

PUBLIC NOTIFICATION



Approval Sought:

Material Change of Use

Proposed Development:

Development Permit for a Dwelling House with Secondary Dwelling

Where:

17 Central Street, Mount Morgan

Lot Description:

Lot 19 on M31138

Application Reference:

D/95-2023

Make a submission from:

11 September 2023 to 29 September 2023

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Lisa Wyvill C/- Reel Planning
Contact name (only applicable for companies)	James Reynolds
Postal address (P.O. Box or street address)	1/9 Camford Street
Suburb	Milton
State	QLD
Postcode	4064
Country	Australia
Contact number	3217 5771
Email address (non-mandatory)	james@reelplanning.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		17	Central Street	Mount Morgan
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4714	19	M31138	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<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:

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

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
MCU for Dwelling House with Secondary Dwelling
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	<i>Dwelling house</i> means a residential use of premises involving— 1. 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or 2. 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.	1	
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

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

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

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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: <table border="1" style="display: inline-table; width: 400px; height: 20px;"></table> | | |

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

☐ Yes – specify number of new lots:

☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Rockhampton Regional Council

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

☐ Yes – a copy of the decision notice is attached to this development application

- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

<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 <i>Transport Infrastructure Act 1994</i> :
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority :
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority :
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service :
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i>?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No 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:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.			

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

TOWN PLANNING REPORT

17 Central Street, Mount Morgan

DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF
USE - DWELLING HOUSE AND SECONDARY DWELLING

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July 2023

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EXECUTIVE SUMMARY

This application applies to land at 17 Central Street, Mount Morgan (Lot 19 on M31138) and seeks approval for Development Permit for a Material Change of Use for a Dwelling House and Secondary Dwelling.

The proposed development is for the conversion of an existing Child care centre into a Dwelling house with a secondary dwelling. This proposal will not involve any physical changes to any external elements of the site, including the built form, the access and parking arrangements, or any other structures on the site (including the sheds and play equipment). Only minor internal building works will be required.

The application requires impact assessment pursuant to the Rockhampton Region Planning Scheme. The site is included in the Local centre zone and identified on the Steep land overlay.

The purpose of this report is to carry out an assessment of the proposal against the applicable Local and State planning instruments and relevant assessment benchmarks. The report begins with an overview of the site and a description of the proposal. This is followed by a detailed assessment of the relevant assessment benchmarks prescribed in the State planning instruments and the Local planning instruments. The report concludes with a discussion on the overall compliance with those planning instruments.

Where the proposal does not expressly comply with an acceptable outcome or performance outcome, the assessment against the relevant assessment benchmarks demonstrates that the proposal is either consistent with the purpose of the relevant code or consistent with the Strategic Framework.

The key assessment items relate to land use and parking arrangements. In both cases, the proposal is taking advantage of the existing layout and built form of the site, and ensuring there is potential for the site to be reconverted to either the former use or another commercial/community use in the future. Given the existing excess of land within the Local centre zone in Mount Morgan (demonstrated by vacant land parcels and the large number of existing residential dwellings within the zone), it is believed that this is an appropriate outcome for the site. Furthermore, the site is one of the furthest from the centre of the town, with many residential uses and no commercial activity occurring within close proximity, justifying the lack of an active street frontage along this corner site. The proposal strongly compliments many other aspects of the planning scheme, such as offering housing choice and avoiding the infrastructure connection issues that are otherwise described as a significant issue for Mount Morgan in the Strategic Framework.

APPLICANT DETAILS

Address:	17 Central Street, Mount Morgan
Lot Description:	Lot 19 on M31138
Site Area:	1518m ²
Current Use:	Childcare Centre
Applicant:	Lisa Wyvill c/- Reel Planning Pty Ltd
Land Owner:	Lisa Wyvill
Application Type:	Development Permit for a Dwelling House and Secondary Dwelling
Local Government Area:	Rockhampton Regional Council
Planning Scheme:	Rockhampton Region Planning Scheme (v2.2 effective 14 June 2021)
Zone:	Local Centre
Relevant Overlays:	<ul style="list-style-type: none">• Transport Noise Corridors Overlay• Steep Land Overlay
State Matters	<ul style="list-style-type: none">• Area within 25m of a State-controlled road• Area within 100m of an intersection with a State-controlled road
LGIP:	N/A
Category of Development:	Assessable Development
Category of Assessment:	Impact Assessment
Prescribed Assessable Development (Planning Regulations):	N/A
Assessment Manager:	Local Government – Rockhampton Regional Council
Referral Agencies:	Not applicable
Regional Plan Classification:	Priority Living Area
Primary Contact:	Reel Planning Pty Ltd James Reynolds Town Planner P: 0401 465 650 E: james@reelplanning.com

INTRODUCTION

This application is made on behalf of the Applicant, Lisa Wyvill, over land at 17 Central Street, Mount Morgan. It seeks a Development Permit for Material Change of Use for a Dwelling House and Secondary Dwelling.

The site is located within the Rockhampton Regional Council local government area and assessment of the development is administered under the Rockhampton Regional Planning Scheme v2.2 (Planning Scheme). Under the Planning Scheme, the subject site is located within the Local Centre Zone and the application is subject to Impact Assessment and therefore requires public notification (15 business days) to be carried out.

The purpose of this report is to carry out an assessment of the proposal against the applicable planning instruments, including any relevant Local and State planning instruments.

The report begins with an overview of the site and a description of the proposal. This is followed by a detailed assessment of the relevant assessment benchmarks and matters prescribed in the State planning instruments and the Local planning instruments. The report concludes with a discussion on the overall compliance with those planning instruments.

THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site and the surrounding land use within the immediate locality.

1.1 SITE DESCRIPTION

The site is situated on the corner of Central Street and Hall Street, at 17 Central Street, Mount Morgan (Lot 19 on M31138) as shown in red in **Figure 1**.

The site is improved with an existing Child Care Centre. Parking is provided on Hall Street, and footpaths extend the length of both road frontages. Pedestrian access is currently provided from both road frontages.

The site has landscaping along both frontages, with trees along the western boundary and existing mature trees along the southern boundary. These are complimented by the existing street trees, including the tree on the corner of Central Street and Hall Street.



Figure 1: Aerial Photograph of the Site
(Source: Nearmap, 15/04/2023)

1.2 TOPOGRAPHY

The site has a moderate slope across its width, rising from around 249m AHD along the western boundary to 252m AHD along the eastern boundary. This slope is predominately concentrated around the two boundaries, with the centre of the site (where the existing structures are located) being broadly flat. These topographic changes are seen below in **Figure 2**. As a result, the western and southern boundaries of the site has a retaining wall along most of their lengths, being at its highest point of approximately 1.5 meters at the southwest corner of the site.



Figure 2: Contour Map of the Site

(Source: Rockhampton Regional Council Interactive Mapping, 2017)

1.3 ENCUMBRANCES

No encumbrances are found over the site.

1.4 DEVELOPMENT HISTORY OF THE SITE

The site is the location of an existing Child Care Centre. The existing Child care centre has only one approval available online, detailed below in [Table 1](#).

Table 1: Summary of Previous Applications/Approvals

Application No.	Purpose	Lodged	Decided
D/377-2013	MCU for Community Infrastructure (Extension to Child Care Centre)	12/08/2013	18/09/2013

ADJOINING LAND USES AND THE LOCALITY

The site is within the Local centre zone and is broadly surrounded to the north and west by Local centre zoned land, Community facilities land to the south and Low density residential land to the west (see Figure 3).

Further to the north is the centre of the town of Mount Morgan, focused around the main street of Morgan Street, where the majority of commercial tenancies and activity in the town is located. The subject site and its immediate surrounding locality, despite being zoned Local centre, appears to be relatively isolated from the central activities on Morgan Street by the Mount Morgan Central State School, which occupies almost the entire block to the north, creating a layer of separation. This is shown below in **Figure 3**. No commercial buildings are found on the same block as the subject site, or on the blocks immediately to the east or west despite the Local centre zoning of the area.



Figure 3: Zone Map

(Source: Rockhampton Regional Council Interactive Mapping)

The subject site and immediate locality are occupied by predominantly residential and community uses, including a church, a retirement village and at least six dwelling houses.

Further to the west of the subject site there appears to be a mechanic's workshop or petrol station that is not operational, and otherwise dwelling houses. Similarly, land further to the east, south-west and south-east consist predominantly of residential type uses.

Land to the south is zoned for Community facilities and includes the Mount Morgan Police Station and the Rockhampton Regional Council Offices.

Figure 4 outlines the zoning and land uses present in close proximity to the subject site (using the same colours for zoning as found in **Figure 3** above).



Figure 4: Aerial imagery of the locality with zoning and land uses overlaid
(Source: Nearmap)

PROPOSAL DETAILS

This section of the report provides a description of the proposal.

1.5 APPLICATION TYPE

This application formally seeks approval for Development Permit for Material Change of Use for a Dwelling House and Secondary Dwelling.

1.6 DESCRIPTION OF THE PROPOSAL

Figure 5 below illustrates the intended internal fit out. A full version of the plan, including building dimensions, is included in **Appendix A**. The existing Child care centre will be converted into a Dwelling house with a secondary dwelling through internal building works. The building will retain the ability to be converted back to commercial uses in the future.

No external building works will occur.

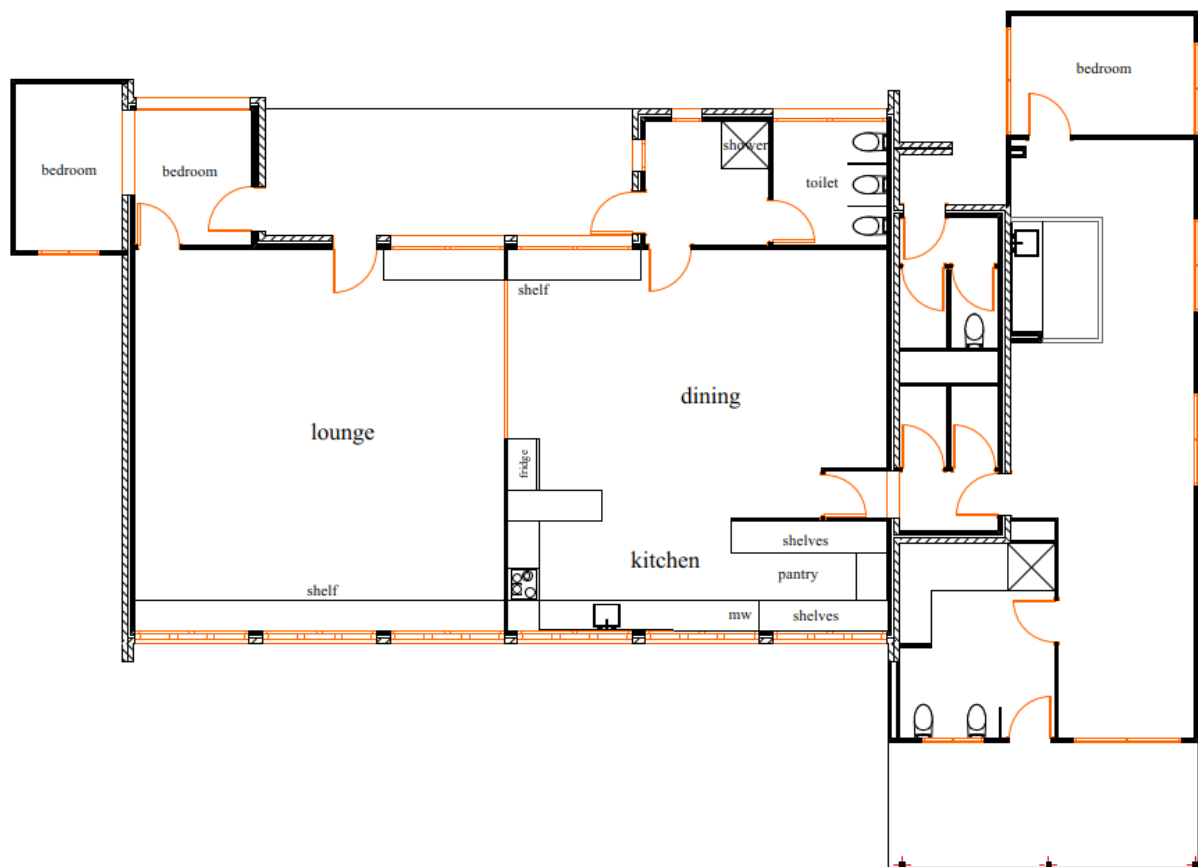


Figure 5: Proposed Site Plan
(Source: M. Jeremy)

STATE PLANNING INSTRUMENTS

1.7 OVERVIEW

This section of the report includes an assessment of the proposal against the State Planning Instruments. The State Planning Instruments are:

- Planning Regulation 2017;
- State Planning Policy; and
- Regional Plan.

1.8 PLANNING REGULATION 2017

The State Development Assessment Mapping System identifies that the site includes an Area within 25m of a State-controlled road and within 100m of an intersection with a State-controlled road. However, the Planning Regulation 2017 ('the Planning Regulation') identifies that the development application will not trigger referral to the State Assessment and Referral Agency (SARA), as the development is for an excluded material change of use.

1.9 STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

Section 2.1 of Planning Scheme, states the State Planning Policy is appropriately reflected in full in the planning scheme.

1.10 REGIONAL PLAN

The Regional Plan effective at the time of writing this report is the Central Queensland Regional Plan 2013. The site is in the Priority Living Area of this Regional Plan.

The PR 2017 states the assessment must be carried out against the assessment benchmarks stated in the Regional Plan to the extent they are not appropriately integrated into the planning scheme. Section 2.2 of the Rockhampton Regional Planning Scheme v2.2 states that the Minister has identified that the planning scheme, in particular the Strategic Framework, appropriately advances the Central Queensland Regional Plan.

LOCAL PLANNING INSTRUMENTS

1.11 OVERVIEW

This section of the report includes an assessment of the proposal against the Local Planning Instruments. Local Planning Instruments are:

- Planning Scheme and associated Planning Scheme Policies; and
- Temporary Local Planning Instruments (TLPIs).

The relevant planning scheme, and its associated planning scheme policies, is Rockhampton Regional Planning Scheme version 2.2. Effective 14 June 2021 ("Planning Scheme"). There are no TLPIs in force.

1.12 CATEGORY OF ASSESSMENT AND ASSESSMENT BENCHMARKS

A summary of the designations (zone, overlays etc.) of the Planning Scheme relevant to the site is provided in **Table 3** below.

Table 2: Summary of Rockhampton Regional Planning Scheme Designations

Planning Scheme Component	Designation
Strategic Framework	Urban Area
Zone	Local Centre
Overlays	Transport Noise Corridors Overlay Steep Land Overlay
Local Government Infrastructure Plan	N/A

The level of assessment of the application is determined by reference to the Tables of Assessment for Material Change of Use in Local centre zone, being Table 5.4.2.4. A Dwelling house is subject to Impact assessment in the Local centre zone.

The application therefore requires an assessment against the entire Planning Scheme. The parts of the scheme considered to be relevant to the assessment of the application and their location within the application documents is identified in **Table 4** below.

Table 3: Summary of Assessment Benchmarks

Assessment Benchmarks	Location of Assessment
Strategic Framework	Town Planning Report - Section 7.4
Zone Code	
Local centre zone code	(Appendix B) Code Assessment
Other Development Codes	
Access, parking and transport code	(Appendix B) Code Assessment
Landscape code	N/A – Refer Town Planning Report Section 7.6
Stormwater management code	N/A – Refer Town Planning Report Section 7.6
Waste management code	N/A – Refer Town Planning Report Section 7.6
Water and sewer code	N/A – Refer Town Planning Report Section 7.6
Overlay Codes	
Steep land overlay code	N/A – Refer Town Planning Report Section 7.7

1.13 PLANNING SCHEME - OVERVIEW

To determine which codes would be most appropriate to demonstrate compliance with the intent of the Planning Scheme, the development codes relevant to a Dwelling House in Table 5.4.2.4 (Local centre zone Tables of Assessment) have been given due consideration as part of this development application, along with the Strategic Framework and relevant zone and overlay codes as is appropriate for an Impact assessable application on the site.

As the built form of the existing development is to be fully retained, including aspects such as existing infrastructure connections, a full assessment against most of the development codes, including the Landscape code, the Stormwater management code, the Waste management code and the Water and sewer code have not been undertaken.

1.14 ASSESSMENT AGAINST THE STRATEGIC FRAMEWORK

The following is an assessment of the proposal against the relevant outcome statements in the Strategic Framework. Schedule 2 of the Planning Scheme contains a Strategic Framework Map. The site is identified as being within the Urban Area (see [Figures 6](#) below).

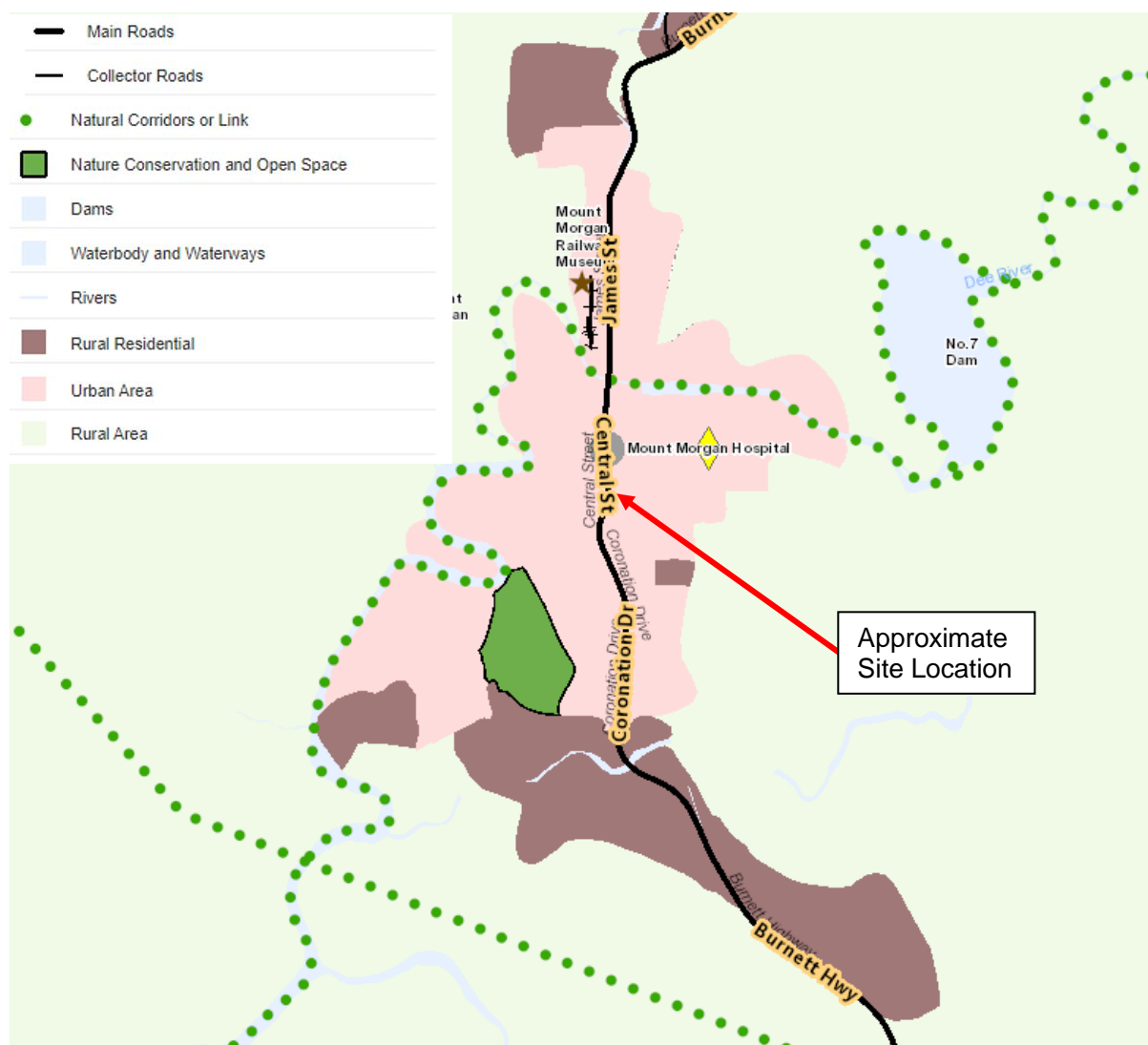


Figure 6: Mount Morgan Strategic Framework Map
(Source: Rockhampton Regional Planning Scheme)

The strategic framework is divided into a strategic intent (in section 3.2) followed by a policy intent with 6 themes:

- (i) Settlement Pattern;
- (ii) Natural Environment and Hazards;
- (iii) Community Identity and Diversity;
- (iv) Access and Mobility;
- (v) Infrastructure and Services; and
- (vi) Natural Resources and Economic Development.

3.3 Settlement pattern

3.3.1 Strategic outcomes

Strategic Outcomes	Comment
(3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.	The proposed development is an urban development and is located within the urban area and the local centre.

<p>(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.</p>	<p>The proposed development involves an efficient reuse of a commercial building that may otherwise go unused and does not prevent the future conversion of the building back into a community or commercial use. By proposing a secondary dwelling rather than a dual occupancy (which would have been merely code assessable) the proposal is only using a single infrastructure connection for sewer/water, making more efficient use of infrastructure.</p>
<p>(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.</p>	<p>The proposal will not constrain the growth of the commercial, community and administrative elements of the Mount Morgan Local centre, as there are already a high number of residential dwellings within the mapped Local centre zone, and a number of seemingly vacant commercial buildings, including directly opposite the site across Central Street (the vacant mechanic or petrol station).</p>
<p>(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.</p>	<p>The proposed development provides a Dwelling house and a secondary dwelling in close proximity to the Mount Morgan Local centre and make efficient use of the already existing infrastructure connections and other public investment in the area.</p>
<p>(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.</p>	<p>The proposed development provides additional housing stock in close proximity to the existing commercial, administrative and community facilities of Mount Morgan.</p>
<p>(11) The centres hierarchy is maintained and the role and function of designated centres service the planning scheme area. Centres provide a mix of land uses, including residential development that supports each centres viability and activity.</p>	<p>Given the high quantity of existing dwelling houses located within the Local centre zone of Mount Morgan, it is anticipated that the proposal to reuse an existing Childcare centre as a Dwelling house and secondary dwelling is in line with the intention of supporting centre viability and activity, as there is clearly no current pressure for more Centre-zoned land to be converted for commercial purposes. Furthermore, the proposed development will not prevent the future conversion of the subject site back into a commercial or community purpose at some point in the future.</p>

(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.	The site is within the Steep land overlay, but no external building works are proposed on the site.
3.3.8.1 Specific outcomes	Comment
(2) Urban and new urban areas allow for adaptable dwellings that provide intergenerational housing options catering to young people, families and support for ageing in place.	The proposed development is for a Dwelling house and a secondary dwelling. This would be a highly adaptable dwelling and advantageous to those seeking intergenerational housing options, catering for a range of familial configurations and aging in place.
<p>(5) Urban development is contained within the urban and new urban areas to achieve the following outcomes:</p> <p>...</p> <ul style="list-style-type: none"> (e) safe and efficient access to retail goods and services, community and recreational facilities and employment opportunities; (f) a range of housing and lifestyle options consistent with the forecast changing demographic characteristics and expectations; (g) the opportunity for increasingly sustainable and healthy lifestyles, including a reduced dependence on motor vehicles by providing convenient access to public transport, walking and cycling; and (h) infill and intensification is focussed around centres and transport facilities. 	The proposed development will provide a Dwelling house and a secondary dwelling in close proximity (walking distance) to a wide variety of retail, community, recreational and administrative facilities and employment opportunities, and provide a housing type that is highly advantageous to a wide range of family compositions.
(20) Mount Morgan currently provides an affordable housing option; however, there will be no expansion of the current urban areas due to insufficient infrastructure and local employment opportunities. Challenges include providing a reliable water supply, sewerage treatment capacity and safe commuter road access to other centres.	The proposed development utilises the existing infrastructure connections of the site to provide additional housing within the current urban area, in an efficient format (Dwelling house with granny flat) that can be converted back to commercial uses if the need arises.
3.3.11.1 Specific outcomes	Comment
<p>(1) The settlement pattern is supported by a hierarchy of centres (refer to Table 3.3.2.2) that:</p> <ul style="list-style-type: none"> (c) provide for short-term accommodation and long-term residential development unless otherwise limited for a specific centre elsewhere; (d) promote the creation of lively, pedestrian-friendly environments 	The proposed development is functionally similar to a Dual Occupancy, which is accepted development Local centre. The site is in close proximity to the full range of services offered in Mount Morgan, with clear pedestrian links to the rest of the township. Furthermore, the proposed development is an effective reuse of an existing commercial building within the Local centre zone, and will

<p>which provide safe, comfortable and universally accessible links between important public spaces and activities;</p> <p>(e) are contained in well-defined areas, preventing the expansion of commercial and retail uses into adjoining residential zones; and</p> <p>(f) support the redevelopment of existing sites and reuse of buildings within centres.</p>	<p>remain available for future reconversion to commercial uses at minimal cost and effort.</p>
<p>(8) Residential development (including short-term or permanent residential uses) is supported in all centres (except in the Denison Street precinct in the principal centre) to enhance the viability and convenience of the centre and to maximise public transport use. Residential development is to be located above ground floor level or behind active uses such as commercial, retail and community uses and the like.</p>	<p>The Dwelling house and secondary dwelling are the only uses on the site, with no proposal for continued commercial operations of the Child care centre on the site. This is regarded as acceptable in this case due to the high number of other residential dwellings within the Local centre zone of Mount Morgan, which demonstrates that there are no issues with a shortage of commercial land in the town. Additionally, the site is not within the core centre of Mount Morgan, centred around Morgan Street, and is one of the most isolated commercial sites within the Local centre zone (being among the furthest from Morgan Street and the local supermarket (IGA), and generally not being within the vicinity of any other Local centre-zoned land being used for a commercial purpose). Furthermore, the site will retain the potential for conversion back to commercial or community activities usage in the future, as the existing building is to be reused (with only minor internal building works required).</p>

3.5 Community identity and diversity

3.5.2 Element – Housing diversity, safe communities and equitable access

3.5.2.1 Specific Outcomes	Comment
<p>(2) Residential development provides for a range of housing types that recognise a range of income levels, the changing household demographic and physical needs of residents during their lifetime. This is achieved by providing:</p> <p>(a) dwellings in a range of sizes to maximise choice and affordability across the community;</p> <p>(b) adaptable accommodation to suit the needs of residents throughout their lifetime without the need for major adaptation or specialised design; and</p> <p>(c) a dwelling mix that allows residents to remain living in their preferred</p>	<p>The proposed development provides a Dwelling house and an attached secondary dwelling. This contributes to the variety of housing choice within the Mount Morgan area, which typically contains solely detached single residential dwelling houses at present. This provides a good opportunity for a variety of family compositions, such as families with older children or elderly relatives. This will also potentially enable aging in place for the residents of the household, and the building is already generally constructed with good accessibility in mind given the former use as a Child care centre.</p>

community as they age (ageing in place).	
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1.15 LOCAL CENTRE ZONE CODE

Figure 7 below shows that the site is situated within the Local centre zone of the Planning Scheme and is surrounded by a mixture of Local centre, Community facilities and Low density residential zoned land.

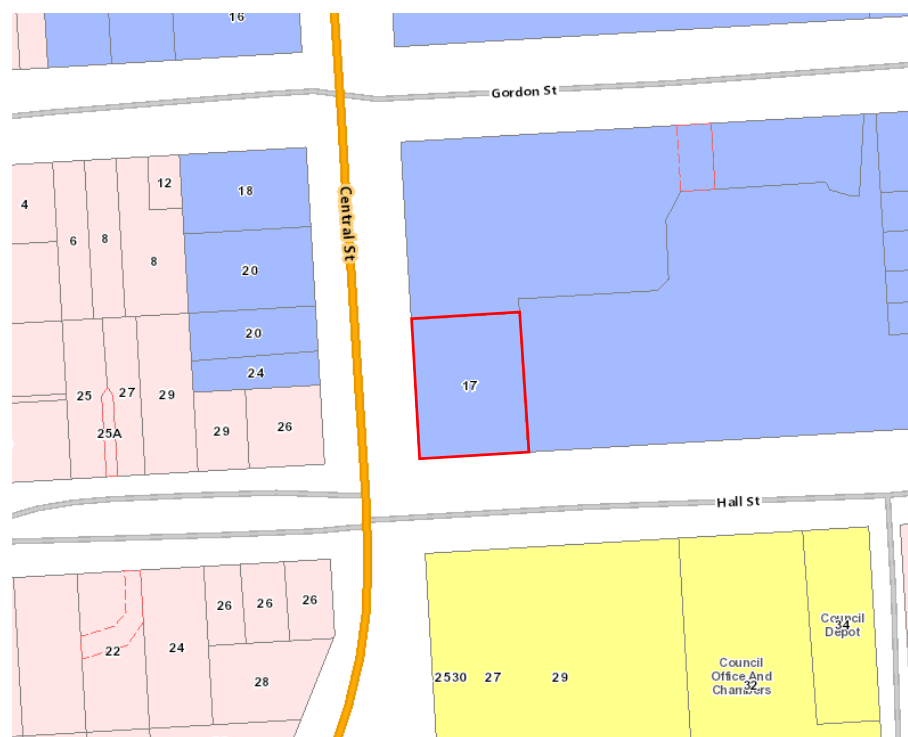


Figure 7: Zoning Map
(Source: Rockhampton Region Planning Scheme)

The relevant overall outcomes of the zone code are set outlined below:

- (b) development for residential uses (when above ground level or behind ground storey retail, commercial and community related activities) is supported within the zone;
- (g) the height and scale of buildings reinforce the character, legibility and landmark function of the centres whilst creating an attractive, pedestrian friendly environment at street level;
- (l) building layout and form is suitable to accommodate a range of compatible uses;
- (m) development is landscaped to assist with the greening of the city and in the creation of shady, safe and well connected pedestrian and public places;
- (o) the provision of infrastructure services, car parking and access is commensurate with the type and scale of development; and

Response:

The proposed development is consistent with the purpose of the Local centre zone code. The code anticipates residential development to occur in forms that are compatible with the general commercial, administrative and community activities that occur within the Local centre zone. In the case of the subject site, it is located on the edge of the Local centre zone and is clearly separated from the commercial heart of the town along Morgan Street where the active street frontages are located (shown in **Figure 8**), despite the close physical proximity.

As a consequence, it is anticipated that the proposed use will be regarded as appropriate due to the efficient reuse of infrastructure and the existing single storey brick structure, which only requires minor internal building works to be converted from a Child care centre to a Dwelling house with a secondary dwelling. The secondary dwelling will enable the site to offer a home to a wide range of family types, including families with children and elderly relatives. Furthermore, the structure will be available for reconversion into a Child care centre, or some other non-residential use, at some point in the future, as existing elements such as the parking arrangements, the landscaping and the play equipment will all be retained. This capacity for conversion places the proposal in a more advantageous position than many of the numerous other dwelling houses within the Local centre zone and it is clear that there is no shortage of commercial floorspace in the town which would otherwise potentially discourage the proposed development, with several vacant sites on the town's main street.

An assessment against the Local centre zone code is included in **Appendix B**.



Figure 8: Local Centre Zone with Active Street Frontages in red
(Source: Nearmap)

1.16 DEVELOPMENT CODES

(A) Accessing, Parking and Transport Code

The relevant overall outcomes of the Access, parking and transport code are repeated below:

- (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;

- (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

Response:

The existing transport arrangements for the site will not be changed by the proposed development. The existing site layout offers footpaths along both road frontages. However, it also does not offer any access driveways to the site itself, instead using a sealed area of the road reserve that provides 10 car parking spaces. The retention of these existing spaces will facilitate the potential for the site to be reconverted to a Child care centre at some point in the future. Vehicular access to the site, when required, is available through a gate on Central Street that gives access to the back garden but will not be regularly used.

An assessment against the Access, parking and transport code is included in [Appendix B](#).

(B) Landscape Code

A full assessment against the Landscape code has not been provided. No externally visible changes are proposed to the property, including to any of the existing landscaping and vegetation on the property. A number of trees are located on the site, and will provide strong shade coverage and visual appeal.

(C) Stormwater Management Code

A full assessment against the Stormwater Management code has not been provided, as no changes to the existing stormwater management regime of the site are proposed.

(D) Waste Management Code

A full assessment against the Waste Management code has not been provided, as no changes to the existing waste management regime of the site are proposed.

(E) Water and Sewer Code

A full assessment against the Water and Sewer code has not been provided, as no changes to the existing infrastructure connections of the site are proposed.

1.17 OVERLAY CODES

(A) Steep Land Overlay Code

Figure 9 below identifies the site in relation to the Steep Land Overlay Map.

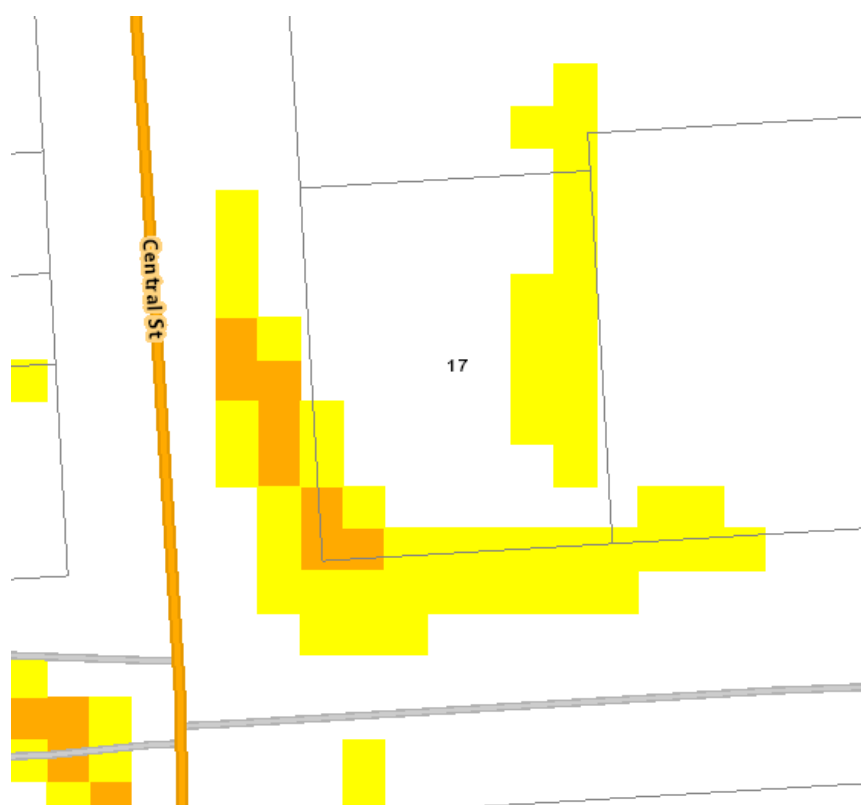


Figure 9: Steep Land Overlay Map

(Source: Rockhampton Regional Council Interactive Mapping)

A full assessment against the Steep land overlay code has not been provided, as no changes to the existing physical landform of the site are proposed. Furthermore, no new structures are proposed, with only internal building works required to convert the existing buildings to the proposed use. The existing retaining wall along the western and southern boundaries is assumed to appropriately manage the risks associated with the Steep Land overlay mapping on the site.

1.18 COMPLIANCE WITH CODES – OVERVIEW

Where the proposal does not expressly comply with an acceptable outcome or performance outcome, the assessment against the relevant assessment benchmarks demonstrates that the proposal is either consistent with the purpose of the relevant code or consistent with the Strategic Framework.

The key assessment items relate to land use and parking arrangements. In both cases, the proposal is both taking advantage of the existing layout of the site, and ensuring there is potential for the site to be reconverted to either the existing use or another commercial/ community use in the future. Given the existing excess of land within the Local centre zone in Mount Morgan, it is believed that this is an appropriate outcome for the site. Furthermore, the site is one of the furthest from the centre of the town, with many residential uses and no commercial activity occurring within close proximity, justifying the lack of an active street frontage along the corner site. The proposal strongly compliments many other aspects of the planning scheme, such as offering housing choice and avoiding the infrastructure connection issues that are otherwise described as a significant issue for Mount Morgan in the Strategic Framework.

1.19 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

The Local Government Infrastructure Plan mapping identifies no future infrastructure in the immediate vicinity of the subject site.

CONCLUSION

This application seeks a Development Permit for a Material Change of Use for a Dwelling House with a Secondary Dwelling.

The proposal involves the retention of all external built form aspects of the existing development, with the only proposed changes being minor internal works.

The application triggers impact assessment under the Planning Scheme. The site is included in the Local centre zone and identified on the Steep land overlay.

The proposal has been assessed against the relevant assessment benchmarks prescribed in the applicable Local and State planning instruments. The report and appendices has demonstrated that the application complies with the relevant assessment benchmarks.

On this basis, it is considered the proposal should be approved subject to reasonable and relevant conditions. Should you wish to discuss any aspect of this development please contact the undersigned on (07) 3217 5771.

Kind Regards,

A handwritten signature in black ink that reads "Reynolds". The signature is written in a cursive, flowing style.

James Reynolds | Town Planner
REEL PLANNING

APPENDIX A – PROPOSAL PLANS

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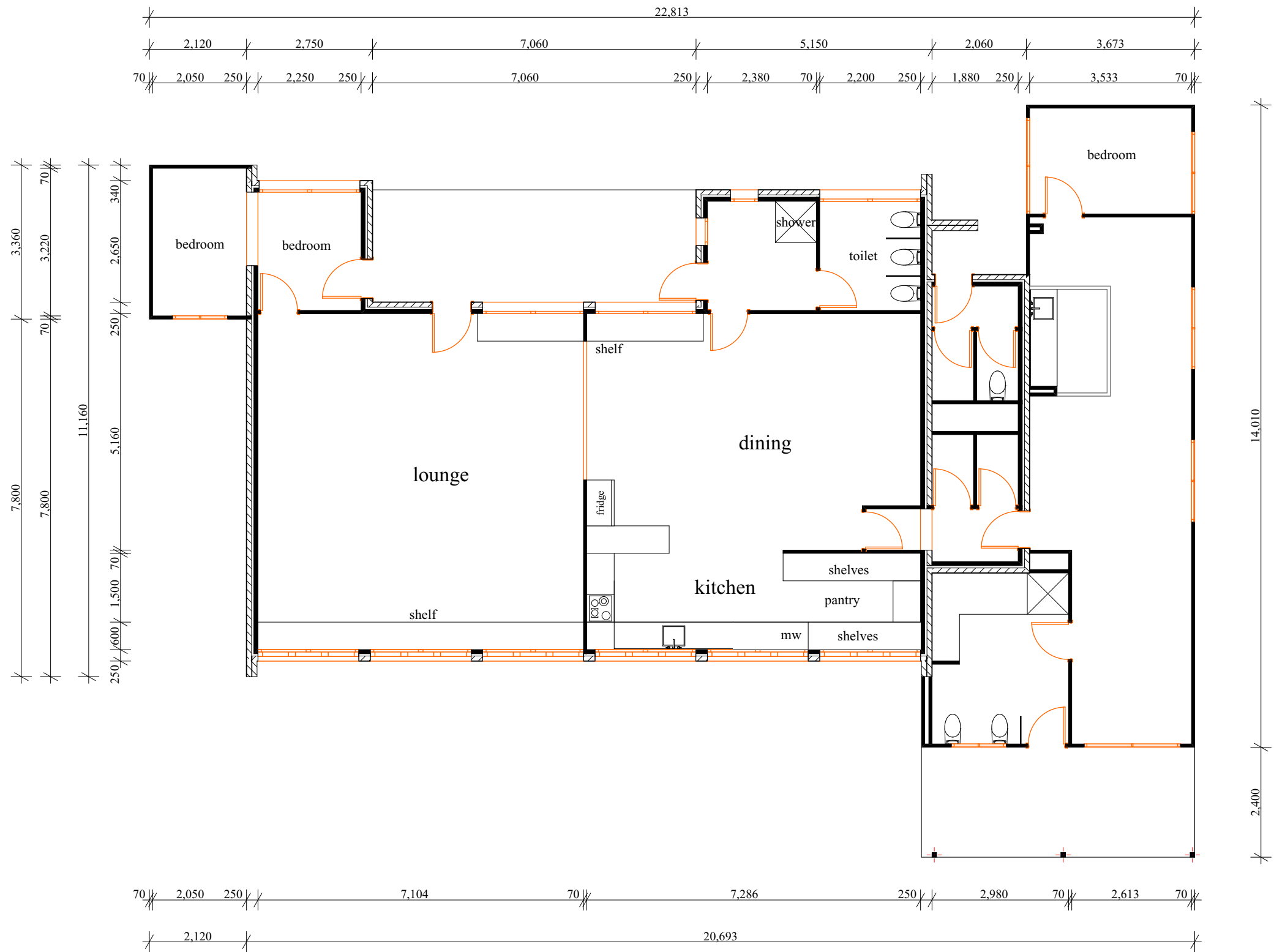
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Wind Category
W
Cyclonic
Region

RPD
Lot
SP
Parish of
County of

Proposed Dwelling for
Lisa Wyvill
at 17 Central Street,
Mount Morgan.

Date Issued: 21 July 2023

Scale: 1:100

Designed: M. Jeremy
BSA: 74 215

A3 -

APPENDIX B – CODE COMPLIANCE STATEMENTS

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1 ZONE CODE

LOCAL CENTRE ZONE CODE

Overall Outcomes	Response
(2) The purposes of the zone will be achieved through the following overall outcomes:	
(a) uses servicing the needs of a local catchment are located in the zone including retail, smaller scale supermarkets (which serve predominantly “top up” needs), speciality shops food and drink outlets and offices providing localised personal services and meeting a wider range of convenience needs;	Not Applicable. The proposed use is not a commercial use.
(b) development for residential uses (when above ground level or behind ground storey retail, commercial and community related activities) is supported within the zone;	Consistent. The proposed development is for the reuse of an existing child care centre for a standalone residential use, made up of a dwelling house and a secondary dwelling. While this varies from overall outcome (b) of the zone code, it is extremely common in the Mount Morgan Local centre zone, with around a dozen examples visible in close proximity to the subject site. Additionally, the proposed development can easily be converted back into a child care centre at some point in the future, and will maintain many of the facilities required to do so, including the play equipment, the existing parking arrangements and open space areas. The proposed development will not create any reverse amenity impacts. The site is in close proximity to a church, an aged care facility, a police station and the local council office, none of which are anticipated to cause adverse impacts to, or receive adverse impacts from, a dwelling house with a secondary dwelling. The lack of reverse amenity impacts within the Mount Morgan Local centre zone are reinforced by the presence of numerous other dwelling houses within the zone, many of them adjacent to these same uses.
(c) development does not undermine the viability, role or function of other higher order centres;	Consistent. The proposed development will not compromise the viability, role or function of other higher order centres through the provision of a dwelling house with secondary dwelling.
(d) North Parkhurst to accommodate a future local centre located along William Palfrey Road (Lot 5 on SP238731) commensurate with the population growth of the immediate catchment that does not detract from the Parkhurst (Boundary Road) district centre. Otherwise, no additional local centres (beyond those that are zoned) are required;	Not Applicable. The subject site is not within North Parkhurst.

Overall Outcomes	Response
(e) stand-alone, purpose built office buildings which exceed the 250 square metre gross floor area threshold are not to be established;	Not Applicable. The proposed development is not for a stand alone office.
(f) development includes uses that operate at different times of the day to ensure centres have vitality and reduce the potential for crime through activation and passive surveillance;	Not Applicable. The proposed use is for a dwelling house and secondary dwelling, which will see consistent use throughout the day, at varying times.
(g) the height and scale of buildings reinforce the character, legibility and landmark function of the centres whilst creating an attractive, pedestrian friendly environment at street level;	Consistent. The proposed development reuses the existing building on the site, which has been extended several times in the past. The overall built form is a single storey brick building raised above the street corner by a retaining wall, required for the local topography. The development includes a number of attractive trees, both within the road reserve and the subject site and has an existing footpath along the length of the site.
(h) building design includes a combination of materials, balconies, recesses and variations in horizontal and vertical planes;	Consistent. The existing building on the site will be fully reused, and consists of a core existing brick single storey building, with a number of small extensions made of other materials attached to the sides.
(i) buildings facing public streets are activated by shop fronts, doorways, awnings, varied external wall treatments, street trees and activities;	Consistent. The existing building presents to Hall Street and a number of street trees are included along the frontage.
(j) development is designed for the local climate, and includes sustainable practices for maximising energy efficiency and water conservation;	Consistent. The proposal will use the existing building, with only minor internal building works proposed.
(k) locally significant buildings that display heritage and character features of the area's history are protected and reused where possible;	Not Applicable. The existing building is not a locally significant building.
(l) building layout and form is suitable to accommodate a range of compatible uses;	Consistent. The existing building on the site was developed as a child care centre. The proposed redevelopment will involve minor internal reconfiguration to make the internal spaces accommodate a single dwelling house and attached granny flat. The capacity for reconversion back into a child care centre will be retained into the future, and features such as the play equipment, the parking arrangements and the open spaces will remain in their present state.
(m) development is landscaped to assist with the greening of the city and in the creation of shady, safe and well connected pedestrian and public places;	Consistent. The subject site and surrounding road reserve includes appropriate existing landscape that is to be fully retained.
(n) development is clustered around public and active transport and facilitates safe and efficient use of public transport, walking and cycling;	Consistent. The proposed development is adjacent to existing footpaths and provides excellent access to Morgan Street, the heart of Mount Morgan.
(o) the provision of infrastructure services, car parking and access is commensurate with the type and scale of development; and	Consistent. The existing car parking arrangements are to be retained, and provide significantly more than the required number of car parking spaces for the proposed development. These spaces will be retained for any potential reconversion in the future of the site back into a child care centre.

Overall Outcomes	Response
(p) development involving a significant increase in gross floor area (greater than 1,000 square metres) is accompanied by a master plan that demonstrates how the expansion fits with the balance of the centre and integrates with the surrounding urban areas.	Not Applicable. The proposed development does not involve an increase in gross floor area
Mount Morgan local centre	
(9) Development is generally in accordance with the Mount Morgan local centre concept plans; and	Consistent. The Mount Morgan local centre concept plan does not impose any additional requirements over the subject site.
(10) Development: (a) complements the heritage features of the area, including incorporating design elements that reflect the historic building form and building layout with the streetscape; (b) is built to boundary; (c) is designed to accommodate active uses at ground level; (d) does not include car parking fronting Morgan Street; (e) ensures that the grid pattern layout remains; and (f) is sited to have vehicle access off Morgan Lane.	Not applicable. The proposal involves the reuse of an existing building.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
PO1-PO5	AO1.1-AO5.1	Not Applicable. These provisions are related to new buildings or extensions to existing buildings, which is not the case for the proposed development.
PO6 The streetscape is provided with uses that generate activity along the street frontage.	AO6.1 Residential uses are: (a) located above ground storey or behind ground storey retail, commercial or community uses; and (b) located within a premise containing another use.	Consistent with the overall outcomes for the zone. The proposed use is for a dwelling house, which will not activate the street frontage. However, this is in keeping with the character of the surrounding area, as no Local centre zoned land in close proximity to the subject site activates their respective street frontage. Refer to Figure 8 in the Planning Report to see the

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
		nearest areas of activated street frontage within the Local centre zone, and how little activated frontage is found in Mount Morgan outside of Morgan Street. Consequently, the proposed development follows the form of surrounding development and will not detract from the streetscape or general amenity of the locality or the town of Mount Morgan. The proposed development is an effective reuse of an existing building and infrastructure connections, and will be available for reconversion into a commercial tenancy at some point in the future if required.
PO7	AO7.1	Not Applicable. This provision is related to Adult Stores, which is not a use proposed as part of this development.
PO8 Development is located, designed and operated so that adverse impacts on privacy and the amenity of nearby residential uses or land in a residential zone are minimised.	AO8.1 New buildings and structures are set back three (3) metres from any boundary shared with a residential zone as shown on: <ul style="list-style-type: none"> • Figure 6.3.4.3.1a — Frenchville (Dean Street) local centre concept plan (accepted subject to requirements and assessable elements); • Figure 6.3.4.3.1b — Norman Gardens (Farm Street) local centre concept plan (accepted subject to requirements and assessable elements); • Figure 6.3.4.3.1c — Norman Gardens (Norman Road) local centre concept plan (accepted subject to requirements and assessable elements); and 	Not Applicable. The proposed development is located within an existing building.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> Figure 6.3.4.3.1d — Mount Morgan local centre concept plan (accepted subject to requirements and assessable elements); <p>AND</p>	
	<p>AO8.2</p> <p>No new vehicle access is obtained from locations as shown on:</p> <ul style="list-style-type: none"> Figure 6.3.4.3.1a — Frenchville (Dean Street) local centre concept plan (accepted subject to requirements and assessable elements); Figure 6.3.4.3.1b — Norman Gardens (Farm Street) local centre concept plan (accepted subject to requirements and assessable elements); Figure 6.3.4.3.1c — Norman Gardens (Norman Road) local centre concept plan (accepted subject to requirements and assessable elements); and Figure 6.3.4.3.1d — Mount Morgan local centre concept plan (accepted subject to requirements and assessable elements); <p>AND</p>	<p>Complies with AO8.2. The proposed development will not provide any new access to the site, and will continue to utilise the car parking spaces located on Hall Street. These car parking spaces are to be retained in the event of the reconversion of the site back into a childcare centre.</p>
	<p>AO8.3</p> <p>A 1.8 metre high solid screen fence is provided along all boundaries shared with a residential zone.</p> <p>AND</p>	<p>Not Applicable. The site does not border a residential zone.</p>

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
	AO8.4 A landscaped buffer with a minimum width of two (2) metres and consisting of dense screen planting is provided along all boundaries shared with a residential zone. AND	Not Applicable. The site does not border a residential zone. Note that the site includes a number of (currently young) trees near the fence line that will provide attractive landscaping on the Central Street frontage in the future.
	AO8.5 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of fifty (50) per cent transparent to obscure views and maintain privacy for residents. AND	Not Applicable. The site does not result in any windows having a direct view into an adjoining residential use.
	AO8.6 New building plant or air-conditioning equipment is located within, underneath or central to the building or screened from view of the street or adjoining residential uses by a solid screen.	Complies with AO8.6. All existing plant and air-conditioning equipment will be retained in-place, and any future equipment will be located appropriately to comply with AO8.6.
PO9 Non-residential development maintains a high level of amenity for the surrounding area, having regard to hours of operation and noise.	AO9.1 Where adjoining a residential zone, non-residential uses operate between the hours of 06:00 and 22:00.	Not Applicable. This provision is associated with non-residential uses, and therefore is not applicable.
PO10 Outdoor storage areas are screened from the streetscape and adjoining sensitive land uses.	AO10.1 Outdoor storage areas are: (a) located behind the front building line; (b) screened from view from off-site public places; and	Not Applicable. No outdoor storage is proposed in conjunction with this application for a dwelling house.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
	(c) screened from adjoining sensitive land uses by a 1.8 metre high solid screen fence.	
PO11 Outdoor lighting maintains the amenity of surrounding residential zones and does not adversely impact on the safety of vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO11.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of Australian Standards AS 4282 — Control of the obtrusive effects of outdoor lighting , as updated from time to time.	Complies with AO11.1. Any outdoor lighting will be designed, installed and maintained in accordance with the relevant Australian Standards.
PO12 Buildings which are located in prominent positions such as corner sites or with frontages to public space include design elements to enhance their location.	AO12.1 The building's main entrance faces the public place. AND	Not Applicable. The subject site is not located with a frontage to a public place.
	AO12.2 Buildings on corner sites provide active frontages to both street frontages and the main entrance faces the principal street or the street corner. AND	Complies with PO12. The proposed development is located on a corner site. However, the topography of the corner site restricts the utility of the corner itself (due to the need for a retaining wall), and consequently the site is accessible from the two points along the roads (Central Street and Hall Street) furthest from the corner itself. The proposal is located within an existing building, and no new design elements will be added. Furthermore, no active frontages are located nearby to the site, which would reduce any potential co-location benefits. See Figure 8 of the town planning report.
	AO12.3 Development presents a high quality built form and provides landscape and streetscape treatment on key corner sites as shown on:	Not Applicable. The site is not on a key corner site.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> Figure 6.3.4.3.2a — Frenchville (Dean Street) local centre concept plan (assessable elements); Figure 6.3.4.3.2b — Norman Gardens (Farm Street) local centre concept plan (assessable elements); Figure 6.3.4.3.2c — Norman Gardens (Norman Road) local centre concept plan (assessable elements); and Figure 6.3.4.3.2d — Mount Morgan local centre concept plan (assessable elements). 	
PO13 Development: <ul style="list-style-type: none"> (a) creates a safe, active and inclusive environment with uses which operate during the day and night; (b) in the form of shopping centres is set behind smaller shop front premises or actively faces and integrates with the street frontage by having regular openings; and (c) is designed to promote the use of public transport, walking and cycling. 	No acceptable outcome is nominated.	Complies with PO13. The proposal has good access to the footpath network and is a short distance from Morgan Street, the most active part of Mount Morgan. As a dwelling house, the property will be occupied for varying lengths of time through the day.
PO14 Buildings are designed to include elements which create visual interest, such as: <ul style="list-style-type: none"> (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) vertical articulation to create shadow and break up the built form, such as balconies, windows, steps, recesses and splays; 	No acceptable outcome is nominated.	Complies with PO14. The existing building will not see any external changes as a consequence of the proposal, with the only works to occur being internal building works.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
(c) a roof form that creates visual interest, is not flat and can conceal plant equipment; and (d) at least three (3) variations in textures, materials and colours.		
PO15 Buildings are finished with high quality materials which are easily maintained and do not readily stain, discolour or deteriorate.	No acceptable outcome is nominated.	Not Applicable. The proposed development is occurring within an existing building and no external works are proposed.
PO16 Development does not include glass or other surfaces which reflect solar rays directly into windows of an adjoining building.	No acceptable outcome is nominated.	Not Applicable. The proposed development is occurring within an existing building and no external works are proposed.
PO17 Development involving an increase in gross floor area that exceeds 1,000 square metres is accompanied by a master plan that demonstrates how the expansion fits with the balance of the centre and integrates with the surrounding urban areas. The master plan is to address the following: (a) provision of active uses on key pedestrian circulation streets and major frontages; (b) creation of a predominant built to street frontage form; (c) provision of a human scale at street level; (d) incorporation of climate responsive design; (e) creation of a mix of uses resulting in day time and night time activity;	No acceptable outcome is nominated.	Not Applicable. The proposed development does not have a GFA of over 1,000 square metres.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> (f) incorporation of safety and security measures; (g) rationalisation of vehicle crossovers; (h) provision of a high level of pedestrian, cyclist and public transport accessibility; (i) incorporation or enhancement of public places such as public squares, malls, footpaths, laneways and parks; (j) encouragement of pedestrian mobility over vehicle mobility; (k) provision of safe and high quality streetscapes and walkways; (l) ensure car parking areas and access ways do not dominate major frontages and pedestrian routes; and (m) generally in accordance with local centre concept plans. 		
PO18 Development does not detract from the role and function of higher order centres for the planning scheme area.	No acceptable outcome is nominated.	Complies with PO18. The proposed development is not for a use that would potentially disrupt the role and function of higher order centres within the planning scheme area.
PO19 Non-residential development does not occur beyond the zone boundaries.	AO19.1 Development occurs within the area zoned local centre.	Complies with AO19.1. The proposed development is for residential development within the Local centre zone.
PO20 On-site landscaping is provided to:	AO20.1 Development includes a minimum landscaped area of ten (10) per cent of the total site area.	Complies with AO20.1. The existing site contains over 10% landscaping, including areas along the site frontages.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
<p>(a) create an attractive environment that is consistent with, and defines, the local character of the zone;</p> <p>(b) soften and enhance the appearance of the development; and</p> <p>(c) provide shade for visitors and adjoining footpaths.</p>	AND	
	<p>AO20.2</p> <p>Where buildings are set back from the street, a landscape planting bed with a minimum depth of one (1) metre is provided along the full frontage of any road frontage (excluding vehicle and pedestrian access ways).</p> <p>AND</p>	<p>Complies with PO20. The existing landscaping on the site will not be changed as part of the proposed development. The existing vegetation on the site succeeds in creating an attractive environment that is consistent with the general character of the zone with a mixture of street trees and vegetation on site, softening the appearance of the development.</p>
	<p>AO20.3</p> <p>Landscaping complements the streetscape by retaining existing, significant trees with a height exceeding two (2) metres, or a trunk diameter of thirty (30) centimetres (whichever is lesser) except where located in the building or driveway location.</p>	<p>Complies with AO20.3. All existing vegetation within the streetscape is to be retained.</p>
<p>PO21</p> <p>Development avoids the creation of 'heat islands' with large expanses of roofing and parking areas.</p>	<p>AO21.1</p> <p>Hard surface areas are interspersed with spaces between buildings and car park areas, vegetated or covered with fabric sails.</p>	<p>Complies with AO21.1. The existing development avoids creating large hard surface areas, and no changes are proposed as part of the development.</p>
<p>PO22</p> <p>Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive area and enhance pedestrian amenity.</p>	<p>AO22.1</p> <p>Development provides for streetscape treatments and street trees in the areas as shown on:</p> <ul style="list-style-type: none"> Figure 6.3.4.3.2a — Frenchville (Dean Street) local centre concept plan (assessable elements); Figure 6.3.4.3.2b — Norman Gardens (Farm Street) local centre concept plan (assessable elements); 	<p>Not Applicable. The proposed development is located within an existing building, and there are no changes proposed to the existing streetscape, which includes two mature trees along the Central Street frontage (one being on the corner of Hall Street and Central Street).</p>

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> Figure 6.3.4.3.2c — Norman Gardens (Norman Road) local centre concept plan (assessable elements); and Figure 6.3.4.3.2d — Mount Morgan local centre concept plan (assessable elements). 	
PO23 Street trees and street furniture including seating, waste bins, drinking fountains, public transport stops and public art are: <ul style="list-style-type: none"> (a) coordinated to create cohesive streetscapes to soften the built form and provide increased user amenity; and (b) located to create a 1.5 metre wide clear pedestrian zone. 	No acceptable outcome is nominated.	Complies with PO23. The proposed development will not change the existing streetscape of the area, which provides footpaths and vegetation along both frontages..
PO24 Development extending from street to street or linking car parking/open space areas provides connections or arcades which create interaction between the internal uses and activity on the street.	AO24.1 Pedestrian links are provided and reinforced in accordance with: <ul style="list-style-type: none"> Figure 6.3.4.3.2a — Frenchville (Dean Street) local centre concept plan (assessable elements); Figure 6.3.4.3.2b — Norman Gardens (Farm Street) local centre concept plan (assessable elements); Figure 6.3.4.3.2c — Norman Gardens (Norman Road) local centre concept plan (assessable elements); and Figure 6.3.4.3.2d — Mount Morgan local centre concept plan (assessable elements); 	Not Applicable. Figure 6.3.4.3.2d does not identify the site as requiring any additional links to the surrounding area.

Table 6.3.4.3.1 Development outcomes for assessable development and requirements for accepted development		
Performance outcomes	Acceptable outcomes	Response
	AND	
	AO24.2 Arcades are: (a) well lit; (b) include active frontages for the full length of the facility; (c) are able to be locked when not used; and (d) have an easily recognisable entry and exit.	Not Applicable. Figure 6.3.4.3.2d does not identify the site as requiring any additional links to the surrounding area.
PO25 Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community related uses.	No acceptable outcome is nominated.	Complies with PO25. Existing pedestrian entry to the site is available along both frontages.

2 DEVELOPMENT CODES

ACCESS, PARKING AND TRANSPORT CODE

Overall Outcomes	Response
(a) the function, safety and efficiency of the transport network is optimised;	Consistent. The existing transport arrangements for the site will not be changed by the proposed development. The existing site layout consists of no access driveways to the site itself, instead using a sealed area of the road reserve that provides 10 car parking spaces. Vehicular access to the site, when required, is available through a gate on Central Street that gives access to the back garden, but will not be regularly used.
(b) pedestrians and cyclists are provided with a high level of accessibility which is equitable, safe and convenient;	Consistent. The site is accessible to pedestrians and cyclists from both Central Street and Hall Street, with footpaths along both frontages.
(c) on-site access, transport and parking facilities are integrated with external walking and cyclist networks and public transport nodes;	Consistent. The site is accessible to pedestrians and cyclists from both Central Street and Hall Street, with footpaths along both frontages.
(d) the use of public transport is facilitated wherever practicable;	Consistent. Though there is little public transport in Mount Morgan, the site is within walking distance of Mount Morgan State School, the location of the bus stop for the bus to Rockhampton.
(e) vehicle parking and access is provided, which is functional and sufficient to meet the demand likely to be generated by the development;	Consistent. The existing car parking spaces on the street will be more than enough to accommodate a dwelling house with secondary dwelling.
(f) vehicle parking and access achieves a high standard of urban design and integration with the function and appearance of the development; and	Consistent. No changes to the existing vehicle parking and access arrangements are proposed. The existing arrangements will allow the site to retain the capacity for reconversion into a child care centre in the future if required.
(g) adverse impacts on the environment and the amenity of the locality are avoided.	Consistent. The existing access, parking and transport arrangements do not result in any adverse impacts on the environment and amenity of the locality.

9.3.3.3.A Assessment Criteria

Performance outcomes	Acceptable outcomes	Response
Development outcomes for assessable development:		
PO1-PO4	AO1.1-AO4.1	Not Applicable. The proposed development does not include an access driveway. A detailed response is provided to overall outcome (a).

9.3.3.3.A Assessment Criteria		
Performance outcomes	Acceptable outcomes	Response
PO5 Provision is made for on-site vehicle parking: (a) to meet the demand likely to be generated by the development; and (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.	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. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. AND	Complies with AO5.1.2. The proposed development does not change the existing GFA of the site. The existing car parking arrangements, involving 10 spaces within the road reserve, will be retained as part of the proposed development.
	AO5.2 All parking, loading and manoeuvring facilities for visitors and employees to be located on-site. AND	Complies with PO5. The proposal is for a dwelling house and a secondary dwelling. This will not require any commercial deliveries or anything of significant scale, ensuring that the existing parking arrangements will be appropriate. If site access for vehicles is required, a small entry point gate is found on the Central Street frontage of the property, giving access to the rear yard space.
	AO5.3 Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.	Not Applicable. The proposed development is for a Dwelling house only.
PO6 Parking and servicing facilities are designed to meet user requirements.	AO6.1 Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.	Complies with PO6. The existing parking and access arrangements for the site are to be maintained as part of the proposed development.

9.3.3.3.A Assessment Criteria		
Performance outcomes	Acceptable outcomes	Response
P07 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non-residential use into a street that is in a residential zone.	No acceptable outcome is nominated.	Complies with P07. No direct site access is provided, but the car parking for the site is off Hall Street, the lower order of the two road frontages facing the site.
P08 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	AO8.1 Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158. AND	Not Applicable. The proposed use is for a dwelling house.
	AO8.2 Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.	Not Applicable. The existing car parking area is within the road reserve with no street lighting provided on Hall Street.
P09 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (c) minimising potential concealment points and assault locations;	No acceptable outcome is nominated. Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.	Complies with P09. The proposed development will retain the existing physical built form of the building, access point and car parking arrangements. These factors already provide good CPTED compliance, providing good sightlines for casual surveillance, and the property is cleared fenced off by not just a fence, but a retaining wall for much of its frontage.

9.3.3.3.A Assessment Criteria		
Performance outcomes	Acceptable outcomes	Response
(d) minimising opportunities for graffiti and other vandalism; and (e) restricting unlawful access to buildings and between buildings.		
PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	Complies with PO10. The parking areas will remain publicly accessible at all times.
PO11 Development contributes to the creation of a transport network which is designed to: (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 (b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.	No acceptable outcome is nominated.	Not Applicable. The proposed development will not change the existing transport network.
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.	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. AND	Not Applicable. The proposed development is for a single dwelling house with secondary dwelling.
	AO12.2	Not Applicable. The proposed development will not change the existing transport network.

9.3.3.3.A Assessment Criteria		
Performance outcomes	Acceptable outcomes	Response
	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. 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.	Not Applicable. The proposed development will not change the existing physical characteristics of the site, including the structures on site, the access points and the parking areas.
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: (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.	Not Applicable. The proposal does not require pick up and drop off points.
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 the Australian Standard AS 2890, as updated from time to time. AND	Not Applicable. No regular vehicle access is provided to the site.

9.3.3.3.A Assessment Criteria		
Performance outcomes	Acceptable outcomes	Response
	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. AND	Complies with AO14.2. No direct access from the listed road types are provided.
	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.	Not Applicable. The proposed development will not generate more than 100 vehicle movements per day.
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.	Complies with PO15. The proposed development will contribute to the upgrading of the transport network as appropriate, and will not require any upgrades to establish the use of a dwelling house and secondary dwelling.
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.	Not Applicable. There is no on-site transport network infrastructure.
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and	AO17.1 Pedestrian and cyclist movement are designed in compliance with the Capricorn Municipal	Complies with PO17. The existing pedestrian and cyclist infrastructure along the site frontages will be retained.

9.3.3.3.A Assessment Criteria		
Performance outcomes	Acceptable outcomes	Response
within the site having regard to desire lines, users' needs, safety and legibility.	Development Guidelines and Australian Standard AS 2890 — Parking facilities.	
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.	Not Applicable. The proposal is for a dwelling house and secondary dwelling. Usual domestic facilities will be available.
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.	Complies with PO19. The existing refuse collection arrangements will be maintained.



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT
ASSESSMENT RULES

Application number:	D/95-2023	<i>For further information regarding this notice, please contact:</i>	Brendan Standen
Date application properly made:	25 July 2023	Phone:	07 4936 8099

1. APPLICANT DETAILS

Name:	Lisa Wyvill		
Postal address:	C/- Reel Planning 1/9 Camford Street MILTON QLD 4064		
Contact number:	(07) 3217 5771	Email:	james@reelplanning.com

2. PROPERTY DESCRIPTION

Street address:	17 Central Street, Mount Morgan
Real property description:	Lot 19 on M31138

3. OWNER DETAILS

Name:	L M Wyvill
Postal address:	10 Radloff Street MOUNT MORGAN QLD 4714

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for Material Change of Use for Dwelling House (including Secondary Dwelling)

5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. REFERRAL AGENCIES

NIL

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
<ul style="list-style-type: none">- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and	

- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and
- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?

NO

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: **Brendan Standen**

Signature:

Date: 8 August 2023

PRINCIPAL
PLANNING OFFICER

