DOUGLAS SHIRE PLANNING REPORT
292 BAMBOO CREEK ROAD, BAMBOO QLD 4873
MATERIAL CHANGE OF USE (HOME BASED BUSINESS-SWIMMING TUITION)

6.2.4.3.a Environmental Management Zone – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	A01.1 Buildings and structures are not more than 8.5 metres One storey in height. AO1.2 Buildings has a roof height less than 2 metres.
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2 Buildings and structures are set back more than: (a) 40 metres from the frontage of a state controlled road; (b) 6 metres from any other road (c) 6 metres from the side and rear boundaries of the site.
P03 Development is consistent with the purpose of the Environmental management Zone and protects the zone from the intrusions of inconsistent uses	A03 Inconsistent uses as per Table 6.2.4.3.b do not apply
P04 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environment or scenic value of the site	A04 The swimming tuition will operate within the existing residential property and use the existing residential swimming pool and associated facilities. No new buildings or significant structures are proposed as part of the home-based swimming tuition. The small-group nature of the lessons will result in minimal additional activity on the site, and existing landscaping and residential amenity will be maintained. The operation will not require changes to the existing site coverage or built form and will therefore have no adverse effect on the environmental or scenic value of the site.
P05 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and it's surrounds	A05.1 Building, pool structure and associated access, infrastructure and private open space are sited within areas of the site which are already cleared and existing A05.2 Building and pool structure and any associated infrastructure are not allocated on slopes greater than 1 in 6 (16.6%) or on a ridgeline.

Performance outcomes	Acceptable outcomes
P06 Building and structures are responsive to steep slope through innovative construction techniques so as to: (a) Maintain the geotechnical stability of the slope (b) Minimise cut and/or fill; (c) Minimise the overall height of development	A06 not applicable –Steep slope is non existing at proposed location
P07 The exterior finishes of buildings and structures are consistent with the surrounding natural environment	A07 The exterior finishes and colours of the buildings are non-reflective cream walls with dark blue/grey roof. The pool structure is non-reflective and consists of blue, cream, grey and black features.
P08 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	A08 The swimming tuition will operate on a small scale using the existing residential swimming pool, with lessons limited to small groups of children. The activity will generate minimal additional traffic, with vehicle movements limited to parents/guardians attending lessons. Lessons will be conducted during reasonable daytime hours and will not involve amplified music or other significant sources of noise. No dust, odour or additional external lighting impacts are anticipated. The existing residential character and amenity of the site and adjoining properties will be maintained, and the activity will not result in unreasonable impacts on neighbouring properties.
P09 The density of development ensures that the environmental and scenic amenity values of the site and surrounding areas are not adversely affected	A09 not applicable – the existing buildings, pool structure and other infrastructure is being used for the swimming tuition. The maximum residential density of one dwelling house per lot is met.
P10 Lot reconfiguration results in no additional lots	A10 Not applicable – no lot reconfiguration is required.

9.3.11.3.a Home based business code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The use: (a) is associated with a dwelling that is being used as a private residence; (b) is low-key in terms of scale, operating characteristics and the number of non-resident employees; (c) does not adversely impact on nearby residential amenity; (d) is compatible with domestic scale infrastructure.	AO1.1 Note –home based swimming tuition is not restricted to operating within an enclosed structure however the use of the private swimming pool is located on the premises of the private residence and uses no more than 75m2 of gross floor area or 30% of the total area of the dwelling. AO1.2 The swimming tuition is conducted by a resident and owner of the premises -Naomi Arthurson: (a) There are no non-resident employees on site AO1.3 The swimming tuition does not: (a) involve the public display of goods or materials; (b) include hiring goods or equipment from the site; (c) impose an adverse load on utility infrastructure in comparison to normal domestic use of the premises; (d) involve more than 20 separate client visits per day. AO1.4 The home based business is conducted between the hours of 8.00am to 8.00pm Monday to Saturday (excluding public holidays), AO1.5 There are no vehicles associated to the swimming tuition. AO1.6 Signage is not required for swimming tuition AO1.8 The home-based business: (a) has a source of power not exceeding a total connect load of 2.0kW; (b) places a demand on reticulated water supply of not more than 3L per day per m2 of the floor area related to the business; (c) does not involve the discharge of trade waste. AO1.9 The home-based business does not store or use flammable and combustible liquids on site in amounts that exceed what is permitted for a residential dwelling under AS 1940-2004
PO2 The home-based business is conducted such that buildings on the site retain a residential appearance and character.	AO2 The external appearance and character of the dwelling is not modified to accommodate the home-based business – swimming tuition.

9.4.1.3.b – Access, parking and servicing requirements

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m2 GFA for any other Home Based Business.	not applicable	not applicable	not applicable

9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is not applicable AO1.4 For parking areas exceeding 50 spaces parking is not applicable.
Performance outcomes	**Acceptable outcomes**
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.

Performance outcomes	Acceptable outcomes
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	AO3.1 Access is limited to one access cross over per site (driveway) and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access (driveway) or access crossovers: (a) is not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) Is designed to accommodate any adjacent footpath is not applicable (non existing footpaths); (c) adhere to minimum sight distance requirements in accordance with AS2980.1. AO3.3 Driveway is: (a) designed to follow as closely as possible to the existing contours, and is no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system. AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 Accessibility will be accommodated where required, including allowing a person with a disability to be dropped off and assisted from the vehicle at the property. The existing driveway and pedestrian access will be maintained free of obstruction to provide safe access between the parking area and the swimming pool. No dedicated accessible parking bay is proposed unless required by Council as a condition of approval or determined to be necessary based on the final assessment of the development.

Performance outcomes	Acceptable outcomes
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Pedestrian access will be maintained free of obstruction to provide safe access between the parking area and the swimming pool.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces is not applicable
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	AO7 Development provides bicycle parking spaces is not applicable
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site is not applicable
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service is not applicable.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development for adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the swimming tuition is not applicable.