—As a guide, Council prefers that the location of Council owned assets are contained within a road reserve, drainage system is contained within a road reserve, drainage easement, drainage reserve, public reserve, public pathway, park or waterway corridor.	No acceptable outcome is nominated.	AR06. Proposal Complies. Stormwater runoff shall follow the lawful point of discharge, hence, all overland flow paths shall be maintained by the proposal.	✓
Detention Systems		PO7 to PO10. Not applicable. No detention basins are proposed in this submission.	N/A
Efficiency and whole of life cycle cost			
PO11 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Editor's note—Compliance with the performance outcome should be demonstrated by the submission of a	No acceptable outcome is nominated.	AR11. Not applicable. The proposed development currently has lawful point of discharge available to Reservoir Street and McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D . Therefore, no additional	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
site-based stormwater management plan for development.		stormwater management infrastructure or system has been proposed in this submission.	
PO12 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: <ul style="list-style-type: none"> (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future upslope development; and (c) implications for adjacent and down-slope development. 	No acceptable outcome is nominated.	AR12. Not applicable. Please refer to AR11 .	N/A
PO13 Development provides proposed stormwater infrastructure which: <ul style="list-style-type: none"> (a) remains fit for purpose for the life of the development and maintains full functionality in the design storm event; and (b) can be safely accessed and maintained in a cost effective way. 	No acceptable outcome is nominated.	AR13. Not applicable. Please refer to AR11 .	N/A
Erosion and sediment control			
PO14 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: <ul style="list-style-type: none"> (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; and 	AO14.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines.	AR14. Proposal will comply. This is going to be addressed in future Operational Works and/or Building Works Applications.	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
(c) the maintenance and serviceability of stormwater infrastructure.			
Water quality within catchment areas			
<p>PO15 For development proposals within the Fitzroy River sub-basin, relevant environmental values are recognised and enhanced, and relevant water quality objectives are addressed.</p> <p>Editor's note—Section 3.2 of Queensland Water Quality Guidelines 2009 identifies values for water quality for waters in the Central Coast Queensland region.</p>	<p>AO15.1 Development complies with the provisions of the State Planning Policy – Guideline – Water Quality.</p> <p>AND</p> <p>AO15.2 Development adjoining the full supply height above the Fitzroy River Barrage includes the provision of an effective buffer that assists in filtering runoff, including:</p> <ul style="list-style-type: none"> (a) a buffer distance of 100 metres to the water supply height of the barrage which excludes cropping or grazing of a low intensity nature; and (b) fencing and water troughs installed on the land to prevent encroachment of animals within 100 metres of the full supply height above the barrage. 	<p>AR15. Not applicable. As no waterway has been designed in this submission, water quality within catchment areas has not been affected by this proposal.</p>	N/A
Protecting water quality			
<p>PO16 The development is compatible with the land use constraints of the site for:</p> <ul style="list-style-type: none"> (a) achieving stormwater design objectives; and (b) avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater. 	<p>AO16.1 Development is undertaken in accordance with a stormwater management plan that:</p> <ul style="list-style-type: none"> (a) incorporates stormwater quality control measures to achieve the design objectives set out in the State Planning Policy – Guideline – Water Quality; (b) provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosion potential; and 	<p>AR16. Proposal complies. The proposed development as lawful point of discharge available to Reservoir Street and McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D. Therefore, no additional stormwater management plan has been proposed in this submission.</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>(c) accounts for development type, construction phase, local landscape, climatic conditions and design objectives.</p> <p>Editor's note—A stormwater management plan includes the design, construction, operation, maintenance of the stormwater system.</p> <p>Editor's note—SC6.18 — Stormwater management planning scheme policy provides guidance on preparing a stormwater quality management plan.</p>		
Protecting water quality in existing natural waterways			
<p>PO17 The waterway is designed for stormwater flow management, stormwater quality management and the following end use purposes:</p> <ul style="list-style-type: none"> (a) amenity including aesthetics, (b) landscaping and recreation; (c) flood management; (d) stormwater harvesting as part of an integrated water cycle management plan; (e) as a sustainable aquatic habitat; and (f) the protection of water environmental values. 	No acceptable outcome is nominated.	<p>AR17. Not applicable. As no waterway is being designed nor is any existing waterway affected by this proposal.</p>	N/A
<p>PO18 The waterway is located in a way that is compatible with existing tidal waterways.</p>	<p>AO18.1 Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range of more than 0.3 metres; 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. 	<p>AR18. Not applicable. As no waterway is being designed nor is any existing waterway affected by this proposal.</p>	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO19 The construction phase for the waterway is compatible with protecting water environmental values in existing natural waterways.	AO19.1 Erosion and sediment control measures are incorporated during construction to achieve design objectives set out in State Planning Policy – Guideline – Water Quality. Editor's note—Erosion and sediment control is to be designed and implemented in accordance with the International Erosion Control Association Best Practice Erosion and Sediment Control Guidelines.	AR19. Not applicable. As no waterway is being designed nor is any existing waterway affected by this proposal.	N/A
PO20 Stormwater overflows from the waterway do not result in lower water quality objectives in existing natural waterways.	AO20.1 Stormwater run-off entering non-tidal waterways is pre-treated prior to release in accordance with the guideline design objectives, water quality objectives of local waterways, and any relevant local area stormwater management plan.	AR20. Not applicable. As no waterway is being designed nor is any existing waterway affected by this proposal.	N/A

9.3.7 Addressing Waste management code

Specific Outcomes	Proposal	Compliance
Purpose		
(3) The purpose of the waste management code is to ensure that development is provided with on-site waste management facilities including waste collection, storage, disposal and cleaning facilities which maintain public health and streetscape amenity. (4) The purpose of the code will be achieved through the following overall outcomes: (a) development provides for adequate on-site waste management to deal with the expected volume and nature of waste generated by the development; (b) waste facilities are screened from view from adjoining lots, streets and public spaces; (c) waste management is conducted in a safe and ecologically sustainable manner; and (d) waste facilities are located on-site in a manner which facilitates waste removal in a safe and efficient way.	1 & 2. Proposal Complies. The existing bin storage area is at the back of Unit 1 & Unit 2. Bin storage areas of proposed buildings are at the rear of the buildings, as well. The proposed buildings are 3.75m setback from the rear boundary and the proposed Unit- 4 is 1.5m setback from the southern boundary. However, a 1.5m high colorbond fence is proposed along south boundary to provide screening from the adjoining property. Therefore, waste facilities are properly screened from the view from adjoining lots, streets and public spaces. The refuse bins of the proposed multiple dwelling will be serviced by Council's weekly refuse collection vehicles from the kerbside of McLaughlin Street.	✓

9.3.7.3 Specific benchmarks for assessment

Table 9.3.7.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Design of waste storage areas			
PO1 For on-site waste collection, waste storage areas are located and designed so that: <ul style="list-style-type: none"> (a) they are easily accessed and convenient to use; (b) sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; (c) sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; (d) they are clear of car parking bays, loading bays and similar areas; and (e) they are clear of footpaths and pedestrian access. 	AO1.1 Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy.	AR1. Proposal Complies. Bin storage areas have been allocated at the rear of the proposed building. Waste bins shall be easily carried out to the kerbside of McLaughlin Street for council's waste collection weekly.	✓
Kerbside waste servicing			
PO2 Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.	AO2.1 Waste bins are located on the footpath so that: <ul style="list-style-type: none"> (a) bins are located one (1) metre apart from other bins and obstructions; (b) all bins are accommodated within the street frontage of the site; (c) a clear pedestrian access way two (2) metres wide is retained; and (d) bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle. 	AR2. Proposal complies. Please refer to AR1 .	✓

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Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	AO5.2 Wash-down areas are: (a) provided with a tap and water supply; and (b) provided with a stormwater diversion valve and arrestor trap.		

9.3.8 Addressing Water and sewer code

Specific Outcomes	Proposal	Compliance
Purpose		
(1) The purpose of the water and sewer code is to ensure that development is provided with potable water and sewerage infrastructure in an efficient and sustainable way, which maintains public health. (2) The purpose of the code will be achieved through the following overall outcomes: (a) development facilitates the efficient provision of water, including infrastructure for supply, treatment, storage and reticulation; (b) development facilitates the efficient provision of sewerage infrastructure, including reticulation, treatment, storage and disposal; (c) whole of life cycle costs for water and sewerage infrastructure are minimised; and (d) adverse impacts on the environment and the amenity of the locality are avoided and optimal use of water resources is maintained.	1. & 2. Proposal Complies. The site has connection to the Council's reticulated water supply system and sewerage network on Reservoir Street and McLaughlin Street. Please refer to Appendix D for the Council's Infrastructure and contour map.	✓

9.3.8.3 Specific benchmarks for assessment

Table 9.3.8.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Water			
PO1 A water supply is provided that is adequate for the current and future needs of the intended development.	AO1.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	AR1.1. Proposal complies. The site is located within the water supply planning area and is already connected to the council's reticulated water supply system. Please refer to Appendix D for the Council's Infrastructure and contour map.	✓
PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	AO2.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. AND AO2.2 Where within a water supply planning area, staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.	AR2. Proposal complies. Please refer to AR1.1 .	✓
Sewer			
PO3 Sewerage treatment and disposal is provided that is appropriate for the level of	AO3.1 Where within a sewer planning area, the development is connected to Council's reticulated	AR3.1. Proposal complies. The proposal is for multiple dwelling and shall maintain available connection to	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
demand generated, protects public health and avoids environmental harm.	<p>waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.</p>	Council's reticulated sewerage system. The site has connection to the Council's reticulated sewerage network on Reservoir Street and McLaughlin Street. Please refer to Appendix D for the Council's Infrastructure and contour map.	
<p>PO4</p> <p>Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.</p>	<p>AO4.1</p> <p>Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND</p> <p>AO4.2</p> <p>Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.</p>	<p>AR4.1 & 4.2. Proposal complies.</p> <p>The site is located within the Sewer supply planning area and shall maintain available connection to Council's reticulated sewerage system. Please refer to Appendix D for the Council's Infrastructure and contour map.</p>	✓
Point source waste water management			
<p>PO5</p> <p>The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids waste water discharge to waterways; or</p> <p>(b) minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal</p>	<p>AO5.1</p> <p>A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for:</p> <p>(a) waste water type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives; and</p> <p>(d) best practice environmental management.</p>	<p>PP5. Proposal complies.</p> <p>The site has a connection to the Council's reticulated sewerage network. Please refer to Appendix D for the Council's Infrastructure and contour map.</p>	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided.			

9.3.9 Addressing Works code

Specific Outcomes	Proposal	Compliance
Purpose		
<p>(1) The purpose of the works code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) premises are provided with a level of services which are appropriate to the intended character and function of the zone; (b) risk to life and property is avoided; (c) development does not detract from environmental values or from the desired visual and amenity characteristics of the locality; (d) the integrity of existing infrastructure is maintained; (e) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development; (f) development facilitates an efficient provision of infrastructure and use of resources; and (g) whole of life cycle costs for infrastructure are minimised. 	<p>1. Proposal Complies. The proposed multiple dwelling is connected to the Council's reticulated water supply system and sewer supply system. Please refer to the council's infrastructure and contour map attached in Appendix D. The site is facilitated by all urban infrastructure services such as Telstra, NBN and Ergon services. Please refer to Appendix D for site information maps.</p> <p>2.</p> <ul style="list-style-type: none"> a. Proposal Complies. The proposed development is located in the low density residential zone and is facilitated by all urban infrastructure. Therefore, the proposal shall maintain the existing character function of the zone. b. Proposal Complies. The proposed multiple dwelling is 3.75m setback from the rear boundary and 1.5m setback from the southern boundary. The proposed building is 6.m meter setback from the road frontage. Therefore, the proposal maintains adequate setback from the adjacent lots and minimises risk to life and property. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission. 	<p>✓</p> <p>✓</p> <p>✓</p>

	c. Proposal complies. The design and location of the proposed multiple dwelling maintains visual and amenity characteristics of the locality. Please refer to the Site Features plan, ref: 25065- 02 and Elevations, ref: 25065-04 of multiple dwelling prepared by DW Building Design in Appendix B of this submission.	✓
	d. Proposal complies. The proposed development shall not have any adverse impact on existing infrastructures connected to the site.	✓
	e. Proposal complies. The proposed multiple dwelling has road frontage and driveway access from McLaughlin Street. Garages are situated at the front of the proposed dwellings, which shall be functional and sufficient to meet the demand. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission.	✓
	f. Proposal complies. The site has Council's water supply connection, sewer supply system, Telstra and Ergon energy connections. Please refer to Appendix D for site information maps and Council's Infrastructure and Contour Map.	✓
	g. Proposal complies. The proposed development shall minimise the whole of life cycle costs for infrastructure.	✓

9.3.9.3 Specific benchmarks for assessment

Table 9.3.9.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Access driveways			
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: (a) the size of the parking area;	AO1.1 New access driveways are not located within: (a) twenty-five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or	AR1.1. Proposal complies. The access driveway of proposed building is approximately 40.91 metres away from the un-signalised road intersections of Reservoir Street and McLaughlin Street. Please refer to Appendix D for the distance of proposed	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
(b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system.	centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	driveway from un-signalised intersection shown on QLD Globe map.	
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	AO2.1 New access driveways: (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road; (d) are not constructed over an access point to equipment under the control of a regulatory authority, including stormwater pits, water meters, hydrants and telephone pits; and (e) where an access chamber is to be incorporated within the driveway, are raised or lowered to match the surface level of the driveway and are provided with a trafficable lid.	AR2.1. Proposal complies. A new concrete crossover is proposed to be built to access the proposed development and does not require any modification in street infrastructure.	✓
PO3 Access driveways and cross-falls within the verge are designed and constructed so as to:	AO3.1 New access driveways and cross-falls within the verge are constructed in compliance with	AR3.1. Proposal complies. Access driveway shall be constructed in compliance with the Capricorn Municipal Development Guidelines.	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>(a) enable safe and functional vehicular access from the street to the property; and</p> <p>(b) not cause a change in the level of a footpath.</p>	the Capricorn Municipal Development Guidelines.		
<p>PO4 An access driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.</p>	<p>AO4.1 New access driveways have a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.</p>	<p>AR4. Proposal complies. The proposed access driveways shall not contribute to ponding adjacent to any buildings. Please refer to the Council's infrastructure and contour map in Appendix D of this submission.</p>	✓
Parking, access and transport			
<p>PO5 Provision is made for on-site vehicle parking:</p> <p>(a) to meet the demand likely to be generated by the development; and</p> <p>(b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p> <p>Editor's note—SC6.6 – Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.</p>	<p>AO5.1 AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code.</p> <p>OR</p> <p>AO5.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing number of on-site car parks is retained or increased.</p>	<p>AR5.1. Proposal complies. Garages for Unit- 3 & Unit- 4 are provided according to the standards.</p>	✓
<p>PO6 Car parking areas are designed to:</p> <p>(a) be clearly defined, marked and signed;</p> <p>(b) be convenient and accessible;</p> <p>(c) be safe for vehicles, pedestrians and cyclists; and</p> <p>(d) provide spaces which meet the needs of people with disabilities.</p>	<p>AO6.1 AO6.1.1 The car parking areas are sealed and designed in accordance with Australian Standard AS 2890, as updated from time to time.</p> <p>OR</p> <p>AO6.1.2 Where a change of use of existing premises is proposed and involves not more than minor</p>	<p>AR6.1. Proposal complies. Please refer to AR5.1.</p>	✓

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Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	building work, the existing standard of on-site car parks is maintained or improved.		
P07 Parking access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	A07.1 A07.1.1 Parking access is provided in accordance with Australian Standard AS 2890, as updated from time to time. OR A07.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing parking access is maintained or improved.	AR7.1. Proposal complies. Access driveway has been proposed according to the Capricorn Municipal Development Guidelines.	✓
P08 Landscaping is provided to soften the visual impact of car parking areas and to provide shading.	A08.1 A08.1.1 Shade trees with a minimum height of two (2) metres are provided within car parking areas at the following rate: (a) in single sided, angle or parallel bays — one (1) tree per three (3) car parks; and (b) in double sided, angle or parallel bays — one (1) tree per six (6) car parks. Editor's note—SC6.12 — Landscape design and street trees planning scheme policy provides sources for determining appropriate species and planting standards. OR A08.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing standard of landscaping is maintained or improved.	AR8.1. Not applicable. No shade trees are proposed in this submission.	N/A
P09	A09.1 A09.1.1	AR9.1. Proposal complies.	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> (a) is adequate to meet the demands generated by the development; (b) is designed to accommodate service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site. 	<p>New development is designed to ensure service vehicles do not perform reversing movements onto public roads.</p> <p>AND</p> <p>AO9.1.2 Access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.</p> <p>OR</p> <p>AO9.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing provision for service vehicles is maintained or improved.</p>	<p>Access driveways are designed to be safe, functional and to meet the reasonable demands generated by the proposed multiple dwelling.</p> <p>AR9.2. Not applicable. The proposal is not for change of use of existing premises.</p>	N/A
<p>PO10 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.</p>	<p>AO10.1 AO10.1.1 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.</p> <p>OR</p> <p>AO10.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing infrastructure fronting the proposed development is maintained or improved.</p>	<p>AR10. Proposal complies. The proposed multiple dwelling has road frontage to McLaughlin Street, which is a State controlled road and appropriate for the nature of traffic generated in the zone.</p>	✓
Infrastructure			
<p>PO11 A water supply is provided that is adequate for the current and future needs of the development.</p>	<p>AO11.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance</p>	<p>AR11. Proposal complies. The proposed development is located in the Council's water supply planning area and connected to the Council's reticulated water</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.</p>	supply system. Please refer to the council's infrastructure and contour map attached in Appendix D.	
<p>PO12 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.</p>	<p>AO12.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND</p> <p>AO12.2 Where within a water supply planning area, staged developments are connected to the water supply network and operational, prior to the commencement of the use or endorsement of the survey plan.</p>	<p>AR12. Proposal complies. Please refer to AR11.</p>	✓
<p>PO13 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO13.1 Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p>	<p>AR13. Proposal complies. The proposed development is located in the Council's sewer supply planning area and connected to the Council's sewer supply network. Please refer to the council's infrastructure and contour map attached in Appendix D.</p>	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.		
PO14 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	AO14.1 Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. AND AO14.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	AR14. Proposal complies. Please refer to AR13 .	✓
PO15 Development is located and designed in a manner that does not result in adverse flood affects to the site and on adjoining properties.	AO15.1 The development does not result in an increase in flood level, flood water velocity or flood duration on upstream, downstream or adjacent properties. AND AO15.2 Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZ 3500.3.2, and the Queensland Urban Drainage Manual as updated from time to time.	AR15. Proposal complies. The proposed development shall not contribute to flooding to the site and on adjoining properties. The proposed development has lawful point of discharge available to Reservoir Street and McLaughlin Street. Council's Stormwater inlets, connectors and reticulation main are available on McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission.	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Waste management			
<p>PO16 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.</p> <p>Editor's note—Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance Council's Trade Waste Policy supporting the <i>Water Act 2000</i>, <i>Water Supply (Safety and Reliability) Act 2008</i> and <i>Plumbing and Drainage Act 2018</i>.</p>	<p>AO16.1 The development provides a bin container storage area that has a sealed pad and is screened to the height of the bins.</p> <p>AND</p> <p>AO16.2 On sites in an industrial zone that are greater than 2,000 square metres in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a three-point turn.</p>	<p>AR16. Proposal Complies. Bin storage areas of proposed multiple dwelling are at the rear of the Building. The proposed building is 3.75m setback from the rear boundary and 1.5m setback from the southern boundary. Therefore, waste facilities are properly screened from the view from adjoining lots, streets and public spaces. Please refer to the Site Features plan of multiple dwelling prepared by DW Building Design, ref: 25065- 02 in Appendix B of this submission. The refuse bins of the proposed multiple dwelling will be serviced by Council's weekly refuse collection vehicles from the kerbside of McLaughlin Street.</p>	✓
Erosion and sediment control			
<p>PO17 Development ensures that all reasonable and practical measures are taken to manage the impact of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, to protect water quality and environmental values.</p>	<p>AO17.1 AO17.1.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines.</p> <p>OR</p> <p>AO17.1.2 No filling or excavation is occurring on the site.</p>	<p>AR17. Proposal will comply. This is going to be addressed in future Operational Works and/or Building works Applications.</p>	✓



Town Planning Development Consultants <tpdcqld@gmail.com>

Fw: 1 Reservoir Street Gracemere

Brendan Bashford <bashford86@hotmail.com>
To: "tpdcqld@gmail.com" <tpdcqld@gmail.com>

Fri, Jun 13, 2025 at 2:48 PM

From: Brendan Bashford <bashford.4694@gmail.com>
Sent: Friday, 13 June 2025 12:20 PM
To: bashford86@hotmail.com <bashford86@hotmail.com>
Subject: Fwd: 1 Reservoir Street Gracemere

----- Forwarded message -----

From: **Duty Planner** <DutyPlanner@rrc.qld.gov.au>
Date: Tue, 23 July 2024, 16:08
Subject: RE: 1 Reservoir Street Gracemere
To: Brendan Bashford <bashford.4694@gmail.com>

Afternoon Brendan

Sorry for the delayed response, we are behind in responding to enquiries at the moment.

The property 1 Reservoir Street Gracemere – Lot 1 on RP616784 as you mentioned in located in the Low Density Residential Zone. Increasing the capacity i.e. dwellings (units) on the subject site would change the use from Dual Occupancy to Multiple Dwelling and would trigger an Impact Assessable Material change of Use application to Council.

An Impact assessment application includes a public notification period of 15 bd with members of the public able to make submissions against or for the proposed development. These applications are decided at a Council meeting with officer's only providing recommendations for the Councillor's decision, as such an approval cannot be guaranteed. However, on face value I don't see any issues with the proposed development and Council Officers could support the application to increase the subject site from Dual Occupancy to Multiple Dwelling (4 units). I have attached the acceptable outcomes for a Multiple Dwelling within the Zone Code for review which will assist in complying with the assessment benchmarks and acceptable outcomes for a Multiple Dwelling.

It is recommended that an independent town planning consultant be engaged to provide advice on a plan to move forward and they can assist with the site and building design as well as preparing, submitting and managing any Material Change of Use applications required with Council and the State as a referral agency if required.

Should you require further details about the above, please do not hesitate to contact me on the below details

Kind regards

Kathy McDonald
Principal Planning Officer | Development Assessment

Rockhampton Regional Council

Ph: 4932 9000 | **E-mail:** Kathy.mcdonald@rrc.qld.gov.au

Address: PO Box 1860, Rockhampton Q 4700 | **Web:** www.rrc.qld.gov.au

Like us: www.facebook.com/RockhamptonRegionalCouncil | **Follow us:** www.twitter.com/RRCouncil

From: Brendan Bashford <bashford.4694@gmail.com>

Sent: Wednesday, July 17, 2024 11:18 AM

To: Duty Planner <DutyPlanner@rrc.qld.gov.au>

Subject: 1 Reservoir Street Gracemere

[External Email] This email was sent from outside the organisation – be cautious, especially with links and attachments.

Hi,

I'm chasing some information/guidance with regards to a block I own at Gracemere, 1 Reservoir Street.

The block currently has a set of duplexes which takes up approximately half of the block, with the vacant part of the block facing McLaughlin Street.

My understanding is this block is zoned residential so currently only allows for one set of duplexes?

I'm interested in building a second set of duplexes on this vacant part of the block facing McLaughlin Street.

Would the duty planner support this proposal?

If there is support from the duty planner what should be my next steps in order to get the ball rolling on this?

Many Thanks

Brendan Bashford

Mb:0415155830

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6.2.1.3.2 - Development outcomes - Multiple Dwelling - LDRZ.pdf

175K

Appendix B – Proposal Plan

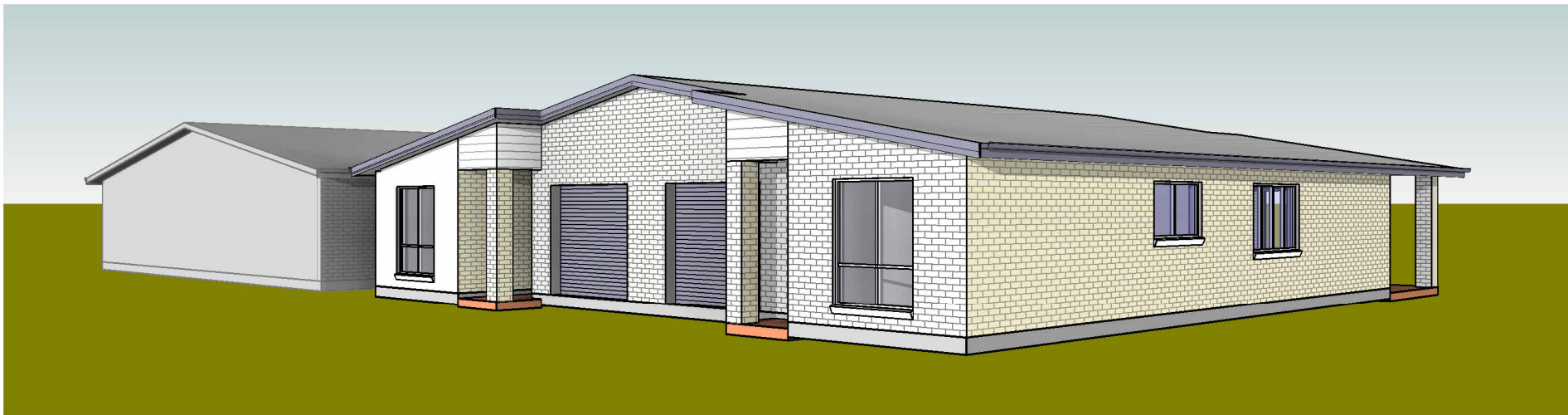
- Proposed plans of multiple dwelling by DW Building Design, ref: 25065- sheets 01 to 04



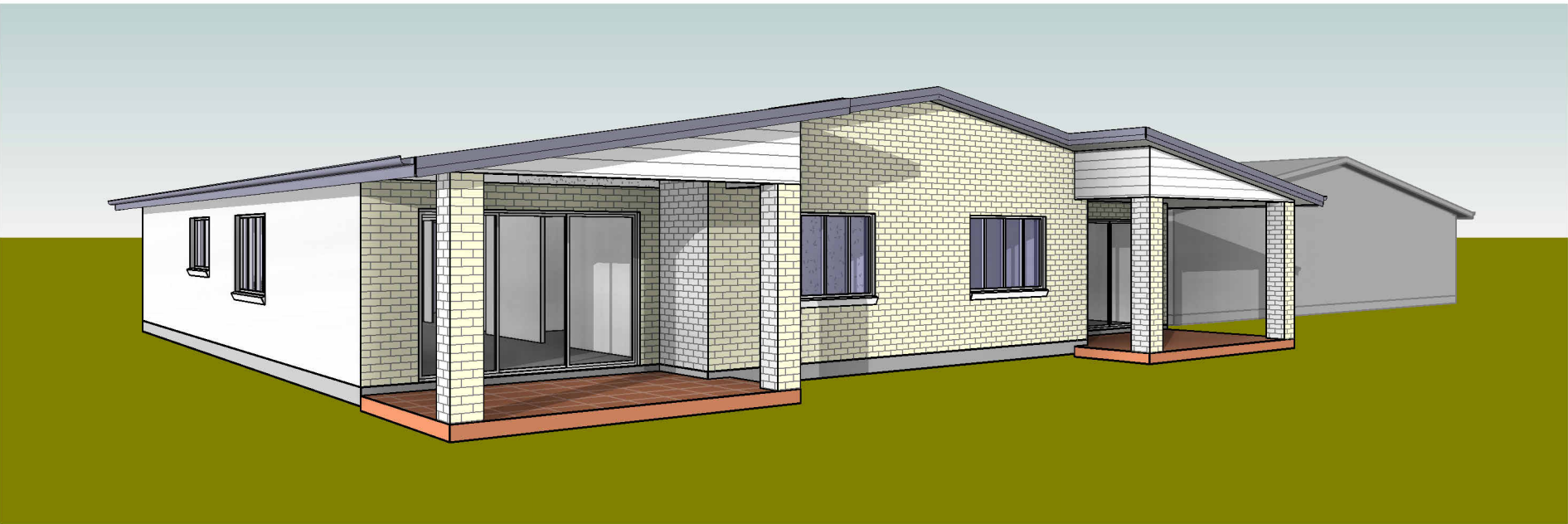
Submitted for- Brendan Paul Bashford

August 2025

TPDC Ref: 2506001



1 3D View 1



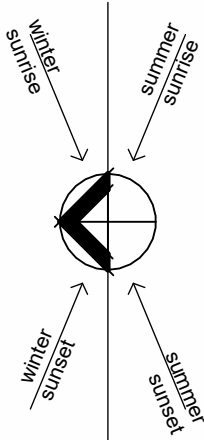
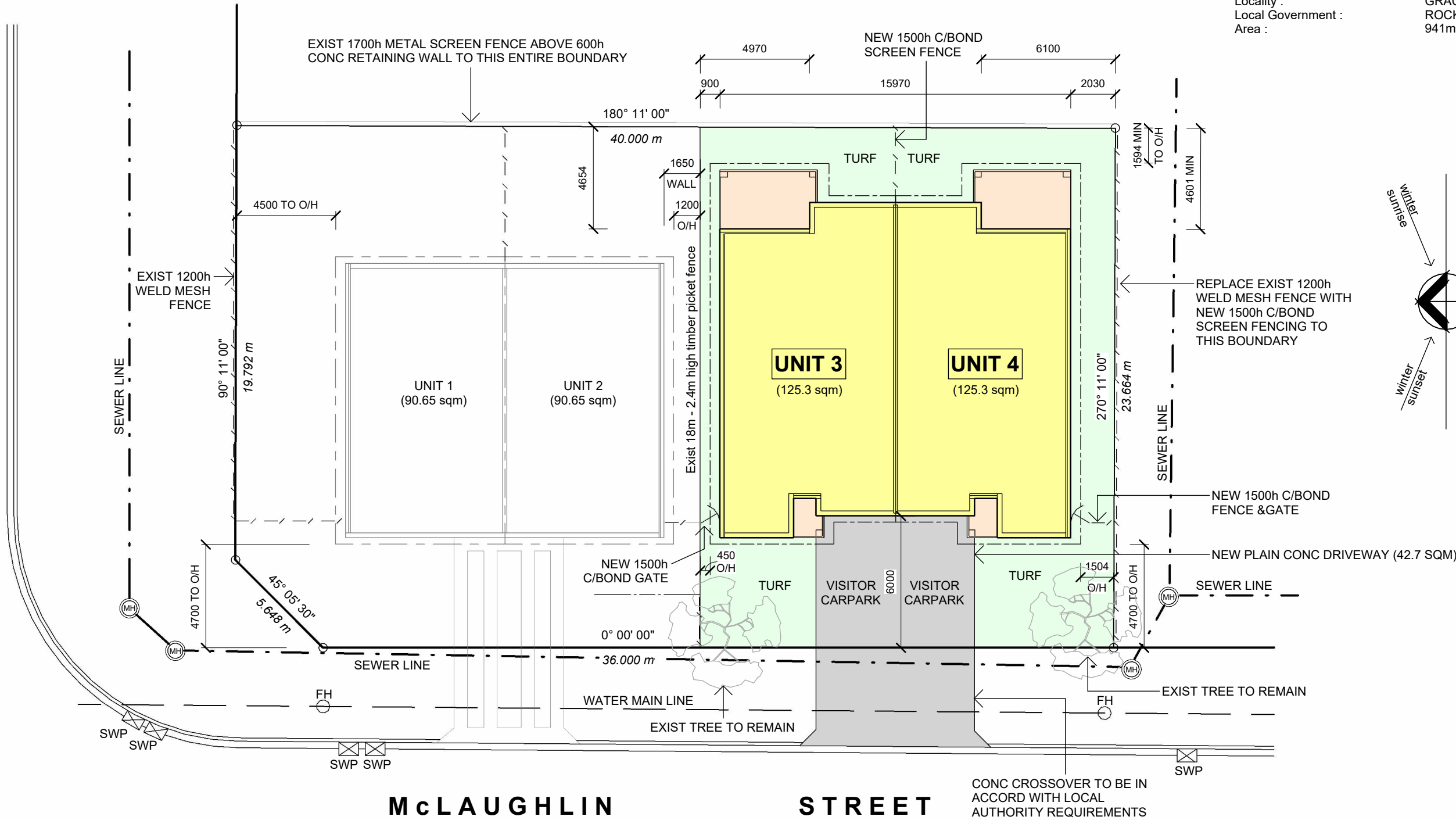
2 3D View 2

REVISIONS				PROPOSED MULTIPLE DWELLINGS FOR B. BASHFORD AT 1 RESERVOIR STREET GRACEMERE	<div><div>DW</div><div>Building DESIGN</div></div> <div>P : 0434 644 047 E : dale@dwbuildingdesign.au</div>	<div><div>BD</div><div>Building Design Queensland</div></div> <div>QBCC LICENCE NUMBER 1256997</div>	DRAWN : <i>DAWebb</i>	WIND SPEED C2	PROJECT NUMBER 25065 - 01	
							CHECKED :	PLAN SIZE: A3	SHEET 01 OF 04 SHEETS	
							CAD FILE : 25065 BASHFORD		REVISION	1
	1	30/07/25	PRELIMINARY PLAN 01							
	NO.	DATE	DESCRIPTION							

SITE COVER = 431.9 sqm, 45.9 %

R.P.D.
Lot Number : 1
Reg./Survey Plan Number : RP 616784
Locality : GRACEMERE
Local Government : ROCKHAMPTON RC
Area : 941m²

RESERVOIR STREET



McLAUGHLIN

STREET

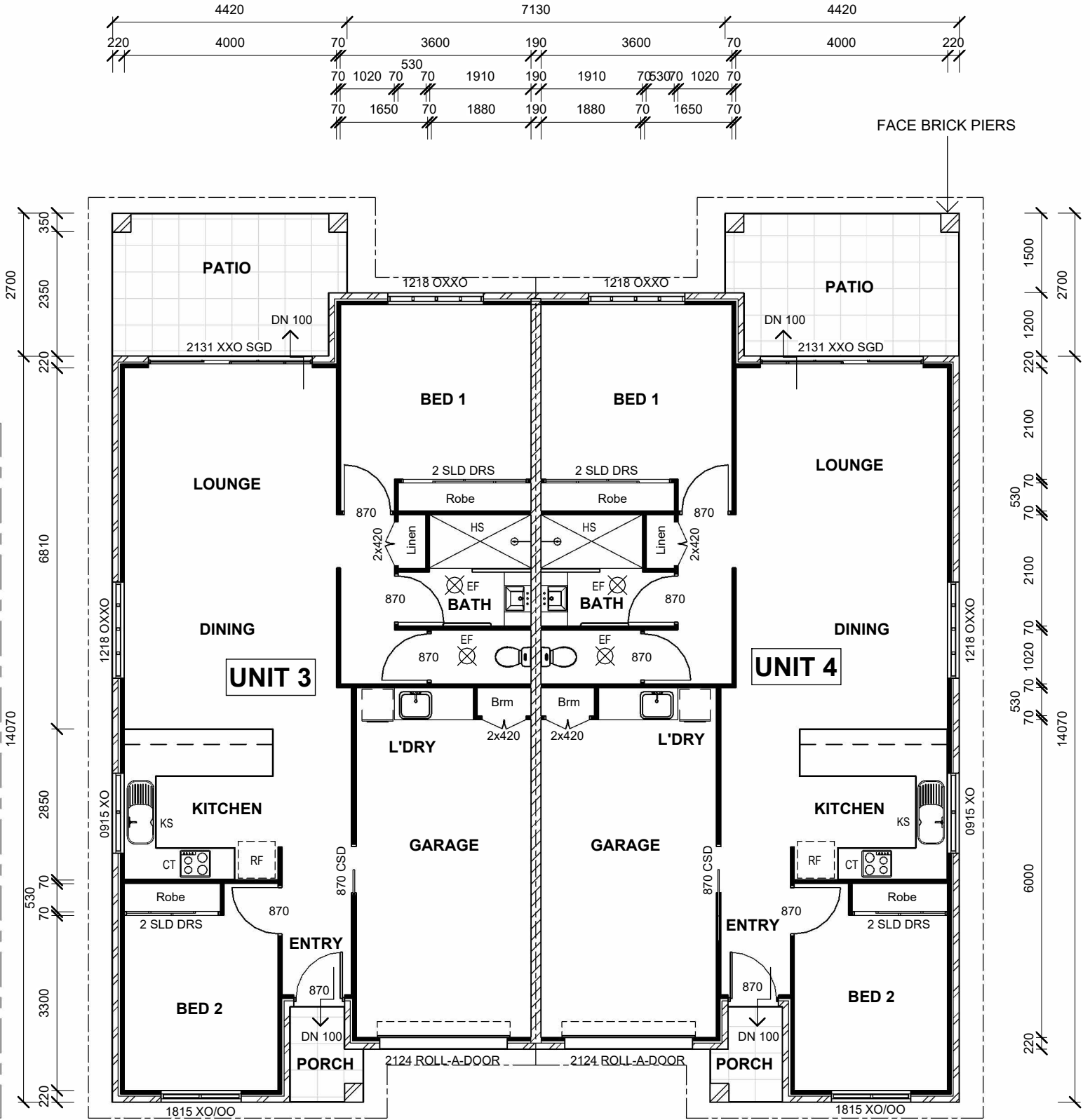
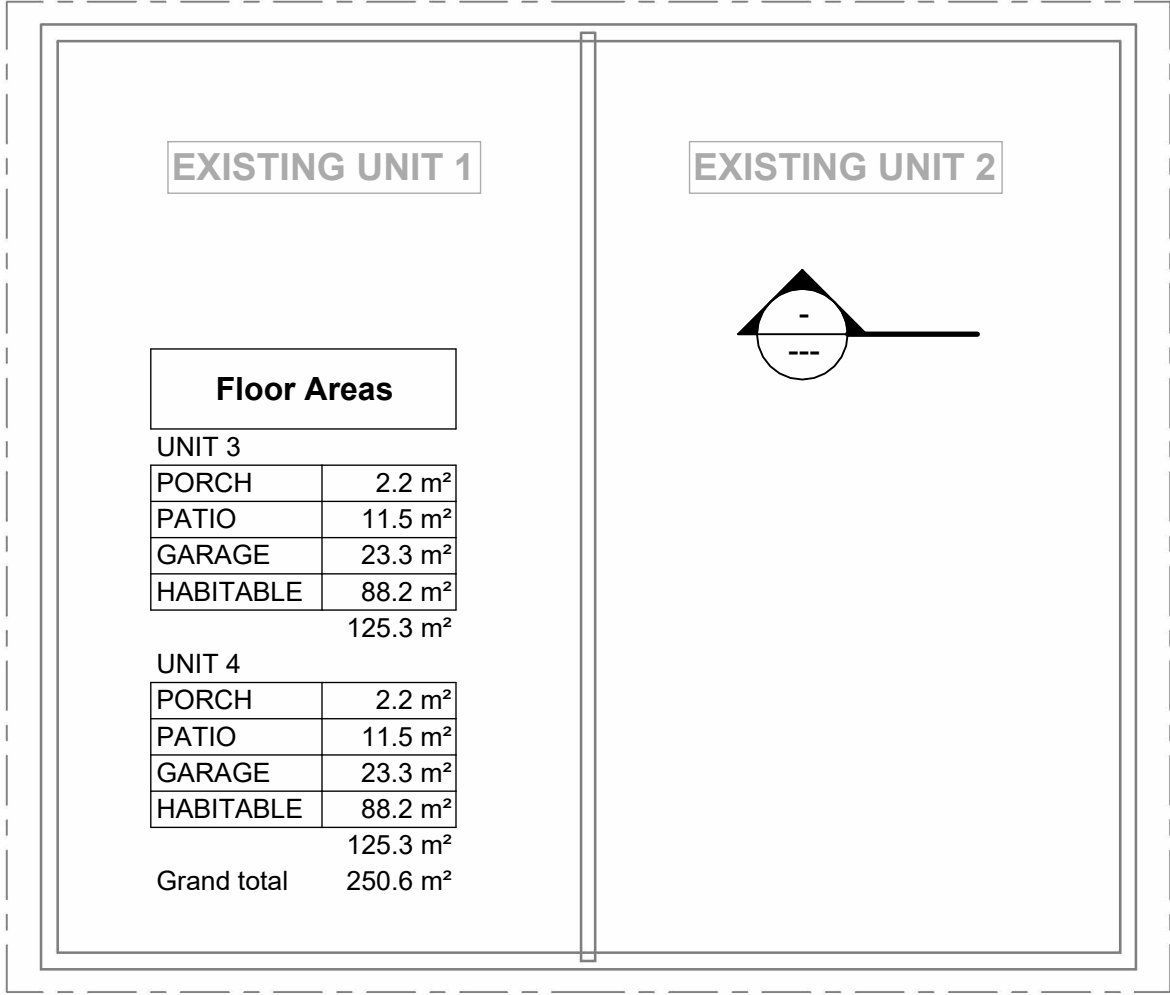
1 Site Features Plan
1 : 200

REVISIONS	PROPOSED MULTIPLE DWELLINGS FOR B. BASHFORD AT 1 RESERVOIR STREET GRACEMERE			 P : 0434 644 047 E : dale@dwbuildingdesign.au	 QBCC LICENCE NUMBER 1256997	DRAWN :  CHECKED : CAD FILE : 25065 BASHFORD	WIND SPEED C2 PLAN SIZE: A3	PROJECT NUMBER 25065 - 02	
	NO.	DATE	DESCRIPTION					SHEET 02 OF 04 SHEETS	REVISION 1
1	30/07/25	PRELIMINARY PLAN 01							

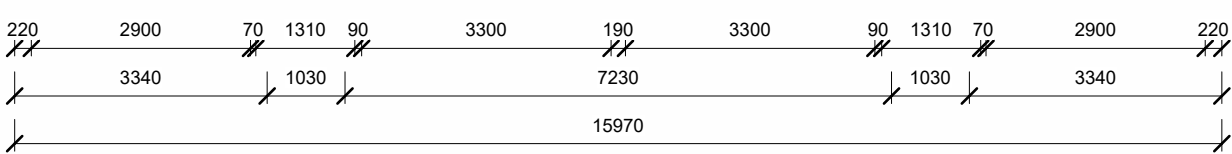
Plan Legend	
1200 CF	1200mm dia Ceiling Fan
1400 CF	1400mm dia Ceiling Fan
ACU	Air Conditioner Unit
CT	Cooktop
DP	Down Pipe
EF	Mechanical exhaust fan discharging to outside air in accord. with AS 1668.2
HC	Hose Cock
HS	Hobless Shower
KS	Kitchen Sink
RF	Refrigerator
SA	Photoelectric Smoke Alarm

Window Legend

1218 - 1200 high x 1800 wide
XO - Sliding / Fixed
X - Sliding
O - Fixed
D - Double Hung
A - Awning
CMT - Casement
L - Louvre
FG - Fixed Glass
GSW - Gas Strut Window
Glazing to wet areas to be obscure
Refer to EE table for remainder of Glazing



1 Floor Plan
1 : 100



3
4
2
1
ELEVATIONS

REVISIONS	NO.	DATE	DESCRIPTION
	1	30/07/25	PRELIMINARY PLAN 01

PROPOSED MULTIPLE DWELLINGS
FOR B. BASHFORD
AT 1 RESERVOIR STREET
GRACEMERE

DW Building DESIGN

P : 0434 644 047 E : dale@dwbuildingdesign.au

Building Design
Queensland

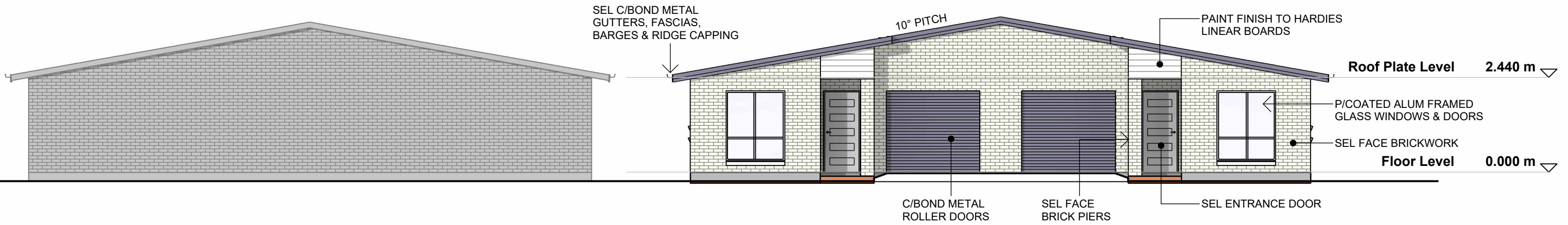
QBCC
LICENCE
NUMBER
1256997

DRAWN : *DAWebb*

CHECKED :

CAD FILE : 25065
BASHFORD

WIND SPEED	C2	PROJECT NUMBER	25065 - 03
PLAN SIZE:	A3	SHEET 03 OF 04 SHEETS	
REVISION	1		



1 Elevation 1
1 : 100



3 Elevation 3
1 : 100



2 Elevation 2
1 : 100



4 Elevation 4
1 : 100

REVISIONS			
	NO.	DATE	DESCRIPTION
	1	30/07/25	PRELIMINARY PLAN 01

PROPOSED MULTIPLE DWELLINGS
FOR B. BASHFORD
AT 1 RESERVOIR STREET
GRACEMERE



**Building
DESIGN**

QBCC
LICENCE
NUMBER
1256997

P : 0434 644 047E : dale@dwbuildingdesign.au

DRAWN : <i>DAWebb</i>	WIND SPEED C2	PROJECT NUMBER 25065 - 04	
	PLAN SIZE: A3	SHEET 04 OF 04 SHEETS	
CHECKED :		REVISION	1
CAD FILE : 25065 BASHFORD			

PRINT DATE : 30/07/2025 11:43:32 AM

Appendix C – Site Information

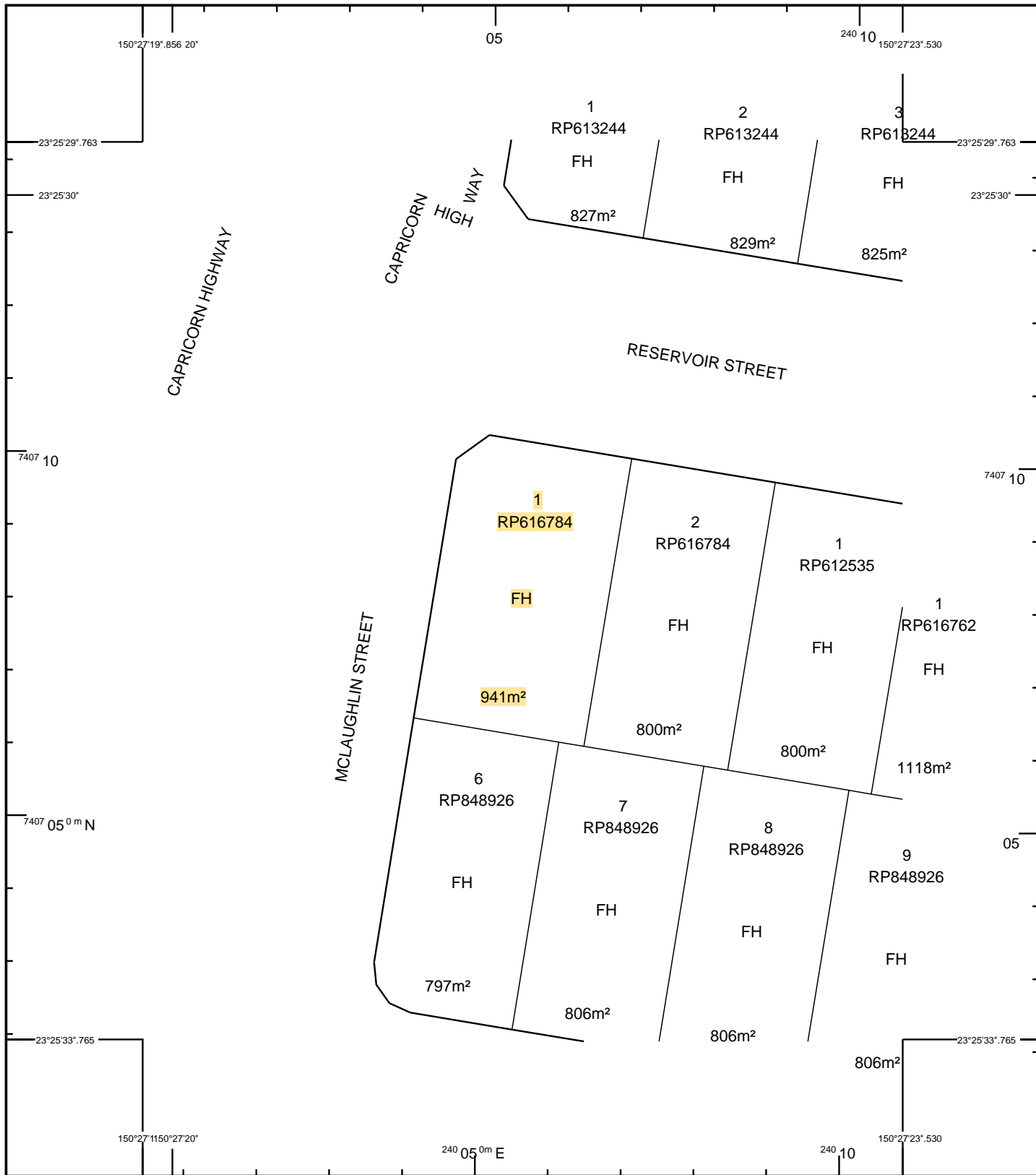
- Smart Map and QLD Globe image;
- Current Title Search; and
- Copy of Survey Plan RP616784



Submitted for- Brendan Paul Bashford

August 2025

TPDC Ref: 2506001



STANDARD MAP NUMBER
8951-22132

0 15 30 45 60 75 m
HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 750

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP616784
Area/Volume	941m²
Tenure	FREEHOLD
Local Government	ROCKHAMPTON REGIONAL
Locality	GRACEMERE
Segment/Parcel	37169/17

CLIENT SERVICE STANDARDS

PRINTED 13/06/2025

DCDB 12/06/2025

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SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2025.



Lot 1 on RP616784
1 RESERVOIR ST, GRACEMERE QLD 4702

23°25'29"S 150°27'18"E

23°25'29"S 150°27'26"E

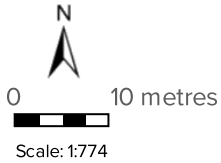


Legend located on next page



23°25'35"S 150°27'18"E

23°25'35"S 150°27'26"E



Printed at: A3
Print date: 13/6/2025
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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**Queensland
Government**

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

Lot 1 on RP616784

1 RESERVOIR ST, GRACEMERE QLD 4702

Legend

Land parcel

Parcel

Land parcel - gt 1 ha

Parcel

Land parcel - gt 10 ha

Parcel

Land parcel - gt 1000 ha

Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Land parcel

1RP616784

Green bridges

Bridges

Tunnels

Railway stations

Roads and tracks

Motorway

Highway

Secondary

Connector

Local

Restricted Access Road

Mall

Busway

Bikeway

Restricted Access
Bikeway

Walkway

Restricted Access
Walkway

Non-vehicular Track

Track

Restricted Access Track

Ferry

Proposed Thoroughfare

Railways

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	30534016	Search Date:	01/07/2025 12:29
Date Title Created:	24/09/1984	Request No:	52423019
Previous Title:	30524050		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 616784
Local Government: ROCKHAMPTON

REGISTERED OWNER

Dealing No: 715274546 23/08/2013
BRENDAN PAUL BASHFORD

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30068009 (POR 92)
2. MORTGAGE No 715274547 23/08/2013 at 13:38
RAILWAYS CREDIT UNION LTD A.B.N. 91 087 651 090

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

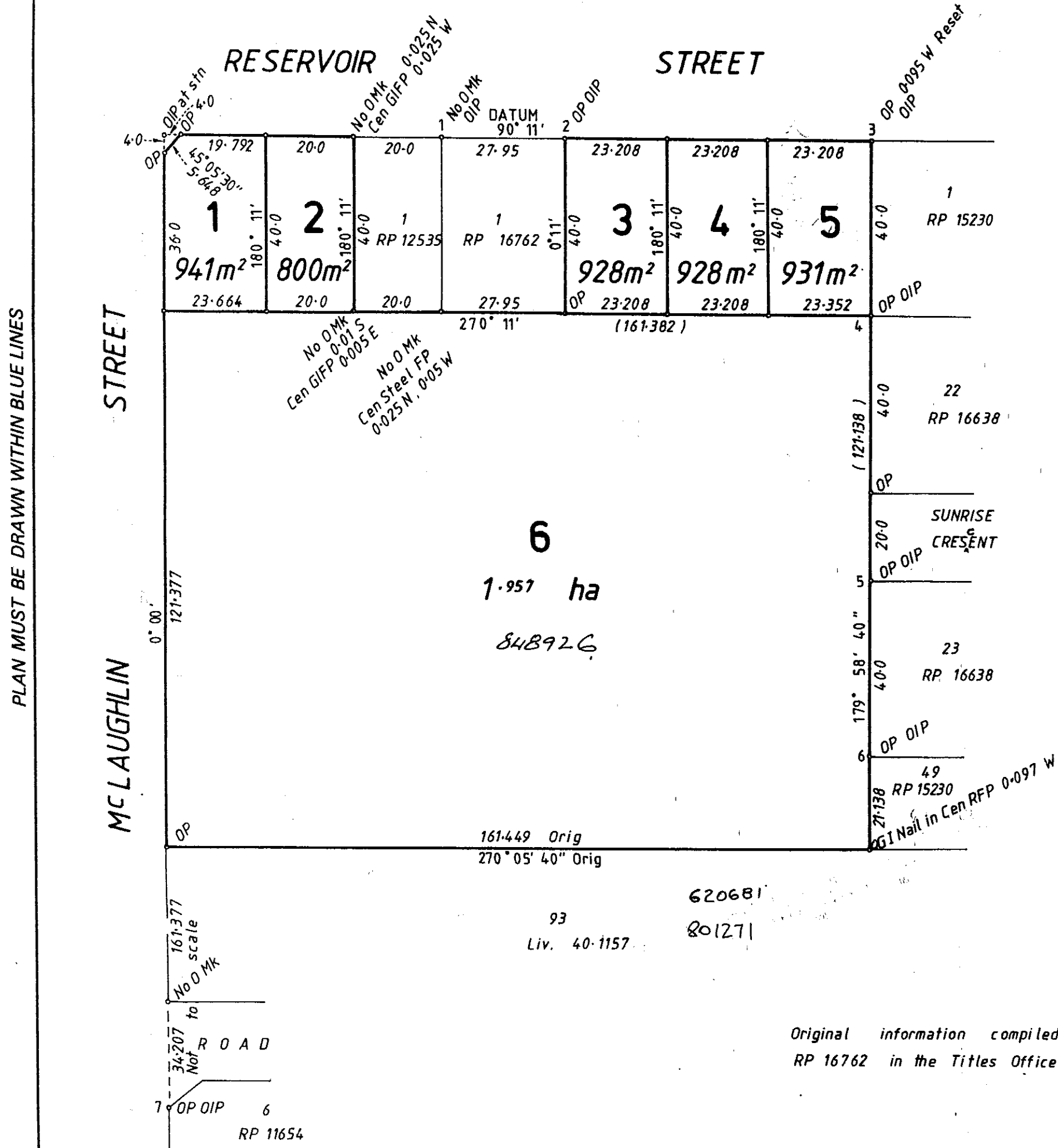
NIL


Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

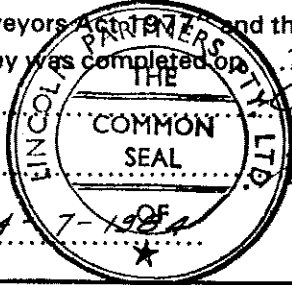
REFERENCE		MARKS	
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4	OIP	90° 11'	0-86.5
5	OIP	90° 11'	1-28
6	OIP	90° 0'	0-826
7	OIP	0° 0'	4-636



NO FIELD NOTES LODGED ORIGINAL GRANT C. 2432		PLAN OF LOTS 1-6 Cancelling Lot 2 on RP 16762		ORIG. PORTION 92 TOWN PARISH GRACEMERE COUNTY LIVINGSTONE	
MAP REF. P.M.	PROCLAIMED SURVEY AREA	SURVEYED BY LINCOLN PARTNERS Pty Ltd 17/7/84	MERIDIAN of RP 16762	 SCALE 1:1000	REGISTERED PLAN 16784

No. 772286

CERTIFICATE
 LINCOLN PARTNERS PTY. LTD.
 hereby certify that the Company has surveyed the land comprised in this plan by David Anthony Hick, Licensed Surveyor for whose work the Company accepts responsibility.
 that the plan is accurate, that the said survey was performed in accordance with the "Surveyors Act 1977" and the "Surveyors Regulation 1978" and that the said survey was completed on 17.7.84.
 Date 24.7.1984
 Director.
 Signature of Licensed Surveyor & Director



Council of the SHIRE of HILLTOP certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1980 and all By-Laws have been complied with and approves this Plan of Subdivision
 Dated this 29th day of August 1984
 Mayor or Chairman
 Town or Shire Clerk

*/ We Paul Vincent Bell & Ruth Alice Bell
 (Names in full)
 as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.
 Signature of Proprietor / s

Calc. Bk. No. 43/178
 Examined 14/9/84
 Passed 14/9/84
 Charted 18/9/84
 Map Ref.

Particulars entered in Register Book
 Vol. C524 Folio 50
 at 2.39pm
 17 SEP 1984
 ACTING DEPUTY REGISTRAR OF TITLES
 (CENTRAL DISTRICT)

FOR TITLES OFFICE USE ONLY
 Previous Title
 C.T. 524-50
 for Lot 6 See plan 848926

For Additional Plan & Document No. Refer to CISP

New C.T. Ref.

Lots	Vol.	Fol.
1	C534	16
2	"	17
3	"	18
4	"	19
5	"	20
6	"	21

Lodged by
 GRANT & SIMPSON SOLICITORS
 226 QUEEN STREET
 ROCKHAMPTON

Fees Payable

Postal fee and Postage	77.00
Lodgt. Exam. & Ass.	77.00
Entd. on Docs.	126.00
New Title	9.00
Entd. on Deeds	6.00
Photo Fee	218.00
Total	428.00
Short Fees Paid	

Received Registrar of Titles
 Journal No. C482541
 Receipt No. A2268

RECEIVED
 TITLES SECTION
 6 SEP 84 10 14

REGISTERED PLAN 16784

Appendix D – Site Mapping

- Council's Services and Contours map;
- SARA DA Mapping;
- State Planning Policy Mapping;
- Distance of proposed access driveway from unsignalised intersection;
- Ergon Energy Services plan; and
- Telstra Plans.



Submitted for- Brendan Paul Bashford

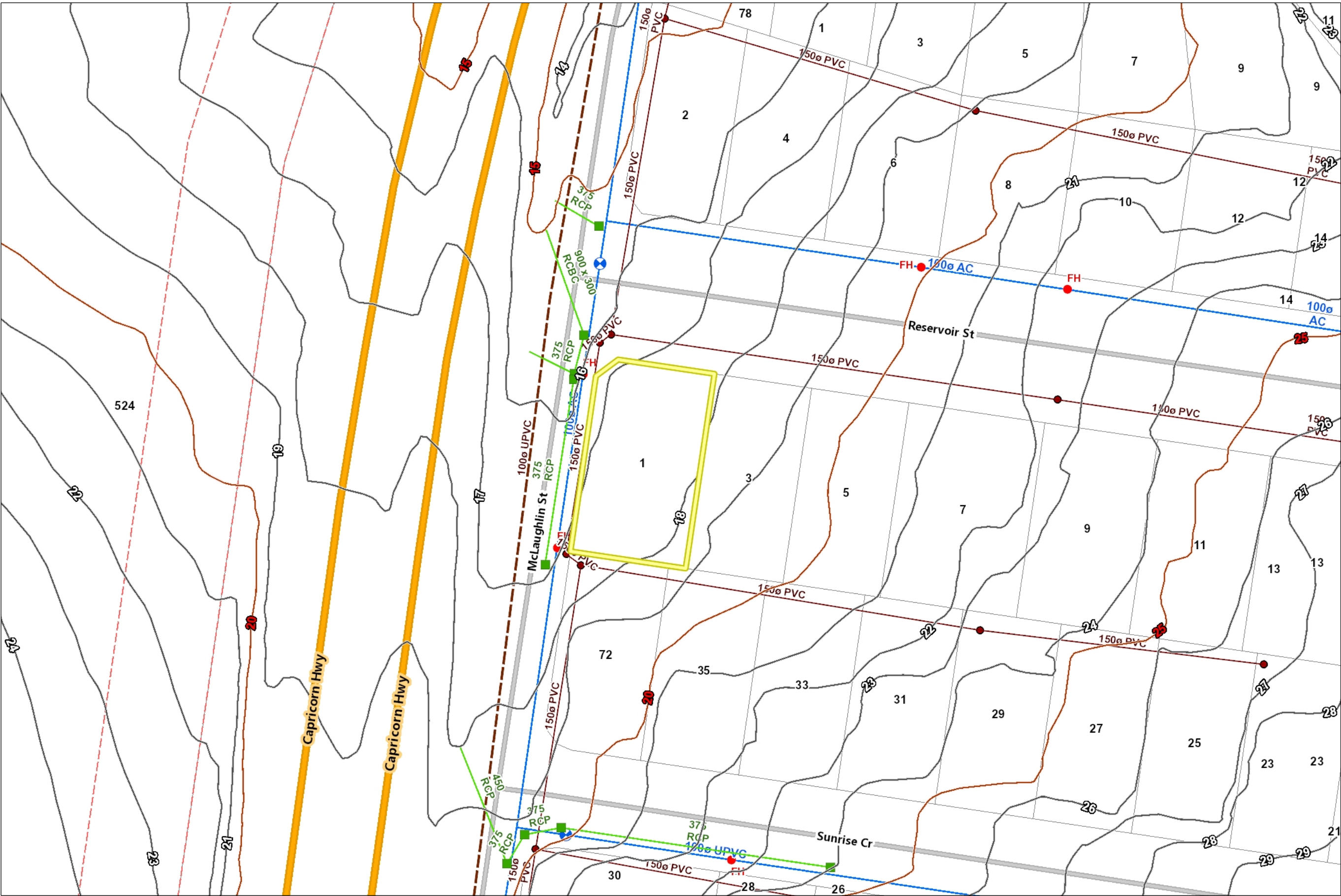
August 2025

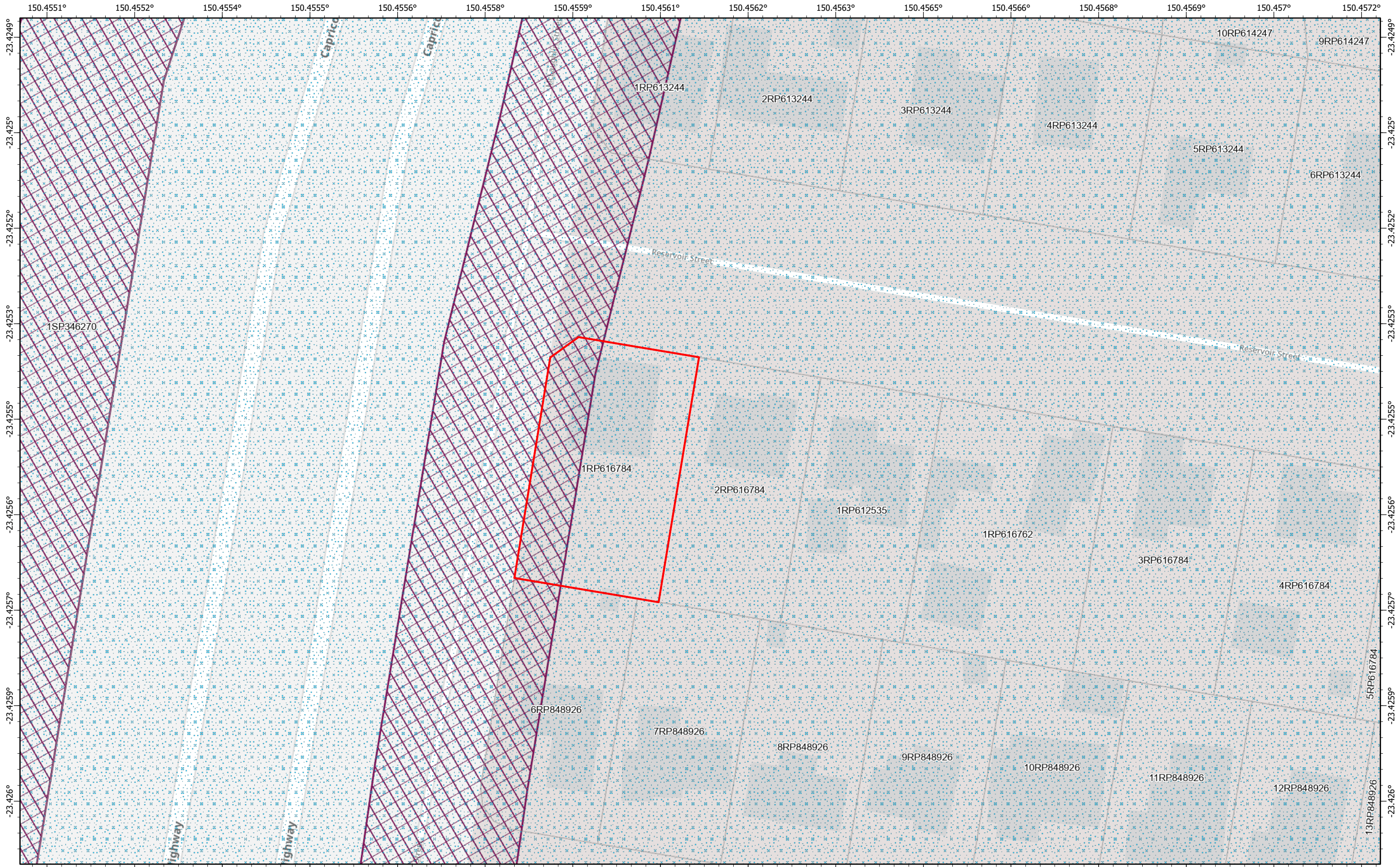
TPDC Ref: 2506001



Legend

- 1m Intervals
 - Major
 - Basic
- Not Available
- Stormwater Main Labels
- Junctions Labels
- Culverts
- Stormwater Junctions
 - Inlets
 - Access Chambers
- Stormwater Pipes
 - Open Channel
 - Mains
 - Culvert Pipes
 - Inter-allotment
 - Other
- Subsoil pipes
- Subsoil Clean Out pits
- Sewer Gravity Mains
 - Combined Main
 - Reticulation Main
 - Trunk Main
- Sewer Rising Mains
- Sewer Access Chambers
 - Access Chambers
 - Roll Over
 - Lamp Hole | Inspection Opening
 - Overflow Chambers
- Not Available
- Hydrants
- Water Valves
 - Other Valve Type
 - Gate, Sluice, Butterfly
 - Air Valve
 - Ball Cock, Stop Cock
 - Ball Valve
 - Motor Sluice Valve
 - Non Return Valve
 - Pressure Reducing Valve
 - RPZ Valve
 - Reflux Valve
 - Scour Valve
 - Sluice Bypass Valve
 - Tap
- Water Mains
 - Other Main Type
 - Trunk Main
 - Reticulation Main
 - Raw Water Main
 - Scour Line
- Roads1
 - Main roads
 - Major council roads
 - Standard council roads
 - Access roads
 - Private roads
- Easements
- Property Parcels
- Ocean
- DCDB Parks
- CQ LGA Boundaries



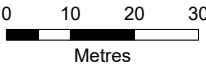


DA Mapping System - Export Map

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Scale: 1:600





Date: 03/08/2025


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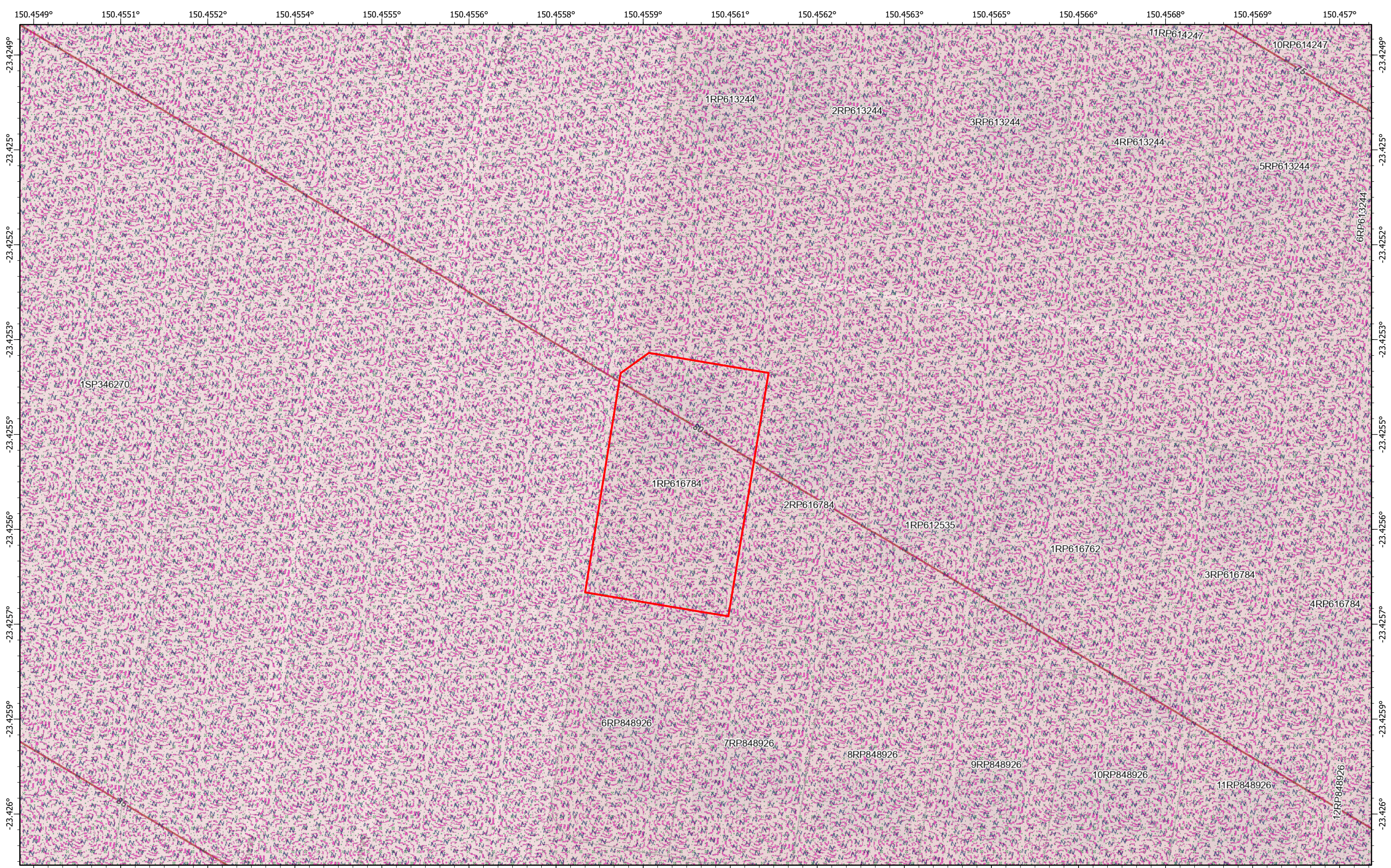
Cadastre
- 

Water resource planning area boundaries
- 

Area within 25m of a State-controlled road

DA Mapping System - Export Map

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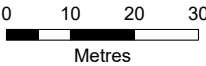
State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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Scale: 1:600



Date: 03/07/2025

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Cadastre

Wildlife hazard buffer zone

Radius (Metres)

8km

Lighting area buffer
6km

Obstacle limitation
surface contours

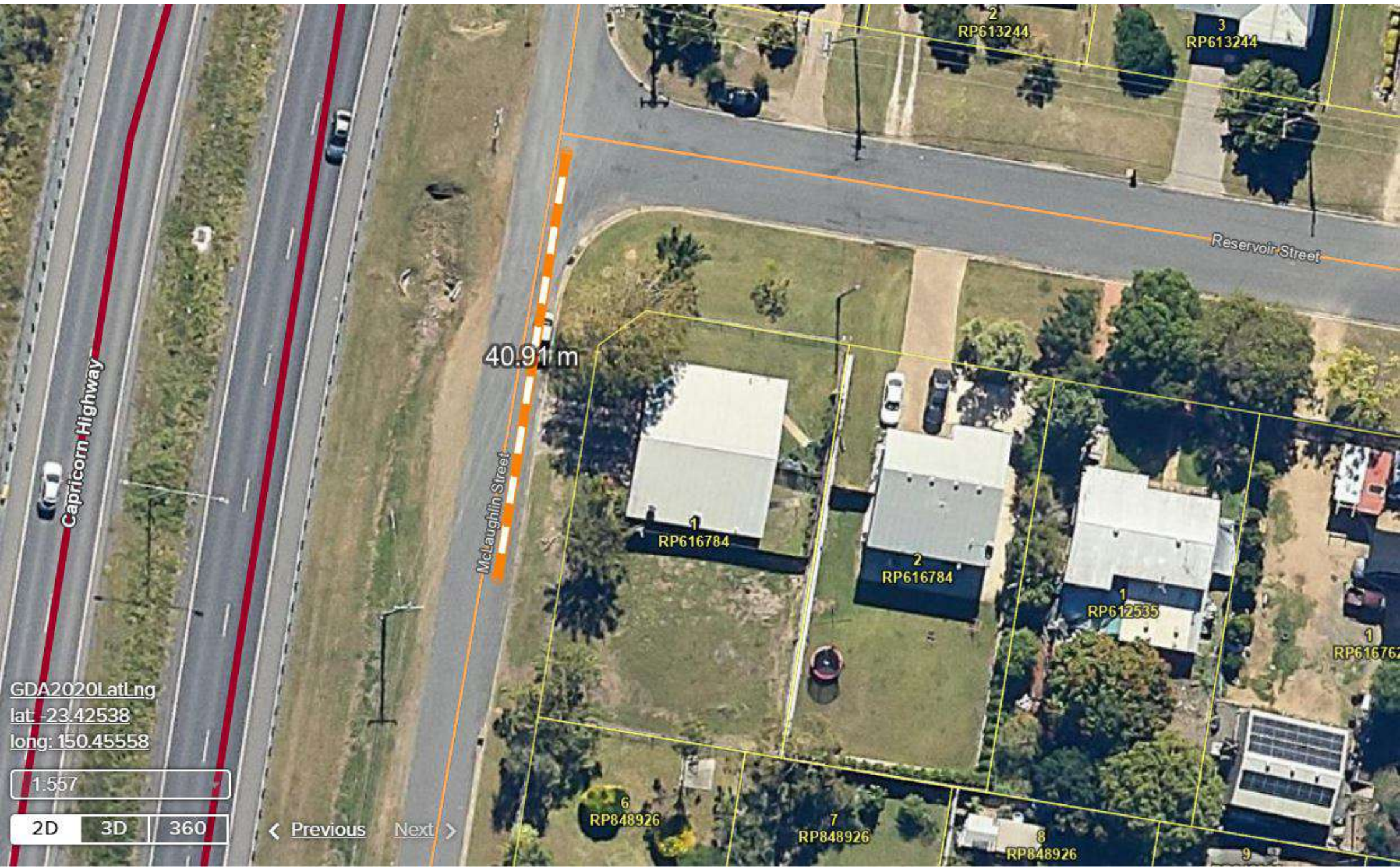
Flood hazard area -
local government flood
mapping area

Obstacle limitation
surface area

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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GDA2020 Lat/Lng
lat: -23.42538
long: 150.45558

1:557

2D 3D 360

< Previous Next >



BYDA

Sequence: 257457558
Date: 03/07/2025

Scale: 1:1025
Tile No: **OVERVIEW**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 257457558
Date: 03/07/2025

Scale: 1:500
Tile No: 1

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 257457558
Date: 03/07/2025

Scale: 1:500
Tile No: 2

LEGEND

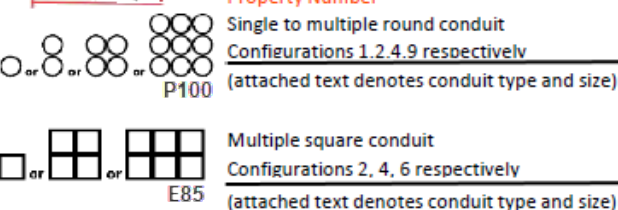
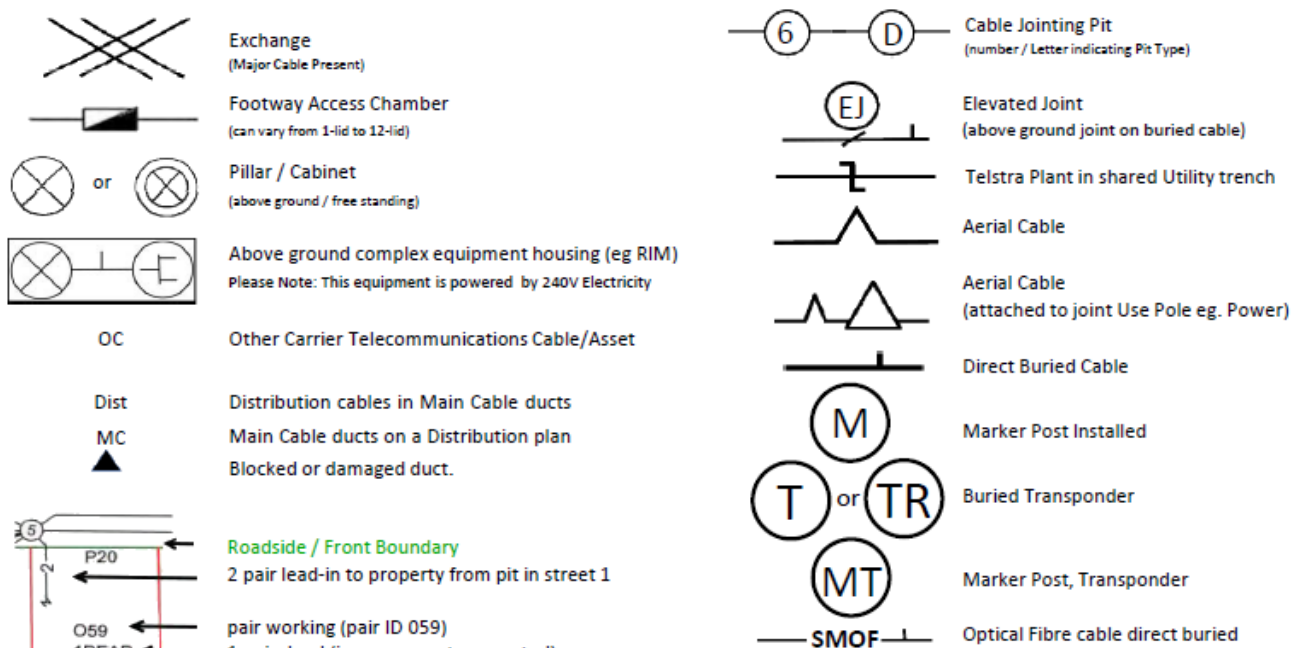
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
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AS5488 Category "D" Plan



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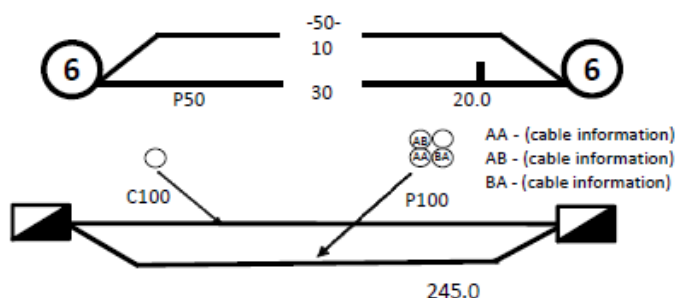
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

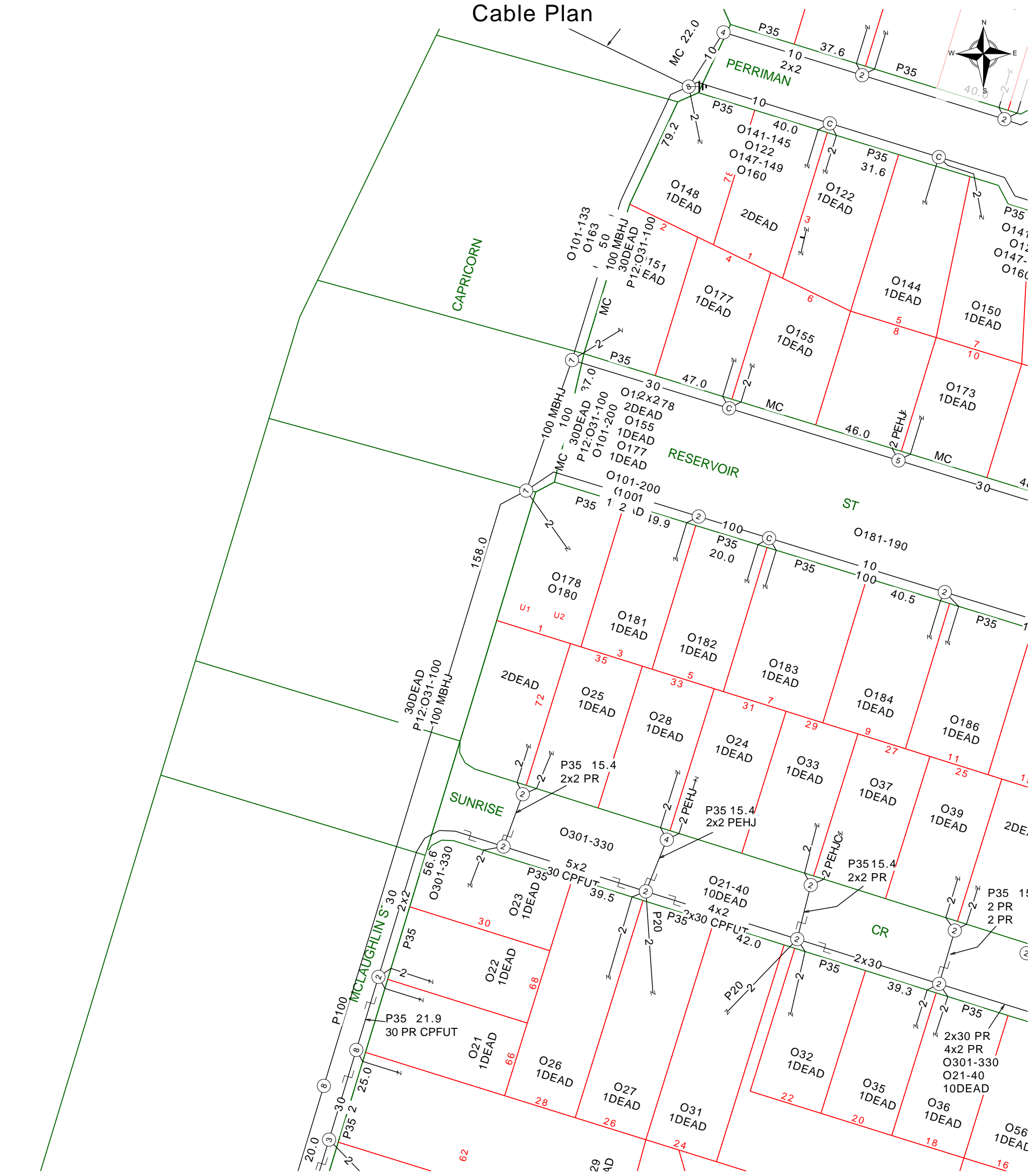
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or
Telstra Location Intelligence Team 1800 653 935



Report Damage:<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

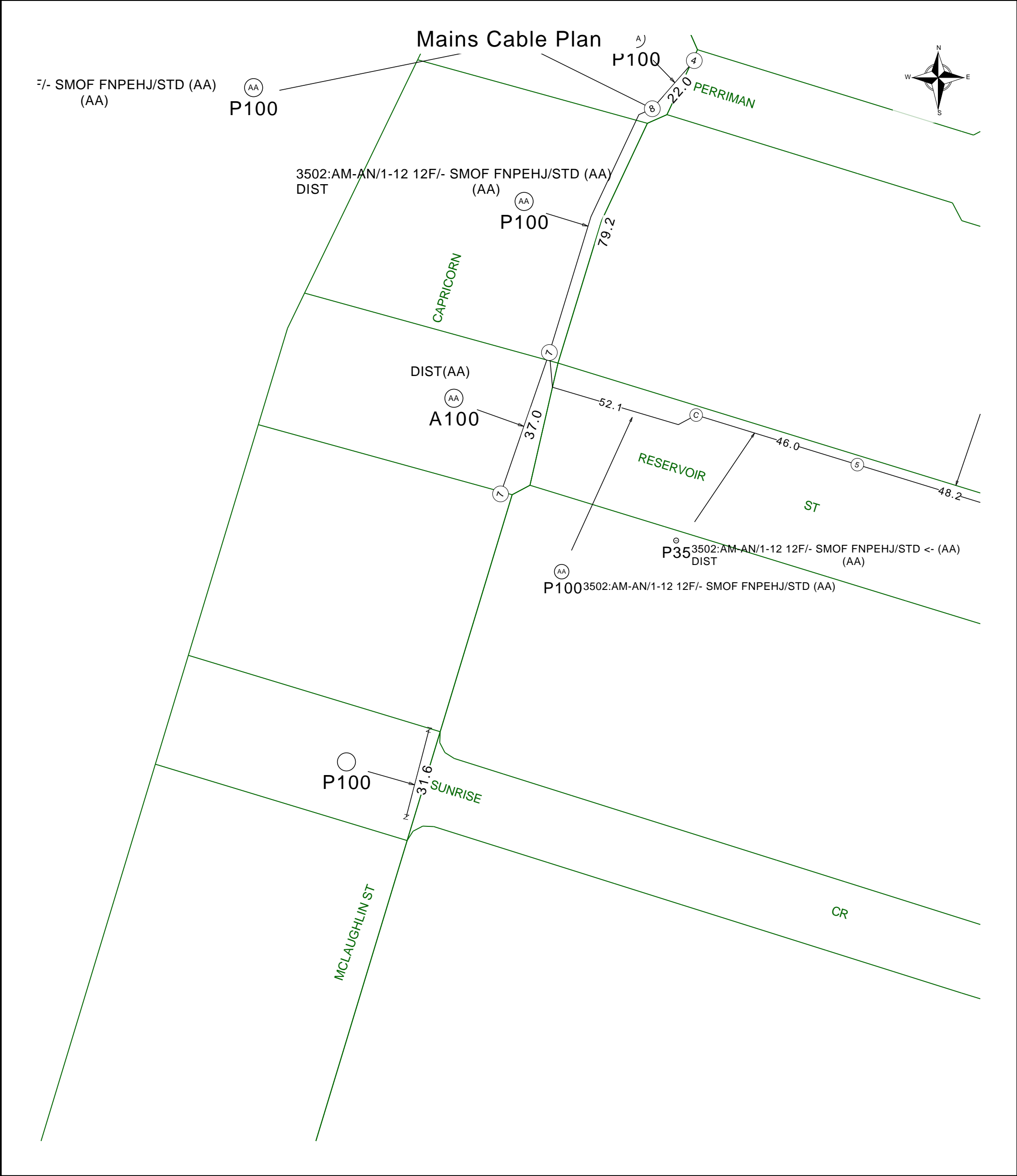
Generated On 03/07/2025 21:36:53


Sequence Number: 257457560

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
See the Steps- Telstra Duty of Care that was provided in the email response.



	<div>Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-</div> <div>Ph - 13 22 03</div> <div>Email - Telstra.Plans@team.telstra.com</div> <div>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</div>	<div>Sequence Number: 257457560</div> <div>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</div>
	TELSTRA LIMITED A.C.N. 086 174 781	
	Generated On 03/07/2025 21:36:55	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Page 2 of 2

Appendix E – State Codes

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



Submitted for- Brendan Paul Bashford

August 2025

TPDC Ref: 2506001

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

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Buildings, structures, infrastructure, services and utilities			
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	AO1.1 Development is not located in a state-controlled road . AND AO1.2 Development can be maintained without requiring access to a state-controlled road .	AR1. Proposal complies The proposed development is located within low density residential zone fronting McLaughlin Street, which is a state-controlled road. The existing Units 1 & 2 are well established developments fronting McLaughlin Street. Therefore, the proposed Units 3 & 4 shall not create a safety hazard for the users of the state-controlled road .	✓
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	AR2. Proposal complies The proposed development is not of a scale that would adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure.	✓
PO3 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	AR3. Proposal complies The proposed development is located entirely on-site and shall not result in an obstruction to road transport infrastructure or adversely impact the operating performance of the state-controlled road.	✓
PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road , do not create a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	AR4. Not applicable Advertising devices have not been proposed on the site.	N/A
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.	AR5.1. Proposal complies The proposed single dwelling house shall be made of colorbond metal and brick wall which is non-reflective material. Please refer to the	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>AND</p> <p>AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.</p>	<p>Appendix B for building elevation, ref: 25065-04, prepared by DW Building Design.</p> <p>AR5.2 to AR5.4. Proposal complies</p> <p>The dwelling shall ensure that it does not direct or reflect point light sources or external lighting into the face of oncoming traffic. Flashing or laser lights are not proposed.</p>	✓
PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road .	AO6.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	AR6.1 Not Applicable. Development does not involve any road, pedestrian and bikeway bridges over the state-controlled road.	N/A
Landscaping			
PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road .	<p>AO7.1 Landscaping is not located in a state-controlled road.</p> <p>AND</p> <p>AO7.2 Landscaping can be maintained without requiring access to a state-controlled road.</p> <p>AND</p> <p>AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.</p>	<p>AR7.1. Proposal complies</p> <p>Landscaping is not located on a state-controlled road, as landscaping by turf is only proposed for the site. Please refer to the Appendix B for the Site Features Plan, ref: 25065-02, prepared by DW Building Design.</p> <p>AR7.2. Proposal complies</p> <p>The proposed landscaping by turf can be maintained without requiring access to the state-controlled road.</p> <p>AR7.3. Proposal complies</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
		Landscaping by turf is not located at the access to a state-controlled road.	
Stormwater and overland flow			
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	AR8. Proposal complies The proposed development has lawful point of discharge available to Reservoir Street and McLaughlin Street. Council's Stormwater inlets, connectors and reticulation main are available on McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission. Therefore, the proposal shall not create or exacerbate a safety hazard for users of the state-controlled road.	✓
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	AR9. Proposal complies The proposed development has lawful point of discharge available to Reservoir Street and McLaughlin Street. Council's Stormwater inlets, connectors and reticulation main are available on McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission. Therefore, the proposal shall not result in material worsening of the operating performance of the state-controlled road or road transport infrastructure.	✓
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	AR10. Proposal complies Please refer to AR9 .	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO11 Development ensures that stormwater is lawfully discharged.	<p>AO11.1 Development does not create any new points of discharge to a state-controlled road.</p> <p>AND</p> <p>AO11.2 Development does not concentrate flows to a state-controlled road.</p> <p>AND</p> <p>AO11.3 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>AND</p> <p>AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.</p>	<p>AR11. Proposal complies.</p> <p>Stormwater shall be lawfully discharged to Reservoir Street and McLaughlin Street. Council's Stormwater inlets, connectors and reticulation main are available on McLaughlin Street. Please refer to the Council's Infrastructure and Contour map in Appendix D of this submission.</p>	✓
Flooding			
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	<p>AO12.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road.</p> <p>AND</p> <p>AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road.</p> <p>AND</p> <p>AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.</p>	<p>AR12. Not Applicable</p> <p>The site is not within Flood Hazard overlays under Rockhampton Region Planning Scheme 2015.</p>	N/A

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Drainage Infrastructure			
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge . AND AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road .	AR13. Proposal complies. Drainage infrastructure is wholly contained within the development site and can be maintained without requiring access to a state-controlled road.	✓
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	AR14. Not Applicable Drainage infrastructure is not associated with or within a state-controlled road.	N/A

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection			
PO15 The location, design and operation of a new or changed access to a state-controlled road does not compromise the safety of users of the state-controlled road.	No acceptable outcome is prescribed.	AR15. Proposal complies The proposed access driveway for Units 3 & 4 is properly designed and shall not create a safety hazard for the users of the state-controlled road. Please refer to the Appendix B for the Site Features Plan, ref: 25065-02, prepared by DW Building Design.	✓
PO16 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road.	No acceptable outcome is prescribed.	AR16. Proposal complies The location, design and operation of the proposed access driveway for Units 3 & 4 shall not adversely impact the functional requirements of the state-controlled road.	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
		Please refer to the Appendix B for the Site Features Plan, ref: 25065-02, prepared by DW Building Design.	
PO17 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road.	No acceptable outcome is prescribed.	AR17. Proposal complies The location, design and operation of the proposed access driveway for Units 3 & 4 shall not adversely impact the future intent of the state-controlled road. Please refer to the Appendix B for the Site Features Plan, ref: 25065-02, prepared by DW Building Design.	✓
PO18 New or changed access is consistent with the access for the relevant limited access road policy: 1. LAR 1 where direct access is prohibited; or 2. LAR 2 where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	AR18. Proposal does not comply The proposed access driveway has direct access from McLaughlin Street.	X
PO19 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the state-controlled road.	No acceptable outcome is prescribed.	AR19. Not applicable The proposed access driveway does not have access from a local road.	N/A
PO20 New or changed access to a local road within 100 metres of an intersection with a statecontrolled road does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	AR20. Not applicable The proposed access driveway does not have access from a local road.	N/A
Public passenger transport and active transport			
PO21 Development does not compromise the safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure.	No acceptable outcome is prescribed.	AR21. Proposal complies The proposed dwellings shall be located within the lot boundary and shall not compromise the safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure.	✓

Material Change of Use (MCU) for Multiple Dwelling over Lot 1 on RP616784, situated at 1 Reservoir Street, Gracemere

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
PO22 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure.	No acceptable outcome is prescribed.	AR22. Proposal complies The proposed dwellings shall not have any adverse impact on the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure.	✓
PO23 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.	No acceptable outcome is prescribed.	AR23. Proposal complies The proposed dwellings shall not have any adverse impact on operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.	✓
PO24 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.	No acceptable outcome is prescribed.	AR24. Proposal complies The proposed development does not involve in any modification or change of the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.	✓

Table 1.3 Network impacts

Not Applicable –The proposed development does not involve in any modification or change on Transport Network.

Table 1.4 Filling, excavation, building foundations and retaining structures

Not Applicable – Filing, excavation and building foundations shall occur entirely on site. Therefore, the proposal doesn't cause a safety hazard or damage or ground water disturbance or adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure.

Table 1.5 Environmental emissions

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

Not Applicable – The state-controlled road is not co-located in the same transport corridor as a railway. The proposal is for residential development only, and shall not contribute to the environmental emissions.

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

Not Applicable – The subject site is not within a future state-controlled road environment

Our reference: 2508-47778 SRA
Your reference: 2506001
Council reference: D/111-2025

25 August 2025

Brendan Paul Bashford
C/-Town Planning & Development Consultants
Unit 3, 280 Murray Street
ALLENSTOWN QLD 4700
admin@tpdcqld.com.au

Dear Sir/Madam,

Referral Confirmation Notice

(Given under section 7 of the Development Assessment Rules)

The development application described below is taken to be properly referred to the State Assessment and Referral Agency (SARA) under Part 2: Referral of the Development Assessment Rules.

Location details

Street address:	1 Reservoir Street, Gracemere
Real property description:	Lot 1 on RP616784
Local government area:	Rockhampton Regional Council

Application details

Development Permit	Material change of use for multiple dwelling
--------------------	--

The referral confirmation period ended on 25 August 2025. The SARA's assessment will be under the following provisions of the Planning Regulation 2017:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – State transport corridors and future State transport corridors

For further information please contact Faith Duffy, Planning Officer, on (07) 3882 8464 or via email WBBSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Mulcahy', is enclosed within a rectangular box.

Peter Mulcahy
Principal Planning Officer

cc Rockhampton Regional Council, enquiries@rrc.qld.gov.au

Notice of intention to commence public notification

Section 17.2 of the Development Assessment Rules

Council Ref: D/111-2025	[application reference number]
Brendan Paul Bashford	[applicant name]
C/- Town Planning & Development Consultants, Central Queensland; Unit 3, 280 Murray Street; Allenstown, QLD 4700 Email: admin@tpdcqld.com.au	[contact address/email address]
0480625020	[contact number]
11/09/2025 – 03/10/2025	[notice date]
The Assessment Manager, Rockhampton Regional Council	[assessment manager's name]
PO BOX 1860 Rockhampton QLD 4700	[assessment manager's address]

RE: Development application for a Material Change of Use for a Multiple Dwelling (Four Units)

[details of proposed development]

1 Reservoir Street, Gracemere

[street address]

Lot 1 on RP616784

[real property description]

Dear Aidan Murray (Assessment Manager)

[sir/madam/name]

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

09/09/2025

[insert intended date of commencement]

At this time, I can advise that I intend to: [provide details below if known]

☒ Publish a notice in:

CQ Today

[insert name of the newspaper]

On
Wednesday

10/09/2025

[intended date for publishing]

and

☒ Place notice on the premises in the way prescribed under the Development Assessment Rules

10/09/2025

[intended date notice to be erected]

and

☒ Notify the owners of all lots adjoining the premises the subject of the application

09/09/2025

[intended date owners to be notified]

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely



Bristi Basak, MPIA
Town Planner, TPDC
07/09/2025

[applicant name, signature and date]