

Preliminary Advice

SUMMARY	
Council reference	PLM035-2023
Location	43 Gray Street, Emerald QLD 4720 Lot 5 RP867802
Lot size	4020m ²
Applicant	Elite Fitout Solutions Pty Ltd C/- Steffan Harries
Description of proposal	Material Change of Use – Veterinary Service (118 m ² extension)
Prepared by	Carolyn Smith, Principal Planner Development Assessment
Reviewed by	Rebekah McDonald, Coordinator Development & Planning
Date of Advice (meeting)	16 January 2024
Legislation	<i>Planning Act 2016</i>
Planning Scheme	Central Highlands Regional Council Planning Scheme 2016 (Amendment No. 6)
Zone	General Residential Zone
Level of Assessment	Impact Assessable
Approval required	Yes – Development Permit for Material Change of Use for Veterinary Services (Extension) <i>Note: Further approvals may be required</i>
Assessment Benchmarks	As the presented proposal is subject to Impact Assessment, the entire Planning Scheme (including the Strategic Framework) will be the assessment benchmarks for the development application.
Overlays	<ul style="list-style-type: none"> • Airport Environs Overlay Code • Flood Hazard Overlay Code • Agricultural Overlay Code
Referrals	<p>To Be Determined</p> <p>Applicants are encouraged to contact SARA to seek pre-lodgement advice on the proposal.</p> <p>SARA Central Queensland Level 2, 209 Bolsover Street, Rockhampton PO Box 113, Rockhampton Qld 4700 P 07 4924 2913 E RockhamptonSARA@dcdilqp.qld.gov.au</p>

The subject site is located at 43 Gray St, Emerald. The total site area is 4020m² and the land is developed with an existing Veterinary Service.



Figure 1: Subject Site

The subject site is included in the General residential zone under the Central Highlands Regional Council Planning Scheme 2016 (Amendment 6) and is affected by three overlays:

- Airport Environs
- Flood Hazard (predominantly Medium risk category)
- OM006 (Agricultural) – Agricultural Land Class A

Proposal Details

The proposed development is for an 118m² extension to the Veterinary Service on the subject property which also includes some demolition of the existing building.

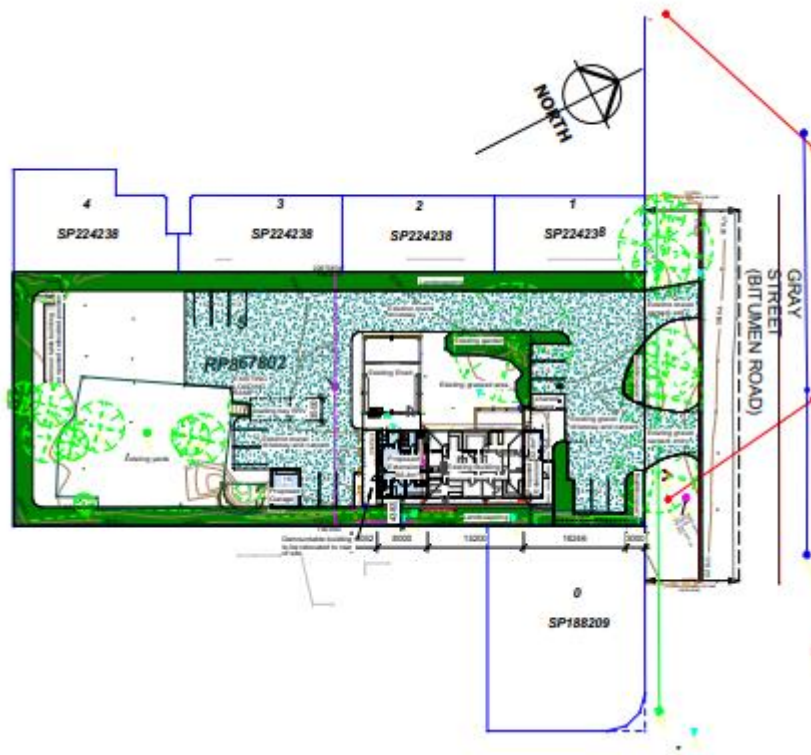


Figure 2: Site Plan



Figure 3: Proposed Floor Plan

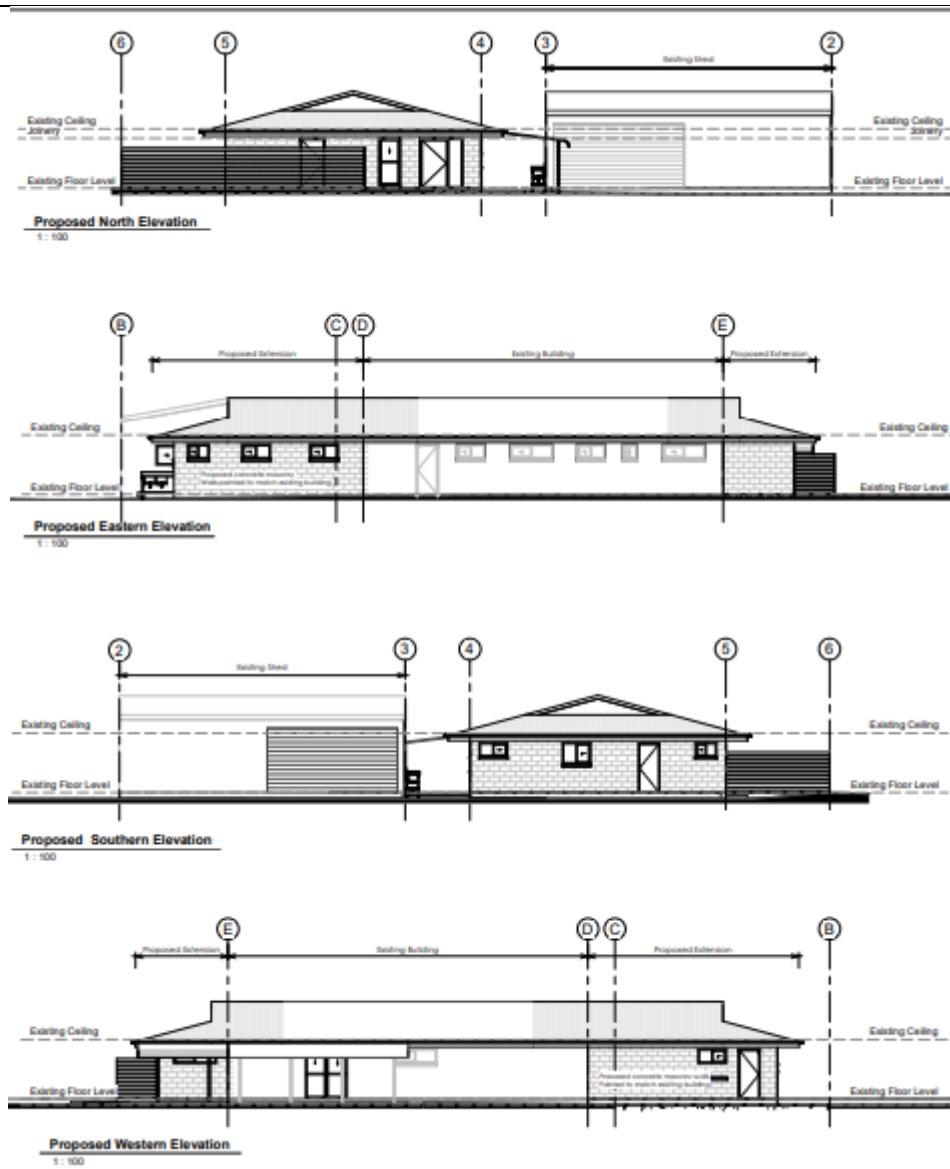


Figure 4: Elevations

Matters for Consideration

Planning

As there are no records of any original planning approval for the existing Veterinary Service on the site, the proposed extension cannot be considered as a Change Application and therefore would constitute a Material Change of Use as defined under the *Planning Act 2016*.

The proposed extension to the Veterinary Service would be Impact Assessable development and as such would need to be assessed against the whole planning scheme. It would also require public notification and may attract submissions from the general public.

Given that the proposed extension to the Veterinary Service is to a lawfully operating business, Council officers are generally supportive of the proposed extension, subject to a well-made development application being submitted and the consideration of any submissions that may be submitted.

A preliminary review of the proposal against planning scheme requirements has been undertaken. The following are matters which council would consider as part of a development application (non-exhaustive):

General Residential Zone

The proposed use is impact assessable, and an application must demonstrate how it achieves the purpose of the *General Residential Zone Code*, despite any conflict with the overall outcomes.

The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents. The General residential zone is intended to provide for predominantly low density, low-rise residential uses on a range of urban type lot sizes. Whilst predominantly intended to accommodate dwelling houses and to a lesser extent dual occupancies, limited other residential uses may be established in the zone where compatible with the prevailing residential character and amenity of the area.

In particular, the proposed development would need to demonstrate how the Veterinary Service is of a small scale nature that is compatible with the prevailing residential character and amenity of the area.

Business uses code

The purpose of the Business Uses Code is to ensure that business uses:-

- a. are developed in a manner consistent with the Central Highlands Activity Centre Network as identified in [Table 8.3.1.3.2 Activity centre network role and function](#); and*
- b. are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and [amenity](#) considerations.*

The subject site is not contained within one of the areas listed in [Table 8.3.1.3.2 Activity centre network role and function](#).

The proposal will need to demonstrate how it achieves the Overall Outcomes and assessment benchmarks of the Business Uses Code including how the local character, environment and amenity of the area can be maintained (see [Table 8.3.1.3.1](#)). As an example, Acceptable Outcome 8 and 9 (A08 and A09) specifies some landscaping and setbacks criteria that will need to be addressed.

Advertising Devices code

The purpose of the [Advertising devices](#) code is to ensure that [advertising devices](#) are established in a manner which is consistent with the desired character and [amenity](#) of the Central Highlands.

Depending on the type of any Advertising signage that may be proposed, an Operational Works (Advertising Devices) application may be required ([Section 5.8](#)).

An application for Operational works (advertising devices) could be submitted together with the Material Change of Use application so it can be assessed concurrently as part of the same application.

Landscaping code

The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Central Highlands.

A detailed landscaping plan will need to be provided to demonstrate the development achieves the purpose and relevant outcomes of the Landscaping code, taking into account the Business Use code landscaping requirements. At a minimum, the development should include boundary landscaping, new landscaping around the front of the proposed building extension and to car parking areas to provide shade relief.

Transport, Parking and Access Code

The purpose of the Transport, parking and access code is to ensure that transport infrastructure is provided in a manner which meets the needs of the development whilst preserving the character and [amenity](#) of the Central Highlands.

The proposal will need to demonstrate how it complies with the Transport, Parking and Access Code including achieving the minimum number of required Parking spaces of 1 space / 25m² GFA and 1 SRV. Based on the total GFA of 391m², the total number of car parking spaces on the site would be 16 plus 1 SRV/loading bay space and would need to include 1 Person With Disability Space.

Works, Services and Infrastructure (Development Design) Code

The proposal will need to demonstrate compliance with this code.

Overlay Codes

An assessment of the proposal against the Agriculture, Airport Environs and Flood Overlay Codes will be required as part of the application. The site is contained within the Medium Flood Risk category advise has been sought from council's Flood Mitigation Project Manager. Council's engineer has confirmed there are no significant flood impacts that are likely to be generated by the proposed development.

The building is likely to be impacted by future flooding with depths between 0.5m – 0.55m. However, the velocity of this water is slow moving, at less than 0.18m/s. As such, there is a requirement for all electrical switchboards and power points to be above the defined flood event. The building should also be constructed of flood resilient flooring and sheeting materials to minimise potential for property damage.

Note: Flood resilient materials may include cement, masonry, tiles and steel.

Engineering

Engineering requirements for the proposal would be:

- The existing crossovers will need to be brought up to standard to meet the requirements of the Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-042
- The new car parking and driveways will need to be designed and constructed to ensure compliance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking. Driveways must be sealed to a suitable standard to sustain all vehicles associated with the development.
- All stormwater will need to be discharged to a lawful point, being the kerb and channel.

Given the size of the site, it is likely that a Stormwater Management Plan won't be required, as long as the site coverage does not exceed 25%.

Record of Pre-lodgement

A meeting was held on 16 January 2024. The following people were in attendance:

Present:

- Alex Steffan (Consultant)
- Carolyn Smith (Principal Planner)

Confirmation of Materials Required for the Application

The following plans / supporting reports are required for the application:-

- **DA Form 1 - Application Forms and Templates**
- **Owners Consent**
- **Proposal Plans** (including site layout, elevations, swept paths, building plans (incl. internal layout), and proposed access arrangements, etc)
- **Planning Assessment Report** that demonstrates compliance with the Central Highlands Regional Council Planning Scheme 2016 – please note that code compliance tables can be directly downloaded from council's eplan - Central Highlands Regional Council Planning Scheme 2016
- **Supporting Material / Reports**
- **Application Fee**
 - Veterinary Service impact assessment fee of \$3,683.00 plus an additional \$3.20 per m² of GFA. Therefore, as the proposed extension is 118m², the total fee is calculated as:
 - $\$3,683.00 + (118 \times \$3.20) = \$3,683 + \$377.60 = \$4,060.60$

(Note: subject to change at end of financial year)

Other Matters

- The proposed development may be subject to infrastructure charges.
- Further development approvals may be required as part of the development.
- This application may be eligible for economic incentives under Council's [Rise Up Central Highlands Economic Stimulus Package](#). For further information, please use the above link or contact council at: E: tplanning@chrc.qld.gov.au; or ph:1300 242 686 and request to speak to the Strategic Land Use team.

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