# Logo, company name  Description automatically generatedMATERIAL CHANGE OF USE for a dual occupancy / dwelling house – \*INSERT ADDRESS\*

ACCREDITED CONSULTANTS REPORT

|  |  |
| --- | --- |
| PRE-SUBMISSION NUMBER |  |
| Accredited consultant name |  |
| Accreditation number |  |

APPLICATION SUMMARY

|  |
| --- |
| DEVELOPMENT APPLICATION DETAILS |
| Proposal (general description) |  |
| Level of assessment |  |
| Site address |  |
| Lot and plan |  |
| Landowner |  |
| Applicant |  |
| Planning scheme |  |
| Local plan |  |
| Zone | LOW DENSITY RESIDENTIALLOW MEDIUM DENSITY RESIDENTIALMEDIUM DENSITY RESIDENTIAL |
| Referral agencies |  |
| **Assessment deadline** |  |
| **Application date** |  |
| **Appendix** | 1. Plans of development
 |

The following table describes the key development parameters for the proposal:

**DEVELOPMENT PARAMETERS**

|  |  |
| --- | --- |
| MATERIAL CHANGE OF USE | DEVELOPMENT PARAMETERS |
| Required | Proposed |
| **Gross Floor Area** |  |  |
| **Number of Units** |  |  |
| **Building Height/ Storeys** |  |  |
| **Density**  |  |  |
| **Setbacks**  |  |  |
| **Site Cover** |  |  |
| **Other (insert as needed)** |  |  |

**SITE/LOCALITY**

|  |
| --- |
| SITE AND LOCALITY DESCRIPTION |
| **Land Area** |  |
| **Existing Use of Land** |  |
| **Road Frontage** |  |
| **Significant Site Features** |  |
| **Topography** |  |

**BACKGROUND / SITE HISTORY**

|  |  |
| --- | --- |
| APPLICATION NO. | DECISION AND DATE |
|  |  |
|  |  |
|  |  |

###### ASSESSMENT

## Material assessed in the application

The applicant provided the following materials in the application:

* Accredited Consultants Report;
* Plans of Development; and
* \*List any other application material\*

These materials have been considered in the assessment of the application.

## Applicable assessment benchmarks

The following Assessment Benchmarks apply to the development:

|  |
| --- |
| STATE PLANNING INSTRUMENTS |
| Far North Queensland Regional Plan (FNQRP) 2009-2031 | The subject site is within the Urban Footprint.The Regional Plan has been appropriately integrated and reflected through CairnsPlan 2016. |
| State Planning Policy (SPP) | The State Planning Policy (SPP) contains the State Interest Policies and Assessment Benchmarks which are applicable to the development. The CairnsPlan 2016 advances the SPP except for erosion prone areas and coastal management district and therefore all the State interests have been appropriately reflected in CairnsPlan 2016. |

|  |
| --- |
| CAIRNSPLAN 2016 V3.1 |
| \*insert applicable code or overlay\* | Complies.\*insert statement of compliance\* |
| \*insert applicable code or overlay\* | Complies.\*insert statement of compliance\* |
| \*insert applicable code or overlay\* | Complies\*insert statement of compliance\* |
| \*insert applicable code or overlay\* | Complies.\*insert statement of compliance\* |
| \*insert applicable code or overlay\* | Complies.\*insert statement of compliance\* |

###### NON-COMPLIANCE WITH ACCEPTABLE OUTCOMES

Where non-compliant with an Outcome of a relevant benchmark, a performance-based assessment has been undertaken, as detailed below:

|  |
| --- |
| **Assessment Benchmark** |
| **CairnsPlan 2016** |
| **Performance Outcome** | **Accredited Consultant Assessment** | **Council Officer comment**  |
| Performance Outcome \*insert number and description of outcome\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only  |
| Performance Outcome \*insert number and description of outcome\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only  |
| Performance Outcome \*insert number and description of outcome\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only  |
| Performance Outcome \*insert number and description of outcome\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only  |
| Performance Outcome \*insert number and description of outcome\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only  |
| Performance Outcome \*insert number and description of outcome\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only  |

## Referral Agency assessment

The application requires assessment by Cairns Regional Council for its non-compliance with the Queensland Development Code.

Queensland Development Code

|  |
| --- |
| **QDC MP1.1** |
| **Performance Solution** | **Accredited Consultant Assessment** | **Council Officer comment**  |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| **QDC MP1.2** |
| **Performance Solution** | **Accredited Consultant Assessment** | **Council Officer comment**  |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |

CairnsPlan 2016

|  |
| --- |
| **CairnsPlan 2016 – Section 1.6** |
| **Performance Solution** | **Accredited Consultant Assessment** | **Council Officer comment**  |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| Performance Solution \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |
| **CairnsPlan 2016 –Section 1.8** |
| **Performance Outcome** | **Accredited Consultant Assessment** | **Council Officer comment**  |
| Performance Outcome \*insert number and description of Performance Solution\* | \*insert accredited consultant assessment and how the proposal will satisfy the Performance Outcome\* | Council Use Only |

###### INFRASTRUCTURE CHARGES

The development does not result in an increased demand on Council’s trunk infrastructure network in accordance with Council’s Charges Resolution No. 2 of 2021. An Infrastructure Charges Decision Notice is not required.

OR

Council’s Infrastructure Charges Resolution No. 2 of 2021 identifies that an Infrastructure Charge is levied for the development. The applicable charge has been calculated in accordance with the Resolution and section 120 of the Planning Act 2016.

A copy of the calculations is contained in Appendix X.

###### NOTICE ABOUT DECISION – STATEMENT OF REASONS

Subject to the imposition of the development conditions contained within the decision notice, the development is considered to comply despite non-compliance with particular assessment benchmarks for the reasons further described in this notice:

1. In assessing the proposed development, conditions have been imposed to ensure compliance with the assessment benchmarks of the CairnsPlan 2016 v3.1.
2. Council use only
3. Council use only

This submission is referred to the Delegated Officer to exercise all associated powers to manage and decide development applications made under the relevant planning legislation in accordance with the approved Delegations of Authority.

## Declaration by Consultant

I am satisfied that no matters of significance are withheld from Council’s delegate. This report was completed by me or under my direct supervision and I am suitably qualified and experienced to provide an assessment of the application against the criteria contained in this report. I acknowledge and accept that the Council, as the assessment manager, relies in good faith, on the information provided within this report as part of its development assessment process and that the provision of false or misleading information to the Council constitutes an offence against the *Planning Act 2016*. I am aware that the Cairns Regional Council will rely upon this report and any associated plans, certifications, attachments etc. as part of the assessment of this development application.

\*insert signature\*

\*Insert Accredited Consultant Name\*

**Accredited Consultant under Accreditation Number** \*insert accreditation number\*, on DAY MONTH YEAR.

###### ASSESSMENT MANAGER DECLARATION, EXECUTION OF DELEGATION & DECISION (COUNCIL USE ONLY)

## COUNCIL ACTION OFFICER DECLARATION

The Action Officer confirms that:

* The conditions (including the process) for executing delegated authority given by Council under section 259 of the *Local Government Act 2012* have been fulfilled; and
* That in fulfilling the conditions of delegated authority, notification of the development application was provided to Councillor \*insert Councillor Name\* for \*Insert division\*, and the Deputy Mayor, Councillor \*insert name\*, on \*insert date\*.

The recommendation is formed after considering the proposal, the relevant provisions of the *Planning Act 2016*, the assessment benchmarks, submissions received and other relevant materials.

\*insert signature\*

\*Insert Planning Officer Name\*

**Action Officer**, \*Insert Title\* on DAY MONTH YEAR.

**EXECUTION OF DELEGATION & DECISION**

The Delegate has considered the application detailed above, the matters set out in the submission to the Delegate and the recommendation of the officer, I am satisfied that the application accords with relevant standards and the *Planning Act 2016* where applicable and as such approve the application subject to the conditions attached.

\*insert signature\*

Claire Simmons

**Delegate**, Manager Development & Planning on DAY MONTH YEAR

### Appendix 1: APPROVED PLAN(S) & DOCUMENT(S)

### Appendix 2: SITE PHOTOS TAKEN FROM SITE TO SHOW EXISTING ELEMENTS