

Glenn and Marisa Beere
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Chief Executive Officer,
Mareeba Shire Council,
PO Box 154
Mareeba,
Qld 4880
Attention: Brian Millard and Carl Ewin

20th March 2019

Dear Brian and Carl,

PROPOSED MATERIAL CHANGE OF USE FOR AQUACULTURE FOR 321 MALONE ROAD (2/RP737772)

This application is for a material change of use to develop a small aquaculture farm for freshwater crayfish (Redclaw) on rural land as given above.

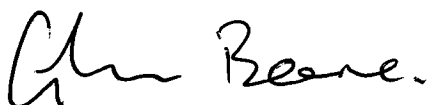
The property is 12.85Ha in area; currently it has a dwelling, a few farm sheds and a small producing lychee orchard with most of the land being used to grow hay. The proposed development is of a modest scale occupying a total area of <3Ha. At full development, crayfish will be grown in a maximum of 24 earthen ponds with a total water area of <2Ha.

Following pre-lodgement advice from the MSC Planning Department and most recently from SARA, we submit in support of our application a number of documents, plans, and drawings as listed in the tables below.

We would also like to request that Council provide a copy of the Draft Conditions for our early consideration prior to a Decision being provided.

Please call or contact us should further information or clarification be required.

Yours Sincerely,



Glenn and Marisa Beere

LIST OF ATTACHMENTS

ATTACHMENT NO	DESCRIPTION
1	DA Form 1
2	Assessment against MSCPS Development Codes
3	SDAP State Code 17: Aquaculture
4	DILGP Taking or interfering with artesian or sub-artesian water
5	SARA Pre-lodgement advice dated 23/1/2019 (SDMIP Ref 1901-9211 SPL)

LIST OF PLANS

PLAN NUMBER	DESCRIPTION
01	Location of 321 Malone Road (2/RP737772)
02	Land use and infrastructure February 2019
03	Surface contours (0.1m), waterways, and flood level
04	Proposed air, water and power infrastructure
05	Proposed water containment structures
06	All proposed development and infrastructure
07	Detail of pond area development
08	Pond area development showing block boundaries
09	Pond area development showing surface contours (0.1m)
10	Location of cross sections
11	Cross section through sediment dam showing flood level
12	Cross section through main pond drain
13	Generalised plan of ponds with pond cross- and long-section

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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) <i>(individual or company full name)</i>	Glenn and Marisa Beere
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	PO Box 2842
Suburb	Mareeba
State	Queensland
Postcode	4880
Country	Australia
Contact number	0447448558
Email address <i>(non-mandatory)</i>	gmbeere@tpg.com.au
Mobile number <i>(non-mandatory)</i>	0447448558
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

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
		321	Malone Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	RP737772	Mareeba
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. Only one set of coordinates is required for this part.

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 their details have been attached in a schedule to this 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:

LEVINSON CREEK

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

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

MATERIAL CHANGE OF USE FOR AQUACULTURE-SMALL SCALE DEVELOPMENT FOR REDCLAW CRAYFISH IN EARTHEN DAMS WITH TOTAL WATER AREA OF <2Ha.

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

BULK EARTHWORKS- CONSTRUCTION OF WATER STORAGE DAMS

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

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

6.3) Additional aspects of development

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

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 checked="" 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)
SMALL SCALE FRESHWATER AQUACULTURE IN EARTHEN PONDS	MAREEBA SHIRE PLANNING SCHEME 2016	N/A	N/A

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?

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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 construction 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 checked="" 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: EXCAVATION OF SHALLOW PONDS AND SEDIMENT DAM | | |

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

- | | |
|--|--|
| <input type="checkbox"/> Yes – specify number of new lots: | |
| <input checked="" type="checkbox"/> No | |

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

\$120,000

PART 4 – ASSESSMENT MANAGER DETAILS

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

MAREEBA SHIRE COUNCIL

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

- | |
|---|
| <input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application |
| <input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached |
| <input checked="" type="checkbox"/> No |

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- 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 – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, 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
<p>Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i></p> <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> <p><i>Further advice about information requests is contained in the DA Forms Guide.</i></p>

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
\$		

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 <i>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.</i>			
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 <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			
<u>Clearing native vegetation</u>			

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 conservation

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

Yes

No

Note: See 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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR 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	
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QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

Assessment of application against relevant Development Codes

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:		ADDRESS:	321 Malone Road, Mareeba, QLD 4880
APPLICANT:	Glenn & Marisa Beere	RPD:	2/RP737772
LODGED BY:	Glenn & Marisa Beere	AREA:	12.85Ha
DATE LODGED:	March 2019	OWNER :	Glenn & Marisa Beere
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Material Change of Use – Aquaculture & Operational Works- Bulk Earthworks (water Storage Dams)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme - July 2016		
ZONE:	Rural		
LEVEL OF ASSESSMENT:	Code Assessment		
SUBMISSIONS:			

Relevant Development Codes

Following Pre-lodgement advice from the MSC Planning Department the following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.2 Airport environs overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.6 Rural activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

6.2.9 Rural zone code

6.2.9.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Rural zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.9.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
 - (b) protect the rural character of the region;
 - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
 - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
 - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
 - (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
 - (g) prevent adverse impacts of development on ecological values;
 - (h) preserve land in large holdings; and
 - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
 - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
 - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;

- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height- <u>APPLICABLE</u>			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 		Not applicable
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	✓	Shed for processing of crayfish <5m high
Siting, where not involving a Dwelling house- <u>APPLICABLE</u>			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			

Performance outcomes	Acceptable outcomes	Complies	Comments	
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	✓	Built structures 10m or more from boundaries	
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.			Not Applicable
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road; 			Not Applicable
Accommodation density- NOT APPLICABLE				
PO3 The density of Accommodation activities:	AO3.1 Residential density does not exceed one dwelling house per lot.			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) respects the nature and density of surrounding land use;</p> <p>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</p> <p>(c) is commensurate to the scale and frontage of the site.</p>	<p>AO3.2 Residential density does not exceed two dwellings per lot and development is for:</p> <p>(a) a secondary dwelling; or</p> <p>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or</p> <p>(c) Rural worker's accommodation.</p>		
For assessable development			
Site cover -<u>APPLICABLE</u>			
<p>PO4 Buildings and structures occupy the site in a manner that:</p> <p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</p> <p>(c) appropriately balances built and natural features.</p>	<p>AO4 No acceptable outcome is provided.</p>	✓	<p>Farm infrastructure is designed to make the most operationally efficient use of land within the constraints of the land itself and council requirements; additional landscaping adds to the character of the area and balances the built environment.</p>
<p>PO5 Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p>AO5 No acceptable outcome is provided.</p>	✓	<p>See above; process sheds will be of a standard steel frame rural construction</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Amenity- <u>APPLICABLE</u>			

<p>PO6 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO6 No acceptable outcome is provided.</p>	<p>✓</p>	<p>Development is of a limited nature and low intensity and is expected to have minimal to no adverse effects on the amenity of the area;</p> <p>Noise: noise generated by operations will be minimal coming from movement of ATV/ quad bikes, mowers, grass trimmers, and light vehicles. Electric pumps of low power (3Kw, airlift blower, and 12Kw irrigation pump) will be housed in sheds.</p> <p>Hours of operation: principally a daytime operation, some pond harvesting will be done early in the morning;</p> <p>Traffic: little change from traffic movements at present;</p> <p>Advertising devices: none;</p> <p>Visual amenity and privacy: low barrier fences 1.2m high around the pond areas will be the visible from adjoining areas, visual impact will be minimised by installing vegetation screens between the operations and adjoining</p>
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Performance outcomes	Acceptable outcomes	Complies	Comments
			<p> dwelling; <i>Lighting:</i> pond areas will essentially be daytime operations with no need for lighting; <i>Odour:</i> operations are not expected to generate odour as ponds will have little crayfish biomass (~300kg in 600 tonnes of water), with water aerated and circulated every day with low-volume airlift devices. Ponds require emptying to harvest the crayfish, emptied ponds will be cleaned out if necessary, lime added and then left to dry out in the sun for a period. <i>Emissions:</i> operations are not expected to produce any significant emissions as at present. </p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO7 No acceptable outcome is provided.</p>	<p>✓</p>	<p>Development is of a limited nature and low intensity and is planned to have minimal to no additional environmental impacts (as for P06).</p>

8.2.1 Agricultural land overlay code

8.2.1.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within the agricultural land areas identified on the **Agricultural land overlay maps (OM-001a-n)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

8.2.1.2 Purpose

- (1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
 - (i) an overriding need exists for the development in terms of public benefit,
 - (ii) no suitable alternative site exists; and
 - (iii) the fragmentation or reduced production potential of agricultural land is minimised;
 - (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
 - (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
 - (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

8.2.1.3 Criteria for assessment

Table 8.2.1.3 – Agricultural land overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development-APPLICABLE			
<p>PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <p>(a) an overriding need exists for the development in terms of public benefit;</p> <p>(b) no suitable alternative site exists; and</p> <p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>AO1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <p>(a) animal husbandry; or</p> <p>(b) animal keeping; or</p> <p>(c) cropping; or</p> <p>(d) dwelling house; or</p> <p>(e) home based business; or</p> <p>(f) intensive animal industry (only where for feedlotting); or</p> <p>(g) intensive horticulture; or</p> <p>(h) landing; or</p> <p>(i) roadside stalls; or</p> <p>(j) winery.</p>	✓	<p>Development is within Class A Agricultural Land-Crayfish farm with its essential infrastructure (ponds, fences, sheds etc) will add to the current productive capacity of the land as it is currently unused except for the growing of low quality / low value hay.</p>
For assessable development			
<p>PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <p>(a) avoid land use conflict;</p> <p>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</p> <p>(c) avoid reducing primary production potential; and</p> <p>(d) not adversely affect public health, safety and amenity.</p>	<p>AO2 No acceptable outcome is provided.</p>		<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <p>(a) ensures that agricultural land is not permanently alienated;</p> <p>(b) ensures that agricultural land is preserved for agricultural purposes; and</p> <p>(c) does not constrain the viability or use of agricultural land.</p>	<p>AO3 No acceptable outcome is provided.</p>	✓	<p>Agricultural land will not be permanently alienated. Crayfish ponds will be dug into the sub soil ("B" horizon); topsoil ("A" horizon) not used on pond banks will be stored on site, such that the site and soil profiles could be restored to pre-development configuration if necessary.</p>
If for Reconfiguring a lot- NOT APPLICABLE			
<p>PO4 The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p>AO4 Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).</p>		
<p>PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p>AO5 No acceptable outcome is provided.</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. 	<p>AO6 No acceptable outcome is provided.</p>		

8.2.2 Airport environs overlay code

8.2.2.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Airport environs overlay maps (OM-002a-f)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Strategic airports and aviation facilities are appropriately reflected in Overlay Map 2 and is required to be mapped by State Government in response to Infrastructure State Interests.

8.2.2.2 Purpose

- (1) The purpose of the Airport environs overlay code is to protect the current and ongoing operations of established airports, aerodromes and aviation infrastructure in Mareeba Shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The ongoing operation of Mareeba Airport and its associated infrastructure are protected from incompatible development;
 - (b) Aerodromes in Chillagoe and Dimbulah are maintained to support recreation, mining and rural uses;
 - (c) Operational airspace is protected;
 - (d) Threats to aviation safety such as bird and bat strike and distraction or blinding of pilots are avoided or minimised;
 - (e) State significant aviation facilities associated with the Mareeba Airport are protected from encroachment by sensitive land uses; and
 - (f) Development in the vicinity of airports, aerodromes and aviation infrastructure does not compromise public safety.

8.2.2.3 Criteria for assessment

Table 8.2.2.3 - Airport environs overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments	
For accepted development subject to requirements and assessable development				
Protection of operational airspace- APPLICABLE				
PO1 Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the: (a) Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c) ; or (b) Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1) ; or (c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) ; or (d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) .	AO1.1 Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of: (a) Mareeba Airport identified on Airport environs overlay map (OM-002c) ; or (b) Cairns Airport identified on Airport environs overlay map (OM-002c.1) .	✓	Development <435m (AHD) is <height of OLS	
	AO1.2 Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) .			Not applicable; development is 8-13km distance from airport
	AO1.3 Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) .			Not applicable; development is 8-13km distance from airport
Lighting-				

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Development does not include lighting that:</p> <p>(a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or</p> <p>(b) could distract or confuse pilots.</p>	<p>AO2 Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) does not:</p> <p>(a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and</p> <p>(b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.</p>		<p>Not applicable; development is 8-13km distance from airport</p>
Noise exposure			
<p>PO3 Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.</p>	<p>AO3 Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on Airport environs overlay map (OM-002d).</p>	✓	<p>Development outside of 20-25 NEF</p>
Public safety			
<p>PO4 Development does not compromise public safety or risk to property.</p>	<p>AO4 Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on Airport environs overlay map (OM-002e).</p>	✓	<p>Development outside of Public safety area.</p>
State significant aviation facilities associated with Mareeba Airport			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Development does not impair the function of state significant aviation facilities by creating:</p> <ul style="list-style-type: none"> (a) physical obstructions; or (b) electrical or electromagnetic interference; or (c) deflection of signals. 	<p>AO5.1 Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on Airport environs overlay map (OM-002a.1) does not exceed a height of 640 metres AHD.</p>		<p>Not applicable; development is 8-13km distance from airport</p>
	<p>AO5.2 Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on Airport environs overlay map (OM-002a) does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.</p>		<p>Not applicable; development is 8-13km distance from airport</p>
	<p>AO5.3 Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a) unless associated with the Biboohra CVOR facility.</p>		<p>Not applicable; development is 8-13km distance from airport</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO5.4 Development within 'Airport environs: Zone B (1,500 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a), but outside 'Zone A (200 metre buffer)' identified on Airport environs overlay map (OM-002a), does not include:</p> <ul style="list-style-type: none"> (a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or (b) overhead power lines exceeding 5 metres in height; or (c) metallic structures exceeding 7.5 metres in height; or (d) trees and open lattice towers exceeding 10 metres in height; or (e) wooden structures exceeding 13 metres in height. 		<p>Not applicable; development is 8-13km distance from airport</p>
For assessable development			
Mareeba Airport			
Protection of operational airspace			
<p>PO6 Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the:</p> <ul style="list-style-type: none"> (a) movement of aircraft; or (b) safe operation of the airport or facility. 	<p>AO6.1 Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of:</p> <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) Cairns Airport identified on Airport environs overlay map (OM-002c.1). 		<p>Not applicable; development is 8-13km distance from airport</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO6.2 Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>		<p>Not applicable; development is 8-13km distance from airport</p>
<p>PO7 Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.</p>	<p>AO7 Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within:</p> <ul style="list-style-type: none"> (a) the Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) the Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or (c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on Airport environs overlay map (OM-002f). 		<p>Not applicable; development is 8-13km distance from airport</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Managing bird and bat strike hazard to aircraft			
<p>PO8 Development in the environs of Mareeba Airport or an aerodrome does not contribute to the potentially serious hazard from wildlife (bird or bat) strike.</p>	<p>AO8.1 Development within the 'Airport environs: Distance from airport - 8 kilometres' Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) provides that potential food and waste sources are covered and collected so that they are not accessible to wildlife.</p>		<p>Not applicable; development is 8-13km distance from airport</p>
	<p>AO8.2 Development within the 'Airport environs: Distance from airport - 3 kilometres' Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) does not include:</p> <ul style="list-style-type: none"> (a) food processing; or (b) abattoir; or (c) intensive horticulture; or (d) intensive animal husbandry; or (e) garden centre; or (f) aquaculture. 		<p>Not applicable; development is 8-13km distance from airport</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>A08.3 Putrescible waste disposal sites do not occur within the 'Airport environs: Distance from airport - 13 kilometres' Bird and bat strike zone of:</p> <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002b); or (b) Cairns Airport identified on Airport environs overlay map (OM-002b.1). 	✓	<p>Products are live animals and operations are expected to generate minimal putrescible waste; any waste will be stored in closed bins prior to disposal at council facilities.</p>

8.2.4 Environmental significance overlay code

8.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
 - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
 - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
 - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
 - (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Regulated vegetation- APPLICABLE			
<p>PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <p>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</p> <p>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</p> <p>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</p> <p>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	✓	<p>No clearing of native vegetation is required (note vegetation on the south bank of Levinson Creek within the "Regulated Vegetation Zone" is dominantly planted species such as mango, Lychee, and citrus, with sparse native vegetation).</p>
<p>PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural</p>	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	✓	<p>Development infrastructure is >20m from regulated vegetation areas.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
Regulated vegetation intersecting a watercourse- APPLICABLE			
<p>PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	✓	<p>Queensland Globe identifies Levinson Creek as a "Stream Order 2" thus the setback should be 25m; developments are a minimum of 25m from the southern high bank.</p>
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	✓	<p>No clearing of native vegetation is required within the 25m setback distance.</p>
Waterways and wetlands APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 ‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	✓	<p>Levinson Creek has a 100m buffer on the Waterway overlay maps, and as it is a “Stream Order 2” with a 25m setback; all developments are a minimum of 25m from the southern high bank:- the foot of the sediment dam, and the ponds are at distances of 50m and >150m from the high bank respectively.</p>
	<p>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>		Not Applicable
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.3 No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’</p>	✓	<p>Only the sediment dam is within the 100m waterway buffer. The sediment dam will have an elevated collar with minimum 500mm freeboard to hold any stormwater and prevent inflow of overland waters.</p> <p>Rainfall into ponds (outside of the 100m</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>		<p>buffer) will be contained within the ponds and sediment dam by the use of 500mm of freeboard (Mareeba Airport highest median monthly rainfall is 240mm, highest monthly total rainfall 576mm, and highest daily rainfall 156mm all within the month of February (Source BOM). Higher individual rainfall events (stormwater) will also be contained within ponds with overflow to the sediment dam. In the unlikely event these capacities are exceeded, overflow will occur from the sediment dam to Levinson Creek, however the ecological effects of this are likely to be minimal due to dilution from much larger volumes of water from the Lot in general as the overland flow falls naturally towards the sediment dam (an area in excess of 8ha on the Lot drains towards the</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			sediment dam), and in addition Levinson Creek has an upstream catchment in excess of 400Ha .
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.4</p> <p>No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	✓	No wastewater will be discharged to a waterway; wastewater from the draining of ponds will be directed to the sediment dam; after a settling period, water from the sediment dam will be recycled to ponds, and/or will be used to irrigate the lychee orchard or grassed paddock adjacent to Malone Road.
For assessable development			
Wildlife Habitat NOT APPLICABLE			
<p>PO5</p> <p>Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological</p>	<p>AO5</p> <p>No acceptable outcome is provided</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
Legally secured offset areas NOT APPLICABLE			
<p>PO6 Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p>	<p>AO6 No acceptable outcome is provided.</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
Protected areas APPLICABLE			
<p>PO7 Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO7 No acceptable outcome is provided</p>	<p>✓</p>	<p>Development within Protected areas marginal to the Regulated Vegetation is expected to be minor and in the outer parts of the Protected zone; main affect will be on current farming activities with little change in the existing natural environment and ecology.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Ecological corridors and Habitat linkages- NOT APPLICABLE			
<p>PO8 Development located: (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o)</p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; (b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage'; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the 'Ecological corridor' or</p>	<p>AO8 No acceptable outcome is provided</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>			

Table 8.2.4.3B - Setback and buffer distances from waterways

Stream order	Setback and buffer from waterways
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note—The steam order of a 'waterway' is to be determined on a case by case basis.

8.2.12 Transport infrastructure overlay code

8.2.12.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 12 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-012i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

8.2.12.2 Purpose

- (1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
 - (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
 - (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
 - (d) Development compliments the use of 'Rail corridors' for tourist activities.

8.2.12.3 Criteria for assessment

Table 8.2.12.3 – Transport infrastructure overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Development does prejudice the:</p> <p>(a) ongoing operation of an active 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j); or</p> <p>(b) the potential future use of an inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j).</p>	<p>AO1 Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) a minimum of:</p> <p>(a) 40 metres where:</p> <p>(i) in the Rural zone; and</p> <p>(ii) on a site with an area of 2 hectares or greater; or</p> <p>(b) 5 metres otherwise.</p>	✓	Development is located on a "minor Rural Road" with no nearby Rail Corridors
For assessable development			
<p>PO2 Non-residential development adjoining a rail corridor identified on the Transport infrastructure overlay maps (OM-012a-j) is designed to allow for the future use of the 'Rail corridor' by the land use.</p>	<p>AO2 No acceptable outcome is provided</p>		Not applicable
<p>PO3 Development adjoining a 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) used for the transportation of tourists is designed to:</p> <p>(a) provide visual interest;</p> <p>(b) screen or enhance areas of limited visual interest; and</p> <p>(c) complement and enhance the character of the shire.</p>	<p>AO3 No acceptable outcome is provided</p>		Not applicable

9.3.6 Rural activities code

9.3.6.1 Application

- (1) This code applies to assessing development where:
 - (a) involving Rural activities; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.3.6.2 Purpose

- (1) The purpose of the Rural activities code is to facilitate the provision of Rural activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Rural activities meet the needs of the community through safe, accessible and well located uses;
 - (b) Rural activities are designed, located and operated to minimise any adverse impacts on the natural environment and surrounding uses;
 - (c) Rural activities employ best practice industry standards;
 - (d) Rural activities maintain the rural landscape character and amenity of the surrounding area;
 - (e) Rural activities facilitate employment opportunities where appropriate; and
 - (f) Forestry for wood production is given equal regard to other forms of cropping.

9.3.6.3 Criteria for assessment

Table 9.3.6.3A—Rural activities code — For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development APPLICABLE			
If for Aquaculture			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Aquaculture is of an appropriate scale and does not adversely impact on surrounding land uses, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of surrounding land use; (b) the proximity of surrounding land use; (c) hours of operation; and (d) emissions of: <ul style="list-style-type: none"> (i) odour; (ii) noise; and (iii) light. 	<p>AO1.1 If located in the Rural zone, Aquaculture:</p> <ul style="list-style-type: none"> (a) is located in an existing dam; or (b) does not involve any filling or excavation greater than 1,000m³. 	<p>x</p>	<p>Development is of a modest scale and comparable to many crayfish farms in the other parts of Queensland, with several being considerably larger.</p> <p>Industry participants consider aquaculture to be a relatively low impact activity with regards to hours of operation and various emissions.</p> <p>Adjoining land to the east (2 lots, combined area of 20Ha) is currently unused, that to the south is a private dwelling with a large cane farm on the south side of Malone Road, to the west a 13Ha horse property, and to the north a 41Ha property currently growing hay. Nearest dwellings are over 100m away and the development is not expected to have an adverse impact regarding land use nor amenity of adjoining lots.</p> <p>Excavations do not comply on a project basis: development is planned to ultimately hold 24 individual ponds containing about 600m³ of water each, and a sediment dam that will hold approx. 2000m³ of water. Ponds and sediment dam will be cut-and-fill operations such that individual excavations will be about half of the total volume (i.e. about 500-1000m³ each).</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO1.2 If located in the Rural residential zone, Aquaculture is located on land greater than 2 hectares and:</p> <ul style="list-style-type: none"> (a) is located in an existing dam; or (b) does not involve any filling or excavation. 		Not applicable
	<p>AO1.3 If located in a zone other than the Rural zone or the Rural residential zone, Aquaculture:</p> <ul style="list-style-type: none"> (a) is enclosed within a building; or (b) does not involve any filling or excavation. 		Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Aquaculture:</p> <p>(a) does not result in contamination or the reduction in quality of ground or surface waters; or</p> <p>(b) adversely impact upon surrounding ecological systems, including existing native vegetation.</p>	<p>AO2.1 All wastewater from the facility (including wash-down water) is discharged directly into the sewer or in accordance with a trade waste permit.</p>	<p>✓</p>	<p>Water in the growout ponds are expected to be of similar quality as water fed into the ponds: crayfish biomass and yield at harvest are anticipated to be 300kg per pond at best. Crayfish biomass therefore is expected to be at most 0.05% of the total holding of each pond (300kg crayfish in 600m³/ tonnes water).</p> <p>Crayfish feed is plant based and monitored during grow out such that feed and consumption are in balance, reducing fouling of water.</p> <p>Ponds and sediment dam are located in soils with sufficient clay content (+20%) to naturally hold water with leakage minimised by compaction during construction. If leakage occurs post-construction, sealing products such as bentonite or polymers can be added to reduce leakage; impermeable liners have been considered but will detract from the economic viability of the development.</p> <p>Wastewater from processing facilities will be pumped to the sediment dam and wastewater from the ponds will be temporarily held in the sediment dam before use elsewhere on the property.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO2.2 A bund is provided to contain a minimum of 110% of the total capacity of the tanks within the facility.</p>	✓	Water holding facilities are in-ground ponds and dams not above ground tanks.
	<p>AO2.3 Site design includes physical measures for interrupting and treating surface water drainage prior to release from the site.</p>	✓	Overland water flows will not enter either ponds or the sediment dam through the use of elevated collars.
	<p>AO2.4 Bunding is provided to protect areas where waste water storage or treatment occurs.</p>	✓	Pond and sediment dam collars with minimum 500mm of freeboard as bunds.
	<p>AO2.5 The establishment of the Aquaculture use does not involve clearing of native vegetation.</p>	✓	No clearing of native vegetation is required.
<p>PO3 Aquaculture is located on sites which have sufficient area to:</p> <p>(a) accommodate all buildings, structures and infrastructure associated with the use; and</p> <p>(b) provide sufficient separation between the use and adjoining premises and uses.</p>	<p>AO3 Aquaculture is established on a site with a minimum site area of 1 hectare.</p>	✓	Development is on a Lot with an area of 12.8Ha; developments will occupy an area of <4Ha of this
If for Intensive animal industries NOT APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Buildings, structures, equipment and machinery associated with the use are located so that they do not have a detrimental impact on sensitive land uses, having regard to offsite emissions of:</p> <ul style="list-style-type: none"> (a) fume (b) particle (c) smoke (d) odour; (e) light; and (f) noise. <p>Note—The use of the S factor methodology and odour dispersion modelling (in accordance with the methodology identified in PAE Holmes report <i>'Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing'</i>) may be appropriate in demonstrating the compliance of an alternative to Acceptable Outcome AO4 with Performance Outcome PO4.</p>	<p>AO4 Intensive animal industries are separated by a minimum distance of 2 kilometres from:</p> <ul style="list-style-type: none"> (a) land included in the Low density residential zone, Medium density residential zone, Emerging community zone or Rural residential zone; (b) any existing dwellings or accommodation units; and (c) any community facility where people gather. 		

Performance outcomes	Acceptable outcomes	Complies	Comments
If for Animal keeping or Intensive animal industries NOT APPLICABLE			
PO5 Animal keeping or Intensive animal industries are located on land which has an area, dimensions and topography which allow the use to function appropriately and be sufficiently separated from adjoining properties and uses.	AO5.1 Development is located on a site which has an area of 60 hectares or greater.		
	AO5.2 Development is located on land which has a gradient which is not greater than 10%.		
If for Forestry for wood production or Permanent plantation NOT APPLICABLE			
PO6 The impacts of the use on soil structure, fertility and stability are minimised through appropriate design of the site and operation of the use.	AO6 The establishment and maintenance (including associated tracks and roads) of the use utilises the following methods: (a) mechanical strip cultivation on the contour, spot cultivation or manual cultivation for slopes greater than 10 per cent and less than 25 per cent; (b) spot cultivation or manual cultivation for slopes equal to or greater than 25 per cent; and (c) tracks and roads are located to avoid natural drainage features and areas that are subject to erosion and landslips to the greatest possible extent. Where it is necessary for tracks to cross these areas the crossing is designed and constructed to maximise surface stability.		

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 The Forestry for wood production or Permanent plantation use is designed to:</p> <p>(a) reduce the potential bushfire hazard of the use; and</p> <p>(b) prevent the spread of bushfire between the use and adjoining premises.</p>	<p>AO7.1 Firebreaks with a minimum width of 10 metres are established and maintained between the use and adjoining uses.</p>		
	<p>AO7.2 The outer rows of forestry for wood production trees within 10 metres of the cleared firebreak are pruned up to a minimum height of 2 metres, commencing once trees are greater than 4 metres in height.</p>		
	<p>AO7.3 Planting in hollows, gullies or drainage features preserves cold air drainage flow paths to prevent creation of frost hollows.</p> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p>		
If for Roadside stall NOT APPLICABLE			
<p>PO8 The Roadside stall is consistent with the scale, intensity and character of land use within the immediate surrounds, having regard to matters of:</p> <p>(a) size of buildings;</p> <p>(b) building materials and design;</p> <p>(c) relationship with other on-site uses; and</p> <p>(d) balance between built and natural elements</p>	<p>AO8.1 The Roadside stall is for the sale of produce grown on the same rural site or on rural properties in the immediate locality.</p>		
	<p>AO8.2 Buildings and structures comprising the roadside stall do not exceed 20m² gross floor area.</p>		
	<p>AO8.3 Buildings and structures are constructed of materials such as timber, tin and shade cloth.</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO8.4 Buildings and structures are temporary in nature unless the Roadside stall forms part of an existing farm building.</p>		
	<p>AO8.5 The Roadside stall is a maximum of 5 metres in height.</p>		
If for Rural industry			
<p>PO9 Rural industry is located on sites which have sufficient area to:</p> <p>(a) accommodate all buildings, structures and infrastructure associated with the use; and</p> <p>(b) provide sufficient separation between the use and adjoining premises and uses.</p>	<p>AO9 Development is located on a lot with a minimum area of 10 hectares.</p>		
For assessable development			
All Rural activities, other than Aquaculture, Forestry for wood production, Permanent plantation, Roadside stall or Rural industry NOT APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 A site specific Environmental Management Plan is provided addressing (as appropriate):</p> <ul style="list-style-type: none"> (a) farming / nursery operations; (b) erosion and sediment control; (c) surface water and storm water management; (d) groundwater protection; (e) nutrient management for substrate utilisation or spray irrigation program; (f) use and storage of chemicals and pesticides; (g) integrated pest management; (h) operations and maintenance requirements; (i) composting; (j) air quality management; (k) odour reduction and management; (l) emergency preparedness plan; (m) wastewater management; (n) spent substrate management; (o) waste management and disposal; (p) separation distances between farm uses and surrounding properties; and (q) other matters appropriate to the use, as determined by Government regulations, guidelines, licence requirements and industry best practice. 	<p>AO10 No acceptable outcome is provided.</p>		
If for Forestry for wood production NOT APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11 Forestry for wood production is located to minimise impacts on nearby land uses and infrastructure, including:</p> <ul style="list-style-type: none"> (a) damage as a result of fallen trees; (b) reduced access due to fallen trees; (c) spreading of plant matter and seedlings; and (d) shadowing. 	<p>AO11.1 Forestry for wood production is separated a distance of 1.5 times the maximum anticipated height of the tree at harvest from:</p> <ul style="list-style-type: none"> (a) dwellings and accommodation units; (b) machinery sheds; and (c) above-ground pipelines not subject to an easement (excluding infrastructure servicing only the farm). 		
	<p>AO11.2 Within a setback or separation area:</p> <ul style="list-style-type: none"> (a) cultivation and planning for wood production does not occur; (b) self-propagated seedlings (wildlings) generated from forestry for wood production are eradicated; and (c) road and track establishment may occur. <p>Note—AO2.2 is not limited to a separation distance provided in accordance with AO2.1 and applies to all setbacks and separation distances applicable to Forestry for wood production, including those provided by a zone code or overlay code.</p>		
If for Animal keeping or Intensive animal industries NOT APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO12 The operation of the development must implement and maintain biosecurity measures that:</p> <ul style="list-style-type: none"> (a) prevent the introduction of infectious disease agents to the development; (b) prevent the spread of disease agents from an infected area to an uninfected area; and (c) minimise the incidence and spread of microorganisms of public health significance. 	<p>AO12 No acceptable outcome is provided.</p>		
<p>PO13 Poultry farms, intensive animal feedlots and pig keeping uses are sited and operated in accordance with best practice industry standards, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of surrounding land use; (b) separation from other land uses; (c) the size and nature of the use; and (d) potential for odour dispersion. <p>Note—The use of the S factor methodology and odour dispersion modelling (in accordance with the methodology identified in PAE Holmes report '<i>Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing</i>') may be appropriate in demonstrating compliance with Performance Outcome PO13.</p>	<p>AO13 No acceptable outcome is provided.</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO14 All buildings used as part of a poultry farm complex must be appropriately separated from adjoining land, existing infrastructure and areas of environmental interest.</p> <p>Note—Where a poultry farm involves 1,000 birds or less, no Acceptable Outcome is provided.</p>	<p>AO14.1 All buildings used as part of a poultry farm complex which involves more than 1,000 birds are setback from property boundaries in accordance with Table 9.3.6.3B.</p>		
	<p>AO14.2 All buildings used as part of a poultry farm complex which involves more than 1,000 birds are separated by a distance which is no less than that specified in Table 9.3.6.3B from the following: (a) surface water, wells and bores; (b) declared fish habitat areas; and (c) high ecological value waters.</p>		
<p>PO15 Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.</p>	<p>AO15 No acceptable outcome is provided.</p>		
If for Aquaculture APPLICABLE			
<p>PO16 Water used as part of an Aquaculture operation is appropriately managed to ensure that it does not impact on environmental values.</p>	<p>AO16 Water used as part of an Aquaculture operation does not reach a waterway, wetland or other waterbody via overland or stormwater flows.</p>	✓	<p>The operation will be zero discharge to Queensland waters: pond water is contained within ponds elevated above the natural surface with a minimum of 500mm of freeboard above the operational waterline, preventing ingress of overland or stormwater flows; similarly, the sediment dam has a surrounding collar of a minimum 500m height preventing ingress of overland waters.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO17 Development is located and designed to avoid or minimise impacts on areas host to fisheries resources.</p>	<p>AO17.1 All elements of the Aquaculture operation are separated from fish habitats by a minimum distance of: (a) 50 metres from bankfull width outside an urban area; or (b) 25 metres from bankfull width within an urban area.</p>	x	<p>Most elements, and all waters in the development are >50m from the bankfull width of Levinson Creek, with the toe of the sediment dam being approx. 45-50m from the high bank.</p>
	<p>AO17.2 There is an overriding functional requirement for the development component or infrastructure to be located on areas host to fisheries resources.</p>	✓	<p>Not located in an area known to be a host of fisheries resources.</p>
<p>PO18 A pond, tank or any other similar containment structure used for Aquaculture is appropriately designed to prevent leakage.</p>	<p>AO18 No acceptable outcome is provided.</p>	✓	<p>The commercial viability of the development is dependent upon preventing leakage from any of the water holding structures.</p> <p>Ponds and sediment dam are located in soils with sufficient clay content to naturally hold water with leakage minimised by compaction during construction. If leakage occurs post-construction, sealing products such as bentonite or polymers will be added to reduce leakage; as a last resort impermeable liners will be considered but will detract from the economic viability of the development and most likely limit the number of grow out ponds.</p>

Table 9.3.6.3B— Poultry farming (over 1,000 birds) setback distances

Aspect	Distance (measured from poultry farm building complex to relevant aspect)
Areas of environmental interest	
Surveyed bank of a permanent water course	100 metres
Water supply dam	250 metres
Upper flood margin level of an urban water supply storage	800 metres
Wetlands and tidal waters	250 metres
Other surface waters (not covered by other categories)	100 metres
Property boundaries	
Property boundary where adjoining land is not located in the Rural Zone	300 metres
Property boundary in all other cases	100 metres

e, reference should be made to the relevant zone requirement.

9.4.2 Landscaping code

9.4.2.1 Application

This code applies where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character; and
 - (d) ensures effective buffering of incompatible land uses to protect local amenity.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
 - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
 - (c) Landscaping treatments complement the scale, appearance and function of the development;
 - (d) Landscaping contributes to an attractive streetscape;
 - (e) Landscaping enhances the amenity and character of the local area;
 - (f) Landscaping enhances natural environmental values of the site and the locality;
 - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
 - (h) Landscaping provides shade in appropriate circumstances;
 - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
 - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

Table 9.4.2.3A—Landscaping code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
<p>PO1 Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	<p>AO1 Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>		Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	<p>AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <p>Note—Where development is setback from a frontage less than 1.5 meters, the setback area is provided as a landscape strip</p>		Not applicable
<p>PO3 Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting. 	<p>AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	✓	<p>In order to screen development from dwellings to the west a vegetation screen of minimum 2m and 2 row width will be installed along the western boundary. Landscape strip design and plant selection will be in accordance with Planning Policy 6</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch. 	✓	<p>Plant selection and spacings will be in accordance with Planning Policy 6.</p>
	<p>AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	<p>Landscape strip design will be in accordance with Planning Policy 6</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1 Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	✓	<p>Parking areas to be used are currently shaded with established vegetation.</p>
	<p>AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	<p>Existing landscaping</p>
<p>PO5 Landscaping areas include a range and variety of planting that:</p>	<p>AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	<p>Plant selection and spacings will be in accordance with Planning Policy 6</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.2 <u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	✓	Will comply
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.		Not applicable
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	✓	Vegetation screen will be located a minimum distance of 4m from the western Lot boundary that has an overhead powerline running along; small to medium sized shrubs will be selected with max expected mature heights of <3.5m.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 		Not applicable
For assessable development			
<p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	<p>AO7 No acceptable outcome is provided.</p>	✓	<p>Landscape strip to be minimum of 4m from the western Lot boundary allowing for easy access and maintenance, with a mowing strip between the landscape strip and boundary fence; landscape strip will be minimum 2m wide, irrigated and mulched.</p>

Table 9.4.2.3B—Side and rear boundary landscape treatments

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and access code

9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.3.2 Purpose

- (1) The purpose of the Parking and access code is to ensure:
 - (a) parking areas are appropriately designed, constructed and maintained;
 - (b) the efficient functioning of the development and the local road network; and
 - (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
 - (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
 - (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
 - (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
 - (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Criteria for assessment

Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>✓</p>	<p>Several parking spaces are currently available at the main dwelling, with sufficient spare spaces to accommodate further vehicles. Development will mostly be operated by the owners, with little requirement for additional workers and then only on an ad-hoc occasional basis; development will not be accessible to the public.</p>
Vehicle crossovers APPLICABLE			
<p>PO2 Vehicle crossovers are provided to::</p> <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and 	<p>AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>Current crossover on a minor rural road is in poor condition and will be upgraded in accordance with Planning Scheme Policy 4.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) minimise pedestrian to vehicle conflict.	AO2.2 Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. 		Not applicable
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .		Not applicable
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. 	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	✓	Access to the process shed uses existing roads and turnarounds.
For assessable development			
Parking area location and design APPLICABLE			
PO4 Car parking areas are located and designed to: <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and 	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	Use existing parking area

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) be consistent with the character of the surrounding locality.	A04.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.		Not applicable
	A04.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	Use existing parking area
	A04.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	✓	Use existing parking area
Site access and manoeuvring APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. 	<p>AO5.1 Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. <p><small>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</small></p>		<p>Not applicable: site access and maneuvering is internal to the Lot, with no interaction with the external road network and no access to the public</p>
	<p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>		<p>Not applicable</p>
	<p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>		<p>Not applicable</p>
	<p>AO5.4 Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). 		<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p>AO6.1 Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>		Not applicable
	<p>AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>		Not applicable
	<p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>		Not applicable
	<p>AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>		Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>		Not applicable
	<p>AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>		Not applicable
	<p>AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	✓	Access roads are situated on flat land with gradients << 1:5
Servicing NOT APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p>AO7.1 All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>		
	<p>AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>		
	<p>AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p>		
Maintenance NOT APPLICABLE			
<p>PO8 Parking areas are used and maintained for their intended purpose.</p>	<p>AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>		
	<p>AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
End of trip facilities NOT APPLICABLE			
<p>PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <p>(a) meet the anticipated demand generated from the use;</p> <p>(b) comprise secure and convenient bicycle parking and storage; and</p> <p>(c) provide end of trip facilities for all active transport users.</p>	<p>AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.</p>		
	<p>AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>		
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park NOT APPLICABLE			
<p>PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <p>(a) the expected traffic movements to be generated by the facility;</p> <p>(b) any associated impacts on the road network; and</p> <p>(c) any works that will be required to address the identified impacts.</p>		
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park NOT APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO11 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts. 		

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 20m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p>	One SRV space.
Agricultural supplies store	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 30m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p>Queuing for 3 vehicles should be supplied where a GFA is greater than 600m².</p>	One HRV space.
Air services	<p><u>If accepted development subject to requirements development:</u> One space per 90m² or part thereof of net lettable area; or</p> <p><u>If Assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> One space per 200m² or part thereof of net lettable area.</p> <p>If assessable development: As determined by Council.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Animal husbandry	<p><u>If accepted development subject to requirements :</u> One space.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Animal keeping	Minimum of three spaces or one space per 200m ² of use area, whichever is greater.	One SRV space.
Aquaculture	<p><u>If accepted development subject to requirements:</u></p> <ul style="list-style-type: none"> • In the rural or rural residential zones - two spaces; or • Enclosed within a building - one space per 90m² of net lettable area. <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Brothel	As determined by Council.	As determined by Council.
Bulk landscape supplies	Minimum of five spaces or one space per 250m ² of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m ² ; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Club	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m ² .
Community care centre	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m ² or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m ² GFA.
Crematorium	One space per 30m ² GFA or part thereof.	As determined by Council.
Cropping	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Educational establishment	<p><u>For all establishments:</u> 1 space per every 10 students plus 1 space per employee, and</p> <p>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.</p>	<p><u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas.</p> <p><u>For assessable development:</u> As determined by Council.</p>
Emergency services	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.
Food and drink outlet	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.</p> <p>One service vehicle space per use or one service vehicle space per 1,000m² GFA, whichever is greater.</p>	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Function facility	One space per 30m ² or part thereof of GFA.	One SRV space.
Funeral parlour	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One SRV space.
Garden centre	<p>A minimum of 5 spaces for customer parking or one space per 150m² or part thereof of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m² use area, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Hardware and trade supplies	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Health care services	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 40m² or part thereof of net lettable area.</p> <p><u>Outside the Centre zone:</u> One space per 20m² of or part thereof of net lettable area.</p>	One SRV space per 500m ² GFA.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
High impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Home based business	<u>Bed and breakfasts:</u> One space per guest room. <u>Other home based business:</u> One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m ² of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m ² or part thereof of GFA per bar, beer garden and other public area. One space per 50m ² or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.
Indoor sport and recreation	<u>If accepted development subject to requirements:</u> One space per 25m ² of net lettable area. <u>If assessable development:</u> As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Intensive animal industries	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	One SRV space.
Intensive horticulture	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.
Marine industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Market	As determined by Council.	As determined by Council.
Medium impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Motor sport facility	As determined by Council.	As determined by Council.
Multiple dwelling	<p>One covered space per dwelling.</p> <p>One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.</p> <p>A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.</p>	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m ² GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One SRV space.
Outdoor sales	<p>A minimum of 5 spaces for customer parking or one space per 150m² of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m², whichever is greater.</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Outdoor sport and recreation	Coursing, horse racing, pacing or trotting: <ul style="list-style-type: none"> • One space per five seated spectators; plus • One space per 5m² of other spectator areas. Football: <ul style="list-style-type: none"> • 50 spaces per field. Lawn bowls: <ul style="list-style-type: none"> • 30 spaces per green. Swimming pool: <ul style="list-style-type: none"> • 15 spaces; plus • One space per 100m² of useable site area. Tennis or other Court: <ul style="list-style-type: none"> • Four spaces per court. Golf Course: <ul style="list-style-type: none"> • Four spaces per tee on the course; plus • One space per 50m² of net lettable area. <u>Any other use:</u> As determined by council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Place of worship	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m ² GFA or part thereof.	One AV space.
Rural workers' accommodation	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.
Sales office	One space per 25m ² GFA or part thereof.	Nil.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Service industry	<p>Accepted where in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
Shop	<p>Accepted where in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Shopping centre	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 25m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p>	One AV space per 1,000m ² ; and One SRV space per 500m ² ; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Showroom	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	<p>One AV space and One SRV space if the site is greater than 2,000m²; or One HRV space; and One SRV Space.</p>
Special industry	<p>One space per 90m² GFA or part thereof.</p>	<p>One AV space if the site has an area greater than 2,000m², otherwise One HRV.</p>
Substation	<p><u>If assessable development:</u> As determined by Council.</p>	<p>As determined by Council.</p>
Telecommunications facility	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Theatre	<p>One space per 15m² or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.</p>	<p>One SRV space.</p>
Tourist attraction	<p>As determined by Council.</p>	<p>As determined by Council.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Tourist park	<p>One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites.</p> <p>Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.</p>	One HRV space.
Transport depot	One space per 125m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Utility installation	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Veterinary services	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside Centre zone:</u> One space per 40m² or part thereof of net lettable area.</p> <p><u>Outside Centre zone:</u> One space per 20m² or part thereof of net lettable area.</p>	One HRV space if greater than 500m ² GFA; and One SRV space per 500m ² GFA.
Warehouse	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.
Winery	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one bicycle rack space per 750m² NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building. 	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m ² GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Educational establishment	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: <ul style="list-style-type: none"> - minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. 	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m ² GFA.	As determined by Council.
Function facility	One space per 300m ² GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Health care services	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 5% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For visitors: <ul style="list-style-type: none"> - facilities with in-patient accommodation provide one space per each 30 beds; - facilities without in-patient accommodation provide one space per each 4 practitioners; - aged care facilities provide one space per each 60 beds; - In every instance above, provide a minimum of 5 bicycle parking spaces; and - bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building. 	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m ² GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Short accommodation term	One space per 4 letting rooms.	As determined by Council.
Shop or Shopping centre	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one space per 500m² GLA or part thereof for centres under 30,000m²; or - one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and - bicycle parking is signposted and within 10m of a major public entrance to the building. 	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m ² GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	<p>Site access involves:</p> <p>(a) a maximum width of 9 metres of any vehicle crossover across a footpath;</p> <p>(b) a minimum separation of 12 metres between any vehicle crossover and a road intersection;</p> <p>(c) a separate entrance and exit; and</p> <p>(d) a minimum separation between vehicle crossovers of 14 metres.</p>
Service station	

Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

- (1) This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

- (1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
 - (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
 - (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
 - (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
 - (e) Development provides electricity and telecommunications services that meet its desired requirements;
 - (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
 - (g) Development does not affect the efficient functioning of public utility mains, services or installations;
 - (h) Infrastructure dedicated to Council is cost effective over its life cycle;
 - (i) Work associated with development does not cause adverse impacts on the surrounding area; and
 - (j) Development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Criteria for assessment

Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 		<p>Not applicable</p>
	<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development. 	<p>✓</p>	<p>Exiting water supply to the Lot includes water drawn from a supplemented stream (Levinson Creek) for irrigation and domestic purposes as well as a domestic water bore.</p>
<p>Wastewater disposal APPLICABLE</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 		Not applicable
	<p>AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	✓	Property has an existing septic tank
Stormwater infrastructure APPLICABLE			
<p>PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>		Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO3.2 On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	✓	<p>Storm water in ponds is directed to the sediment dam, otherwise storm water drainage from the area in general is unchanged from previous stormwater drainage.</p>
Electricity supply APPLICABLE			
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	✓	<p>Lot currently has a connection to the electricity grid.</p>
Telecommunications infrastructure APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Lot currently has NBN connections
Existing public utility services NOT APPLICABLE			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		
Excavation or filling APPLICABLE			
PO7 Excavation or filling must not have an adverse impact on the: <ul style="list-style-type: none"> (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	Excavation and fillings planned for distances of >20m from Lot boundaries.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	Pond excavations and fillings will be less than 1.5m below or above the natural surface;
	AO7.3 Earthworks batters: <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	✓	Earthworks will be <1.5m in total height with no berms and slopes of 1:4 or less.

	<p>AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	x	<p>In general ponds and dams will be cut-and fill structures such that the need to stockpile B horizon soils are minimised.i.e. desired depths will be achieved from half excavation and half fill- at their deepest points ponds are planned to have a maximum total depth of 1.8m. Similarly, sediment dam depth is anticipated to be no more than 1.5m.</p> <p>“A’ horizon soils will be stripped from the pond and dam areas, some will be used to top pond and dam collars; however it is likely that there will be an excess of material which will be stored in a low stockpile of <1m in height on the Malone Road side of the ponds. Stockpiling is the preferred option should the land need to be rehabilitated. This stockpile will contain a seed bank of local grasses which will naturally revegetate the area after the first wet season, and given its low height would be inconspicuous from road frontages and adjoining premises.</p>
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Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	Batters will be <1.5m in height
	<p>AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	Retaining walls not required
	<p>AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	Not applicable- no trees in the development area.
For assessable development			
Transport network NOT APPLICABLE			
<p>PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p>AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>		
Public infrastructure NOT APPLICABLE			
<p>PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p>AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>		
Stormwater quality APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	<p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>✓</p>	<p>Non-worsening effect as no change to present storm water flows outside of ponds and sediment dam with no discharge to the environment.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 		<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11 Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11 No acceptable outcome is provided.</p>	✓	<p>No stormwater retention areas.</p>
Excavation or filling APPLICABLE			
<p>PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	✓	<p>Earthmoving contained entirely within the Lot boundaries.</p>
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. 	✓	<p>Earthmoving to be done within prescribed times.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	✓	Water cart to be used during construction if necessary.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	×	Machinery exhaust fumes only in open air.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	✓	Water cart to be used during construction if necessary
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.		Not applicable
Weed and pest management APPLICABLE			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	✓	Earthmoving equipment locally sourced and washed down prior to construction periods.
Contaminated land APPLICABLE			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>✓</p>	<p>Not on contaminated land register, owners pre-purchase chemical testing shows there are no contaminants.</p> <p>Crayfish farming does not require the use of chemicals or heavy metals.</p> <p>Crayfish feed is plant based and is balanced to consumption during growout.</p>
Fire services in developments accessed by common private title NOT APPLICABLE			
<p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.</p>		
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>		

State code 17: Aquaculture

Table 17.2.2: Material change of use

Location		
<p>PO1 The aquaculture development is suitably located for the type and scale of aquaculture activity proposed.</p> <p>Note: Aquaculture Development Areas (ADAs) are to be developed in accordance with the Queensland Aquaculture Policy Statement 2016. As ADAs are designated and recognised linkages to information about them will be provided here.</p> <p>Note: To assist in demonstrating sound site selection, an applicant should provide details of how issues have been addressed.</p>	<p>For development within a marine park</p> <p>AO1.1 Aquaculture development in a marine park is located in a zone where aquaculture is supported as a use or entry with permission.</p> <p>Note: Refer to the relevant marine park zoning plan:</p> <ol style="list-style-type: none"> 1. Marine parks (Great Barrier Reef Coast) zoning plan 2004 2. Marine parks (Great Sandy) zoning plan 2006 3. Marine parks (Moreton Bay Marine) zoning plan 2008. <p>(1)</p> <p>(2) For any other development no acceptable outcome is prescribed</p>	<p>Located in the Cairns hinterland 7km east of Mareeba; not within a marine park or designated ADA (see figure 1 location plan and figure 2-xx site plans).</p> <p>All water containment structures (ponds and sediment dams) are more than 50m from waterways and none of the development is on flood prone land; with respect to the highest known flood levels, the foot of the sediment dam and the grow-out ponds are >1.5m and >3m respectively higher than the highest known flood levels.</p> <p>Development areas include: Area within the perimeter fencing =3.4Ha Pondage area (for max of 24 ponds, includes 0.5m freeboard) = 2.1Ha Water area within ponds = 1.6Ha Sediment dam water area = 0.2 Ha</p>
<p>PO2 Aquaculture development is located to avoid or minimise impacts on the natural environment.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Development area is on land previously cleared for agricultural activities and is not subject to flooding. Currently land is used for growing low quality hay and for a lychee orchard of low productivity.</p> <p>Buffer distances from the waterway (Levison Creek) to the sediment dam and the grow-out ponds are >60m and >170m respectively; the buffer area will be grassed as at present.</p> <p>Generalised Q100 levels are available on Qld Govt websites but accurate Q100 levels are not available; local knowledge has March 2018 floods as one of the biggest in several decades with waters in Levinson</p>

		Creek reaching about 429m AHD; the sediment dam will be built on lands >430.5m AHD, and ponds on lands >432.3m AHD
Development and construction of an aquaculture development		
<p>PO3 Aquaculture development does not adversely impact on community access to fisheries resources and fish habitats including recreational and indigenous fishing access.</p> <p>Note: In some cases, compensation for impact on fisheries access, operations and/or productivity may be necessary. The Guideline on fisheries adjustment provides advice for proponents on relevant fisheries adjustment processes and is available by request from the Department of Agriculture and Fisheries.</p>	<p>AO3.1 The development does not alter existing infrastructure or existing community access arrangements to fisheries resources and fish habitats.</p>	<p>No existing infrastructure or community access to fisheries resources.</p>
<p>PO4 Aquaculture development does not adversely impact on commercial fishing access and linkages between a commercial fishery and infrastructure, services and facilities</p> <p>Note: In some cases, compensation for impact on fisheries access may be necessary. The Guideline on fisheries adjustment provides advice for proponents on relevant fisheries adjustment processes and is available by request from the Department of Agriculture and Fisheries.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable</p>
<p>PO5 Aquaculture development does not increase the risk of mortality, disease or injury, or compromise the health and productivity of, fisheries resources by:</p> <ol style="list-style-type: none"> 1. maintaining suitable habitat conditions 2. controlling the use of toxic substances 3. avoiding the trapping or stranding of fish. 	<p>No acceptable outcome is prescribed.</p>	<p>SITE MANAGEMENT PLAN</p> <p>FEEDING: Crayfish feed is a combination of zooplankton and vegetation in the pond waters supplemented by grains and manufactured pellets; pelleted feed is plant based; and its supply is matched to consumption by monitoring each pond with a feed tray, thereby reducing nutrient loading; feed schedules vary seasonally, but typically crayfish are fed 2-3 times per week;</p> <p>HABITAT: Water stagnation in ponds is prevented by daily supply of fresh air to each pond via low-pressure airlift tubes that also serve to circulate the water.</p>

		<p>Harvesting requires the draining of each pond at least once per year, with the empty ponds left to dry out in the sun for a few months before refilling.</p> <p>Crayfish themselves are provided with underwater hides to prevent predator attack and reduce stress.</p> <p>CHEMICALS: No chemicals are used to grow crayfish;</p> <p>MAINTENANCE AND RUBBISH: pond areas and grounds in general will be kept free of rubbish and adequately maintained to prevent the build-up of vermin and potential predators of the crayfish</p> <p>SETTLEMENT PONDS: a sediment pond with a low dam wall will be constructed to hold waters drained from ponds; the settlement pond will have a holding capacity of a least two grow-out ponds;</p> <p>WATER DISCHARGE: This will be a zero-discharge operation, no waters will be released off-farm to Queensland waters; water from the sediment dam will primarily be re-used in the ponds themselves, and will also be used to irrigate the lychee orchard and/or the remaining hay paddock.</p> <p>OVERLAND DISCHARGE: overland waters will be prevented from entering the grow-out ponds and the settlement dam by elevated collars or bunds around those water holding features.</p> <p>WILD FISH: Wild fish, eels etc are prevented from entering ponds by the use of 250-micron filters on inlet pipes.</p>
<p>PO6 Aquaculture development likely to cause drainage or disturbance to acid sulfate soils prevents the release of contaminants and impacts on fisheries resources and fish habitats.</p> <p>Note: Management of acid sulfate soil is consistent with the current Queensland acid sulfate soil technical manual: Soil</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable</p>

<p>management guidelines v4.0, Department of Science, Information Technology, Innovation and the Arts, 2014.</p>		
<p>PO7 Aquaculture development is designed, constructed and operated:</p> <ol style="list-style-type: none"> 1. to not hold or produce fish classified as restricted mated under the <i>Biosecurity Act 2014</i>; and 2. for the aquaculture of local endemic species; or 3. to eliminate the hazards and risks associated with non-endemic aquaculture species. <p>Note: Further guidance is available in the aquaculture policy Management arrangements for translocation of live aquatic organisms (transport between bioregions) for aquaculture FAMOP015, Department of Employment, Economic Development and Innovation, 2011.</p>	<p>No acceptable outcome is prescribed.</p>	<p>OPERATIONAL PLAN</p> <p>SPECIES: Redclaw crayfish (<i>Cherax quadricarinatus</i>) is the only species intended to farm.</p> <p>PRODUCTION PONDS: Farming will be in a number (max 24) of earthen production ponds, each with a water holding capacity of about 600m³. Construction of the ponds will be in several stages over a few years, initially 4-6 ponds will be established in the first year of operation, with similar numbers built in subsequent years. Ponds will have solid perimeter fencing 1.2m high that will prevent the movement of animals out-of and into the pond areas; Each pond will be emptied once per year for harvest, with waters held in the pond for a period of 8-10months, for the remaining period ponds will undergo maintenance and sterilisation aided by drying out in the sun.</p> <p>WATER SUPPLY: water is available from an existing water allocation from the Tinaroo Dam, supplemented by water from a domestic water bore; maximum water usage is anticipated at about 50ML per year. Water for initial filling of the ponds will be pumped from Levison Creek or the sediment dam, with top-up water coming from the water bore.</p> <p>PURGE TANKS: animals will be purged of waste prior to sale; purging will occur in a few small tanks in a shed; with the tanks having high enough freeboard such that the animals will not be able to escape; purge water will be sourced from the water bore, and waste water pumped back into the sediment dam.</p> <p>WATER SUPPLY AND DRAINAGE:</p>

		<p>Water will be supplied to ponds through the existing irrigation set-up presently watering the lychee orchard, and water from the bore will be supplied through buried poly pipes; ponds will be drained via 150mm diameter underground pipes to the sediment dam, inspection sumps and valves will be installed each 25m-50m to facilitate drainage and maintenance.</p> <p>WATER TREATMENT AND DISCHARGE: it is anticipated waters will need little treatment with management systems to be used i.e. aeration, balancing food supply to consumption, and that the crayfish mass is a very small proportion of the water mass (max 0.3tonne in ~600 tonnes water; ~0.05%). The harvesting method requires the total emptying of each pond, drained water will be held in the sediment dam for a period for bioremediation before being used elsewhere on the property.</p> <p>PROCESSING WASTES AND FILTER RESIDUES: Waste water and residues from processing facilities would be recycled back to the sediment dam; filter residues and those from periodical cleaning of dried out containment structures would likely be relatively nutrient rich and would be incorporated into topsoil on the remainder of the property.</p> <p>STORAGE OF FEED; feed will be stored in a vermin proof shed separate from other facilities.</p> <p>ESCAPE PREVENTION: FENCING: Pond area will be fenced with a solid barrier fence to 1.2m above ground level and buried to 0.3m below ground level, in addition internal fencing of the same height will be installed around groups of 4-6 ponds; the purpose of the fencing is to exclude land predators (principally white-tailed rats), and to minimise the movement of Redclaw when raining.</p>
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<p>PO8 Aquaculture development is designed to maintain the integrity of the aquaculture product through:</p> <ol style="list-style-type: none"> 1. lawful methods of harvesting of the aquaculture product; and 2. ensuring food safety and ethical standards will be met. 	<p>No acceptable outcome is prescribed.</p>	<p>HARVESTING: The development will produce only live product for sale. Standard practice in the industry is for most of the crayfish to be harvested with flow-trap(s) of sufficient size to collect and hold the animals overnight; the flow trap is essentially a box of about 0.5 cubic metre capacity that has water flowing into it that cascades down a ramp that is sitting in the pond water, the trap utilises the animals instinctive behaviour to travel up a flowing stream, such that they travel up the ramp and fall into the box of aerated water. After collection in the flow trap, the catch is sorted with the animals held alive in purge tanks for a short period (~24 hrs) before being sold. Smaller quantities of animals can be harvested with widely used ‘opera house’ traps.</p>

		Flow trap harvesting captures almost all healthy animals that are not moulting, and minimises capture and handling stress on the animals.
<p>PO9 Aquaculture development is designed to provide for the management of disease.</p> <p>Note: Further information can be found in the Health management technical guidelines for aquaculture: Technical guidelines for health management for aquaculture, including aquaculture undertaken under the self-assessable code, Department of Primary Industries and Fisheries (currently Department of Agriculture and Fisheries), 2008.</p>	<p>AO9.1 The aquaculture development is designed such that any fish mortalities and processing wastes (including filter residues) are treated and disposed of in accordance with the Australian Government Department of Agriculture, Fisheries and Forestry AQUAVETPLAN (as updated from time to time).</p> <p>Note: AQUAVETPLAN is available on the Australian Government Department of Agriculture, Fisheries and Forestry website.</p>	<p>DISEASE MANAGEMENT PLAN:</p> <p>Amongst other pathogens, redclaw in Australia are susceptible to Crayfish Plague (fungal infection) and White Spot Disease (viral infection) both of which could cause mass mortalities and be a threat to the local environment.</p> <p>The disease management plan would follow the guidelines in the “Health Management technical Guidelines for Aquaculture” and for severe diseases the latest AQUAVETPLAN including:</p> <ol style="list-style-type: none"> 1) Reducing animal stress and susceptibility to disease through monitoring of water quality, providing adequate feed, maintaining low stocking densities, adequate in-pond habitat/ shelter, and minimise handling; 2) Regular monitoring for sickness; 3) confirmation through state testing agencies of the pathogens responsible; 4) control of the animal movement by erecting barrier fences between small groups of ponds (“compounds”) 5) control of water movement between ponds by using the sediment dam to isolate and if necessary treat waters; 6) destruction of crayfish within each fenced compound and decontamination of facilities, materials, and equipment associated with the disease outbreak; 7) disposal of infected animals in pits located away from the development area on land currently used to grow hay; burial procedures would follow recommendations in the AQUAVETPLAN Disposal Manual 8) Waste water hosting infected animals would be directed to the sediment dam for treatment; filter residues from infected processing facilities would be buried as for infected animals; 9) following treatment of the disease, affected containment areas will be

		<p>quarantined for a period, with continued monitoring for disease utilising sentinel stock.</p> <p>BIOSECURITY: DESIGN: Grow-out ponds will be formed into compounds of 4 to 6 ponds by barrier fencing to prevent the movement of animals between pond compounds, and limit the spread of animal-borne disease should that occur; DISEASE MONITORING: disease monitoring will be done no more than a few days apart when feeding, with visual assessment of the ponds and pond surrounds. NEW STOCK; initially ponds will be directly stocked with disease-free "S3J's" available from commercial hatcheries; berried females from this stocking will be used to further stock ponds in other compounds; after initial establishment, further stocking will occur from additional "S3J's" and their progeny; although not planned at this stage, should stocking with adult crayfish from an external source take place (e.g. another farm) animals will be isolated in holding tanks until proven disease free. DAY TO DAY CONTROL MEASURES: No access to the general public; authorised personnel visiting water containment areas to undergo sterilisation of footwear and equipment. DISEASE OUTBREAK: isolation of the compound hosting the outbreak with sterilisation of footwear and/or equipment on entry and exit from the compound; identification of the pathogen using consultants, James Cook biologists, or relevant state authorities; notification to relevant state authorities, treatment and remediation of minor diseases to follow recommendations from crayfish farmer groups, veterinarians, and /or state authorities; should Crayfish Plague or White Spot Disease occur then recommendations and procedures from the</p>
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		authorities administering the AQUAVETPLAN will be implemented.
Land-based aquaculture development		
<p>PO10 Ponds, tanks, containers, aquaria and drainage systems are designed, constructed and operated to avoid leakage.</p>	<p>AO10.1 A risk assessment has been undertaken with regards to site and design options, and the outcomes of the risk assessment are applied to the development proposed.</p> <p>Note: Risk assessment considerations can be found in the Guidelines for constructing and maintaining aquaculture containment structures: Guidelines for best practice in-ground pond construction for aquaculture, Department of Agriculture, Fisheries and Forestry, 2007.</p>	<p>RISK ASSESSMENT: Site and design features are ranked here as a low to medium risk</p> <p>SITE: topography is flat with slopes ranging from 1:100 to 1:150; bedrock is a basalt with the weathered top being at depths of 1.5m or greater, no boulders are present in test pits; soils include “A” horizon topsoil to 0.2m thick, “B” horizon yellow brown silty clays with some gravel 1-2m thick; and “C” horizon light clays with minor gravel of >0.3m thickness.; groundwater occurs generally at depths >20m although wet season water tables can be higher than this, ground water flows, if following regional contours, are the west northwest, few water bores are listed in this direction with minor flows (<6L/s) suggesting the water is for domestic purposes only.</p> <p>DESIGN: The location of the ponds and sediment dam maintains reasonable buffer distances from natural features and adjacent properties with water containment features being at least 110m from nearest dwellings; Land use on those properties includes a private dwelling and horse agistment, and it is anticipated that the operation will have little impact on those properties regarding noise, light and odour; Maximum water storage areas are 1.6Ha for the ponds with 0.2Ha for the sediment dam; Water containment structures will have elevated collars with sufficient freeboard (0.5m+) such that there should be no flow into- and out- of the structures</p>

		<p>during high rainfall events; some rainfall will be contained within the pondage area, but in general the structures will not significantly change overland water flows from present.</p> <p>The design of the facility incorporates adequate areas to practically maintain orderly operations (4m wide internal access roads, 2m wide mowing strips, banks with slopes of 1:4), and is as compact as can be allowing for the maintenance requirements. Ponds and sediment dams will be compacted with sheeps foot rollers to minimise leakage, however should the seepage rate prove to be unacceptable in practice, then alternative sealing methods will be used such as mixing with bentonite or man-made sealing polymers, or importing alternative clay material. Internal drains in ponds have proved to be a source of leakage on some other farms, leakage will be minimised with the use of concreted collar and a stabilised-sand surround to the pipe.</p>
<p>PO11 The aquaculture development is designed and constructed to mitigate biosecurity and disease risks on the natural environment.</p>	<p>AO11.1 Aquaculture development is designed and constructed to prevent impacts on waterways and wetlands by:</p> <ol style="list-style-type: none"> 1. being located away from important natural features such as waterways and wetlands: <ol style="list-style-type: none"> a. for tidal habitats: <ol style="list-style-type: none"> i. 100 metres from highest astronomical tide outside an urban area; or ii. 50 metres from highest astronomical tide within an urban area b. for non-tidal habitats: <ol style="list-style-type: none"> i. 50 metres from bankfull width outside an urban area; and 	<p>LOCATION: The sediment dam is the closest water containment structure to Levinson Creek, waters within the dam will be 65m+ from the known highest flood level and about 80m from the dry season channel.</p> <p>SCREENING: Inlet waters will be screened to 250 microns to prevent the translocation of fish eggs into the facility; outlet waters will also be screened to 250 micron to prevent escape of any crayfish eggs, juveniles, or adults.</p>

	<p style="text-align: center;">ii. 25 metres from bankfull width within an urban area</p> <ol style="list-style-type: none"> 2. constructing all ponds above the highest astronomical tide 3. measures ensuring that all waters (e.g. ponds, tanks, containers and aquaria) on the premises are screened to prevent the escape of any aquaculture fisheries resources (eggs, juveniles or adults) into Queensland waters 4. for land-based freshwater aquaculture, not allowing discharge from ponds and tanks to enter Queensland waters. <p>(1) (2) Note: The exception for point 4 is constructed storage dams located above Q100 limits and used for the purposes of water storage and reuse only.</p> <p>AND</p>	
	<p>AO11.2 The design of the aquaculture facility provides control at all times over the containment and release of water from all ponds, tanks and drainage systems within the approved aquaculture area.</p>	<p>CONTROL OF WATERS: Design of the facility will provide control over the containment and release of all waters associated with the ponds, tanks, and drainage systems: grow-out ponds will have a freeboard of 50cm+ (max daily rainfall of 180mm recorded for the Mareeba district), water will drain from the ponds through 150mm PVC pipes, water from the processing facility will be pumped to the sediment dam through poly piping, and the sediment dam will have freeboard of 50cm above its normal operating level (431.2m), DISCHARGE: no waters from grow-out ponds or processing facilities will be released to Queensland waters, released water will be stored temporarily in the sediment dam, but ultimately it will be re-cycled back to the farm either going back to the ponds or used to water the lychee orchard or hay paddock.</p>
	<p>AO12.1 The development is not located on flood prone land.</p>	<p>The development area has had no recorded flood events and is a considerable distance from a minor</p>

<p>PO12 Ponds, tanks, containers, aquaria and drainage systems are designed, constructed and operated to ensure immunity from flooding and inundation.</p>	AND	creek (Levinson Creek) with a small catchment that quickly drains after significant rain
	AO12.2 Ponds, tanks, containers and aquaria used to cultivate aquaculture fisheries resources are constructed with the lowest point of the top of wall at least the height of the Q100 flood level, or no lower than the highest known or recorded flood level if Q100 is unavailable. AND	Highest know flood level for Levison Creek to the north of the sediment dam is about 429m AHD. LOWEST POND COLLAR HEIGHT: collar around the lowest pond will be at an elevation of approx. 433m AHD, 4m higher than the highest known flood level.
	AO12.3 Ponds, tanks, containers and aquaria solely for treatment and settlement (free of aquaculture fisheries resources) are constructed so that the lowest point on the top of wall is at least the height of the Q50 flood level. AND	SETTLEMENT POND WALL HEIGHT: Lowest point on the sediment dam wall (dam overflow) will be at 431.7m AHD which is 2.7m higher than the highest known flood event.
	AO12.4 All in-ground structures, including any structure or impoundment used for the collection or treatment of wastewater, are constructed to prevent the ingress of stormwater run-off e.g. by constructing a bund or levee wall around the structure or impoundment.	STORMWATER INGRESS: all in-ground water containment structures will be surrounded by an elevated collar or bund of >0.5m height to prevent ingress of stormwater run-off.
<p>PO13 All juvenile or adult wild fauna (excepting zooplankton) are excluded from land-based aquaculture development through:</p> <ol style="list-style-type: none"> 1. the design, construction, and operation preventing entry of fauna; and 2. the screening of water introduced into the aquaculture development. 	No acceptable outcome is prescribed.	<p>EXCLUSION OF WILD FAUNA: Land based fauna will be prevented from entering the pond area by a continuous solid perimeter fence 1.2m high around each of the 4-6 pond “compounds”, with the fence buried about 0.3m into the ground to prevent burrowing animals gaining access. Birds will be excluded from the pond areas by low-level netting over each individual pond. Nets have a mesh size of about 75mm x 75mm, and netting will cover the entire water area about 1m from the surface and will be fixed at the water’s edge.</p> <p>WATER SCREENING: pipes into the ponds, and outlet pipe to the sediment dam will be fitted with 250-micron screens in order to prevent the eggs and fish from the wild entering the ponds, and prevent eggs, juveniles, or adult crayfish from entering the sediment dam.</p>
<p>PO14 Aquaculture development that hold fish capable of overland escape are designed to prevent overland escape.</p>	AO14.1 The aquaculture development is secured to prevent the overland escape of aquaculture product by	OVERLAND ESCAPE:

	maintaining a perimeter barrier that is impervious to all size classes of the aquaculture fisheries resources.	Dimensions and depth of burial of the perimeter barriers are as described in PO13; materials commonly used in existing crayfish farms in the area include corrugated iron sheeting and high-density polyethylene sheets (HDPE). Both types of sheeting require corner and intermediate post supports, with sheets fixed to high tensile wire strung between the posts.
PO15 Bioremediation practices for the purpose of aquaculture are designed, constructed, and operated to minimise impacts on fisheries resources.	No acceptable outcome is prescribed.	BIOREMEDIATION: Bioremediation will take place in the sediment dam; the dam will have a maximum water area of about 2000m ² and a maximum water depth of 1.7m; water from the grow-out ponds will be released to the sediment dam at intervals of 2 weeks or greater; with water residing in the sediment dam for similar periods before being re-used elsewhere on the property; bioremediation of waters will occur through microbial and fungal action and growth of aquatic plants in the sediment dam; pond waters generally do not hold clays in suspension but the sediment dam will need periodical maintenance to clean out any plant residues transported into or growing in the dam; this material will be incorporated into topsoil where hay is grown by rotary hoe-ing
Tidal aquaculture developments NOT APPLICABLE		
PO16 Aquaculture furniture or other structures on tidal land are designed and maintained to prevent stranding or entanglement of native fauna, including, but not limited to: 1. fisheries resources 2. birds 3. marine mammals 4. reptiles.	No acceptable outcome is prescribed.	Not Applicable
PO17 The type of aquaculture fisheries resource selected minimises risks to, and avoid impacts on, wild fisheries resources and other indigenous flora and fauna specific to that area.	AO17.1 Aquaculture fisheries resources are not released to or placed in Queensland waters unless they are free of disease and parasites, of the same species and the same genetic stock as the resident population of that area.	Not Applicable

Note: Aquaculture fisheries resources must be carefully placed within an authorised area to avoid release or escape of the aquaculture fisheries resource from the approved area.	AND	
	AO17.2 Tidal aquaculture is only of native Queensland fish species that are endemic to the location of the development. AND	Not Applicable
	AO17.3 The aquaculture fisheries resource can and will be produced from sufficient broodstock sourced from the area to ensure appropriate genetic diversity to minimise risks to the environment.	Not Applicable
PO18 Structures that hold and contain aquaculture fisheries resources are designed, constructed and operated to prevent the escape or release of aquaculture fisheries resources under the full range of conditions that could be expected at the site.	No acceptable outcome is prescribed.	Not Applicable
PO19 Structures associated with aquaculture development are designed, constructed, correctly deployed and operated at all times to prevent movement of the structure from the intended point of placement, anchoring or mooring.	No acceptable outcome is prescribed.	Not Applicable
PO20 Aquaculture furniture and other infrastructure is designed, constructed, managed and maintained to avoid impacts to fisheries resources.	AO20.1 Aquaculture furniture does not interfere with natural ecosystems, such as seagrass communities, marine plants or other fisheries resources such as coral. AND	Not Applicable
	AO20.2 Aquaculture furniture and other infrastructure is temporary and does not include any fixed structures in the substrate (except for supporting posts). AND	Not Applicable
	AO20.3 All materials used in the construction of aquaculture furniture or placed within the premises, are of a chemically inactive and non-hazardous nature. AND	Not Applicable
	AO20.4 Other structures, including break walls, fences, boat ramps and jetties, are not constructed on areas allocated for prescribed aquaculture.	Not Applicable
PO21 Aquaculture development that involves oyster farming within Moreton Bay Marine Park is consistent with the current Oyster Industry Plan for Moreton Bay	No acceptable outcome is prescribed.	Not Applicable

Marine Park, Department of Primary Industries and Fisheries, 2015. Note: Further information can be found in the Oyster Industry Plan for Moreton Bay Marine Park, Department of Primary Industries and Fisheries, 2015.		
PO22 Facilities for the aquaculture of pearl oysters are designed, constructed, maintained, managed and operated to meet pearl oyster quarantine management requirements for Queensland. Note: Further pearl oyster quarantine information can be found on the Department of Agriculture and Fisheries website .	No acceptable outcome is prescribed.	Not Applicable
Aquaculture of barramundi for inland catchments NOT APPLICABLE		
PO23 Aquaculture development does not compromise the ecological integrity of fauna in inland catchments (west of the Great Dividing Range). Note: Aquacultured barramundi west of the Great Dividing Range (in inland catchments shared with other states) are not to be used for non-food purposes, including stocking Queensland waters or dams.	AO23.1 Development is designed to prevent the spread of disease or the introduction of barramundi into catchments where it does not naturally occur, through: <ol style="list-style-type: none"> 1. ensuring no water or organisms originating from the aquaculture of barramundi and co-cultured species is permitted to reach Queensland waters without treatment/sterilisation appropriate to render nodavirus nonviable. This includes during the transportation of aquacultured product 2. aquacultured barramundi and co-cultured species must not be sold, traded, stocked into Queensland waters or given away for non-food purposes 3. all containers used to aquaculture barramundi are screened to exclude predators (for example birds) without causing injury to such predators. 	Not applicable
Exotic fish NOT APPLICABLE		
PO24 No water or organisms originating from the aquaculture of exotic fish reaches Queensland waters with the exception of waters within constructed storage dams located above Q100 limits and used for the purposes of water storage and reuse only.	AO24.1 Culture of exotic fish does not occur in open or flow-through systems that discharge into waterways. AND	Not Applicable
	AO24.2 All containers used to aquaculture exotic fish are screened to exclude predators (for example birds) without causing injury to such predators.	Not Applicable
PO25 Commonwealth quarantine protocols have successfully been completed for any fish proposed for production.	No acceptable outcome is prescribed.	Not Applicable

Aquaculture of rare, threatened and endangered species recognised in Commonwealth and state legislation NOT APPLICABLE		
<p>PO26 Aquaculture development involving rare, threatened or endangered fish that are recognised under state or Commonwealth legislation:</p> <ol style="list-style-type: none"> 1. provides a net benefit to management of the chosen species 2. avoids or acceptably minimises biosecurity risks 3. manages any risks to rare, threatened or endangered fish. <p>Note: For example, considering the risks of obtaining broodstock, maintaining the genetic integrity of restricted populations, translocation and disease.</p> <p>Examples of such species include Queensland lungfish, Mary and Murray River cods, silver perch, honey blue-eye and Oxleyan pygmy perch.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable</p>
For aquaculture development in the Great Sandy Strait Marine Park NOT APPLICABLE		
<p>PO27 Aquaculture development in the Great Sandy Strait Marine Park:</p> <ol style="list-style-type: none"> 1. is within a designated aquaculture area identified in the Great Sandy Regional Marine Aquaculture Plan (GSRMAP) 2. is consistent with the type of aquaculture approved for the designated area; and 3. complies with the assessment criteria and conditions of the GSRMAP. <p>Note: Further information for applicants can be found in the Implementation guide for Great Sandy Regional Marine Aquaculture Plan, Department of Employment, Economic Development and Innovation (Fisheries Queensland), 2011.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not Applicable</p>

Template 1 – Taking or interfering with artesian or subartesian water

(version 1.1)

This template must be completed and submitted with *DA Form 1 – Development application details* for all development applications for operational works involving the taking or interfering with artesian or subartesian water.

It is mandatory to complete the details in all applicable parts in this form and provide any supporting information identified on the form as being required to accompany your development application, unless stated otherwise.

Additional pages may be attached if there is insufficient space on this template for any questions.

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

1) Are the works existing? <i>Note: Ensure that the relevant plans that accompany the development application identify the location of existing works and proposed works.</i>	<input checked="" type="checkbox"/> Yes – provide drill date (if known) <input type="checkbox"/> No	December 2018
2) Will the proposed works replace or amend an existing authorised bore?	<input type="checkbox"/> Yes – provide authorisation number <input checked="" type="checkbox"/> No	
3) What is the nature of the proposed work? <i>(tick all applicable boxes)</i> <i>Note: If the proposed work does not include installing a bore, please proceed to question 7.</i>	<input type="checkbox"/> Installing a bore <input type="checkbox"/> Excavating <input type="checkbox"/> Sinking a well <input type="checkbox"/> Constructing a collection network <input checked="" type="checkbox"/> Other – specify below	
	SUPPLEMENTARY WATER SUPPLY FROM BORE FOR AQUACULTURE PONDS	
4) What type of bore is proposed? <i>(tick all applicable boxes)</i>	<input checked="" type="checkbox"/> Sub-artesian bore (does not flow) <input type="checkbox"/> Artesian bore (flowing – controlled to headworks) <input type="checkbox"/> Artesian bore (not flowing – ceased to flow)	
5) How many bores are proposed? <i>(specify numbers of each type to be installed and the local bore name)</i>	ONE	
6) What is the proposed depth of the bore and target formation?	Maximum estimated depth (metres)	63m
	Target formation	HODGKINSON FM
7) What are the details of the proposed work for the bore, well, collection work or other work?	Length (metres) Depth (metres)	Width (metres) Diameter (millimetres)
	63	125
8) What type of pump is proposed? <i>(tick all applicable boxes)</i>	<input type="checkbox"/> Centrifugal <input type="checkbox"/> Turbine <input type="checkbox"/> Helical rotor <input type="checkbox"/> Jet <input checked="" type="checkbox"/> Submersible <input type="checkbox"/> Piston <input type="checkbox"/> Cylinder pump and windmill <input type="checkbox"/> Other – specify below	
9) What are the details of the pump?	Inlet/bore (millimetres) Outlet/stroke (millimetres) Duty discharge (litres/sec) Duty head (metres) Motor type	 50 mm 3 l/s 10m

Our reference: 1901-9211 SPL
Your reference: Proposed aquaculture facility

23 January 2019

Glenn and Marisa Beere
321 Malone Rd
Mareeba QLD 4880
gmbeere@tpg.com.au

Dear Glenn and Marisa Beere

Pre-lodgement advice

Thank you for your correspondence received on 11 January 2019 in which you sought pre-lodgement advice from the Department of State Development, Manufacturing, Infrastructure and Planning regarding the proposed development described below.

Reference information

Departmental role:	Referral agency
Departmental jurisdiction:	Schedule 10, Part 5, Division 5, Table 2, Item 1 - Non-devolved environmentally relevant activities Schedule 10, Part 6, Division 1, Subdivision 3, Table 1, Item 1 – Aquaculture
Assessment manager reference:	PreEnq/17/0032

Location details

Street address:	321 Malone Road, Mareeba
Real property description:	Lot 2 on RP737772
Local government area:	Mareeba Shire Council
Existing use:	Orchard

Details of proposal

Development type:	Material change of use
Development description:	Small scale aquaculture farm for freshwater crayfish

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Mareeba Shire Council pre-lodgement advice	Mareeba Shire Council	11 December 2017	PreEnq/17/003 2	-
Scope of works and impacts – 321 Malone Road Proposed Redclaw Farm	Glenn and Marisa Beere	-	-	-
State Assessment and Referral Agency Lot plan report	Queensland Government (Department of State Development, Manufacturing, Infrastructure and Planning)	11/01/2019	Lot Plan 2 RP737772	State Assessment and Referral Agency Lot plan report

The department has carried out a review of the information provided and the impacts of the proposal. The following advice outlines the matters of interest to the department and matters that should be addressed if you lodge your development application with the assessment manager.

Please note the pre-lodgement advice is valid for a period of nine months from the date of issue, unless a change in legislation or policy occurs that would affect the pre-lodgement advice.

Proposal	
1.	The proposal is for 24 grow-out ponds and one discharge settlement pond to produce redclaw crayfish.
Environmentally relevant activity (ERA)	
2.	<p>If the proposed activity releases waste water, other than uncontaminated stormwater, to waters and requires the use of augmented food supply, the proposed development will trigger referral agency assessment a prescribed (concurrence) ERA 1 – Aquaculture under Schedule 10, Part 5, Division 5, Table 2, Item 1 of the <u>Planning Regulation 2017</u>.</p> <p>The development application will be also taken to be an application for the Environmental Authority which is assessed by the Department of Environment and Science.</p> <p>Aquaculture is defined in the <u>Environmental Protection Regulation 2008</u> as cultivating or holding marine, estuarine or freshwater organisms in an enclosure on land or in waters.</p> <p>Aquaculture does not include cultivating or holding marine, estuarine or freshwater organisms —</p> <ol style="list-style-type: none"> a. in an aquarium for display purposes only; or b. in an enclosure from which no water, other than uncontaminated stormwater, can be released to waters; or c. if the marine, estuarine or freshwater organisms receive no augmented food supply. <p>The Department of Environment and Science’s <u>Information sheet</u> provides a list of ERA thresholds and annual fees.</p> <p>If development approval is required for an Aquaculture ERA the development application</p>

should provide a full response against the current State Development Assessment Provisions, State code 22: Environmentally relevant activities, identifying how the proposed development meets each performance outcome by addressing all applicable acceptable outcomes.

DA Form 1 attachment "application for an environmental authority" must be submitted with your development application.

Environmental authority

The application must address the performance outcomes for the environmental objectives of the operational assessment prescribed in Schedule 5, Table 1 of the Environmental Protection Regulation 2008.

The application must include a technical assessment of the environmental risks to the receiving environment in relation to air, water, noise, land and waste associated with the activity(s). The application must show how the performance outcomes for each environmental objective are met. Technical guidelines detailing the minimum information that should be supplied to support an application are available on the Business and Industry Portal:

- Land
- Noise
- Water
- Waste

The standard criteria as defined in Schedule 4 Dictionary of the Environmental Protection Act 1994 in regard to the proposed activity must be addressed.

An Environmental Management Plan will also be required addressing water quality monitoring and modelling for release limits from the proposed activity, and all potential impacts to environmental values involving surface water, groundwater, air and land.

The Department of Environment and Science is particularly interested in the discharge of wastewater, how it will be treated/managed and how any impacts to the receiving environment will be monitored. Other analysis which should be submitted in an Environmental Management Plan is water quality/quantity for both intake and discharge levels and potential impacts to air, noise and land.

Discharge and receiving environment monitoring is required to measure compliance against the criteria for total suspended solids, total nitrogen and total phosphorus. You should consider how existing and potential impacts to water quality are going to be mitigated and monitored.

Changes to the natural flows and the assimilative capacity of the receiving surface waters due to the farm's water releases should also be addressed. The potential impacts to groundwater from indirect waste water release from ponds and channels to underground waters should also be considered.

Net discharge will be used for monitoring and compliance of release limits where the administering authority ambient water quality data is available. Ambient water quality data can be made available by contacting the Department of Environment and Science on through the Permit and Licence Management Unit on 1300 130 372 (option 4).

	<p>Farms can negotiate with the administering authority (Department of Environment and Science) as to the method of calculation (net or total) where the administering authority ambient water quality data is not available. Each farm can either collect background data, to allow calculation of net loads, or operate on a total discharge basis. Farms will operate on a total discharge basis where ambient values are not available with an option to change to net discharge at some future time when ambient data becomes available. Assimilative capacity will be determined, as a minimum, by a criterion in the receiving environment that takes into account the season variations of that environment.</p> <p>The diagnostic tool function can be used to generate a report that will tell you how and where to apply, the application and annual fees that apply, how to determine environmental impacts/relevant Environmental Protection Policies, guidance materials to assist in the preparation of supporting information and additional resources.</p> <ul style="list-style-type: none"> • Diagnostic tool - forms and fee finder environmental authorities <p>Further information is available in the following links:</p> <ul style="list-style-type: none"> • Applying for an environmental authority • Technical information requirements for an environmental authority application. <p>If the proposed development is not an Aquaculture ERA you must still meet the obligations under the Environmental Protection Act 1994 and the Environmental Protection Regulation 2008. For example, the holder must comply with the following provisions of the Act:</p> <ul style="list-style-type: none"> • general environmental duty (section 319) • duty to notify environmental harm (section 320-320G) • offence of causing serious or material environmental harm (sections 437-439) • offence of causing environmental nuisance (section 440) • offence of depositing prescribed water contaminants in waters and related matters (section 440ZG) • offence to place contaminant where environmental harm or nuisance may be caused (section 443).
Aquaculture	
3.	<p>The department's technical agency, the Department of Agriculture and Fisheries, has confirmed the proposed development will not meet its accepted development requirements. The proposed application will trigger referral agency assessment under Schedule 10, Part 6, Division 1, Subdivision 3, Table 1, Item 1 of the Planning Regulation 2017.</p> <p>The development application should provide a full response against the current State Development Assessment Provisions, State code 17: Aquaculture, identifying how the proposed development meets each performance outcome by addressing all applicable acceptable outcomes. Particular attention should be paid to the following performance outcomes (PO):</p> <ul style="list-style-type: none"> • All development (Location) - PO1 and PO2 • Development and Construction of an aquaculture facility – PO3 to PO9 • Land-based aquaculture – PO10 to PO15. <p>PO1 - the aquaculture development must be suitably located for the type and scale of aquaculture activity proposed. In order to demonstrate compliance with this PO the following information is required:</p> <ul style="list-style-type: none"> • provide relevant engineering plans as per the department's DA Forms guide:

	<p><u>Relevant plans</u> including:</p> <ul style="list-style-type: none"> o a survey plan or chart clearly showing the location of the development (including GPS coordinates and zone reference – GDA94 preferred) and important features, such as 1:100 (Q100) flood level and waterways in the surrounding area; o specific details of the proposed development, including dated, scaled and referenced plans identifying footprints of the ponds and ancillary features (in square meters or hectares); and o a scaled site plan showing the location of the ponds in relation to any waterways or wetlands. The site plan must also show the location of each of the containment structures that are part of the redclaw farming enterprise. <p>Note – all plans should be scaled and able to be read at A3 size</p> <ul style="list-style-type: none"> • identify any potential constraints (e.g. flood-prone land) and how impacts on the natural environment will be avoided or minimised through the siting of the aquaculture development; and • details of any buffers proposed between the aquaculture activities and waterways. <p>PO2 - demonstrate that the development is located to avoid or minimise impacts on the natural environment:</p> <ul style="list-style-type: none"> • Provide a site plan detailing the placement of aquaculture ponds or other structures at the site, potential constraints (such as flood-prone land) and how impacts on the natural environment will be avoided or minimised through the siting of the aquaculture development. <p>For land based aquaculture activities the following information should be included:</p> <ul style="list-style-type: none"> o engineering drawings that indicate all proposed works, structures and excavations associated with the proposed aquaculture operation; and o contour lines (showing the 1% AEP flood level [Q100]) and other topographic features on the property like gullies and waterways. <p>PO5 - the aquaculture development does not increase the risk of mortality, disease or injury, or compromise the health and productivity of, fisheries resources.</p> <ul style="list-style-type: none"> • Provide a site management plan that includes: <ul style="list-style-type: none"> o feeding regimes to reduce nutrient loading o controlled administration of chemicals o ensuring that the area is maintained and free of rubbish o the use and management of the settlement and/or waste water pond; and o overland discharge and land-based irrigation of discharge waters. <p>PO7 - the aquaculture development is designed, constructed and operated to eliminate the hazards and risks associated with non-endemic aquaculture species.</p> <ul style="list-style-type: none"> • Provide an operational plan detailing: <ul style="list-style-type: none"> o species, including scientific and common names to be farmed o production ponds and other containers, such as purge tanks, water supply system, water distribution system
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	<ul style="list-style-type: none"> o drainage o water treatment and discharge; and o storage of feed. <ul style="list-style-type: none"> • Provide details of escape prevention practices to avoid or minimise escape of aquaculture resources, such as <ul style="list-style-type: none"> o fencing of ponds (a requirement for crayfish) o screening of outlet and inlet pipes o maintaining a freeboard on pond and tank walls (note that 50cm is considered sufficient in tropical areas) o predator exclusion systems; and o surface water run-off management. <p>PO8 - the aquaculture development is designed to maintain the integrity of the aquaculture product through lawful methods of harvesting and ensuring food safety and ethical standards are met.</p> <ul style="list-style-type: none"> • Provide written detail (diagrams if necessary) of the techniques and equipment that is intended for use in harvesting, including dimensions and gear materials. Note: Food safety is administered by Safe Food Queensland. <p>PO9 - the aquaculture development is designed to provide for the management of disease.</p> <ul style="list-style-type: none"> • It is recommended a disease management plan be supplied as part of the application. The disease management plan should demonstrate how any redclaw mortalities and processing wastes (including filter residues) are treated and disposed of in accordance with the Australian Government Department of Agriculture, Fisheries and Forestry AQUAVETPLAN (as updated from time to time). • Provide details of biosecurity measures included in the design of the facility, how disease will be monitored, quarantine practices proposed for new stock and control measures implemented on a day to day basis as well as in the event of a disease outbreak. <p>PO10 – ponds and drainage systems are designed, constructed and operated to avoid leakage.</p> <ul style="list-style-type: none"> • Provide a risk assessment of the site and design options to be applied to the proposal. It is recommended you review and incorporate the Guidelines for constructing and maintaining aquaculture containment structures in any design plans. <p>PO11 - the aquaculture development is designed and constructed to mitigate biosecurity and disease risks on the natural environment.</p> <ul style="list-style-type: none"> • Demonstrate steps to be undertaken to reduce biodiversity risk including: <ul style="list-style-type: none"> o The location of the development being greater than 50 metres from the bankfull width of waterways. o The waters are screened to prevent the escape of any eggs, juveniles or adults. o Not allowing discharge from ponds or tanks to enter Queensland waters. o The design of the facility provides control at all times over the containment and release of water from all ponds, tanks and drainage systems.
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	<p>PO12 - ponds, tanks, containers, aquaria and drainage systems are designed, constructed and operated to ensure immunity from flooding and inundation.</p> <ul style="list-style-type: none"> • Provide a scaled plan to demonstrate that: <ul style="list-style-type: none"> o The ponds used to cultivate the redclaw are constructed with the lowest point of the top of wall being at least the height of the Q100 flood level, or no lower than the highest known or recorded flood level if Q100 is unavailable. o The settlement pond is constructed so that the lowest point on the top of the wall is at least the height of the Q50 flood level. o All in-ground structures are constructed to prevent the ingress of stormwater run-off. <p>PO13 - all juvenile or adult wild fauna (except zooplankton) is excluded from land-based aquaculture development through:</p> <ul style="list-style-type: none"> • the design, construction, and operation preventing entry of fauna; and • the screening of water introduced into the aquaculture development. The applicant should demonstrate the intended use of 250 micron filters on waters entering and leaving the aquaculture ponds and provide details of the low level bird netting proposed to be used. <p>PO14 - aquaculture development that hold fish capable of overland escape are designed to prevent overland escape.</p> <ul style="list-style-type: none"> • Provide a site plan and details of the perimeter barrier that is proposed to be used. The barrier must be able to prevent the escape of all size classes of redclaw. <p>PO15 - bioremediation practices for the purpose of aquaculture are designed, constructed, and operated to minimise impacts on fisheries resources.</p> <ul style="list-style-type: none"> • Provide details on the design, management and maintenance of the bioremediation. The development application should include engineering drawings of any settlement/treatment ponds to be utilised for bioremediation purposes depicting front/side elevations and the location of the 2% AEP [Q50] flood level in relation to the pond wall. <p>The Department of Agriculture and Fisheries has prepared guidance material to assist applicants in responding to State code 17. Other reference documents listed in State code 17 include:</p> <ul style="list-style-type: none"> • Guidelines for constructing and maintaining aquaculture containment structures • Health management technical guidelines for aquaculture
State Development Assessment Provisions	
4.	<p>State Development Assessment Provisions version 2.4 took effect on 16 November 2018. To assist applicants in preparing a development application the department has prepared SDAP version 2.4 response templates.</p> <p>An application that complies with all applicable acceptable outcomes is considered to satisfy the corresponding performance outcome. If an application does not comply with one or more of the applicable acceptable outcomes, compliance with the performance outcome should be demonstrated. Please note responses stating that the development application is for an existing</p>

	aquaculture operation will not suffice.
Development assessment fees	
5.	<p>Schedule 10 of Planning Regulation 2017 prescribes assessment fees for State Assessment and Referral Agency. The following provides an indication of the likely fees:</p> <ul style="list-style-type: none"> • Environmentally relevant activity - Schedule 10, Part 5, Division 4, Table 2, Item 8 – <ul style="list-style-type: none"> - \$1619.00 where the aggregate environmental score is 25 or less; or - \$3240.00 where the aggregate environmental score is more than 25 but not less than 74. • Aquaculture - Schedule 10, Part 6, Division 1, Subdivision 3, Table 1, Item 8 – <ul style="list-style-type: none"> - \$3240.00 where the aquaculture is carried out in a tank, pond or hatchery and is not expected to cause the discharge of waste into Queensland waters. - \$6479.00 where the aquaculture is carried out in a tank, pond or hatchery that covers an area of 100ha or less and is expected to cause the discharge of waste into Queensland waters <p>Please note fees are subject to change and you should check with the department prior to lodging your development application.</p>
Resources	
6.	<p>The department's Queensland's Planning System website provides a range of information about the development assessment process in Queensland.</p> <p>The online tools and services section provides links to the Development Assessment Mapping System, State Planning Policy Mapping (Matters of State Environmental Significance), MyDAS2 and Map your development application tool to generate a flow chart on likely timeframes.</p> <p>Application forms and templates are available here. The development application will need to include DA form 1 and any relevant template. The department has also prepared DA forms guide: Forms 1 and 2 to assist applicants in filling out the DA forms.</p>
Pre-lodgement meeting	
7.	<p>The department would be pleased to organise a meeting with yourself and the department's technical agencies to discuss the pre-lodgement advice. Please contact SARA's case officer on 4037 3228 to organise a meeting.</p>
General advice – outside of SARA's jurisdiction	
Additional requirements under the <i>Fisheries Act 1994</i>	
8.	<p>Translocation of redclaw</p> <p>When moving aquatic animals within Queensland or from interstate, there are a number of policies and protocols that must be followed to ensure effective and safe translocation of species.</p> <p>Refer to the Department of Agriculture and Fisheries Management arrangements for translocation of live aquatic organism (transport between bioregions) for aquaculture (FAMOP015) policy. This policy provides guidelines for evaluating the risks involved in</p>

	<p>translocation activities for aquaculture. It aims to minimise ecological impacts by:</p> <ul style="list-style-type: none"> • requiring health testing for diseases; and • assessing an appropriate level of protection against introducing disease agents or non-indigenous species to wild populations. <p>Protocols for the movement of aquatic animals within Queensland and from interstate outline management measures, legislation and health certifications required to minimise disease risks associated with translocation. This includes Freshwater crayfish and prawns FAMPR006: redclaw protocol.</p> <p>You will need to complete the application form to apply for the translocation of live aquatic animals into and within Queensland. Further information can be found on Business Queensland's website.</p> <p><u>General Fisheries Permit</u></p> <p>If redclaw are to be sourced from the natural environment and the methods used to capture them is not recognised as a legal apparatus or the number being collected exceeds 40 individuals then a General Fisheries Permit is required.</p> <p>Fisheries Queensland issues permits that allow the use of non-prescribed apparatus, or development of a new or under-exploited fishery, or that generally authorise activities that are otherwise unlawful. Permits (in any jurisdiction administered by Queensland) are not renewable or transferable; therefore, they are only supplied when they are first issued, or after a successful application to amend details of the permit.</p> <p>Redclaw are regulated under Queensland law through provisions of the <i>Fisheries Act 1994</i>. In order to collect more than 40 redclaw for aquaculture purposes a General Fisheries Permit (GFP) is required.</p> <p>To be eligible, the applicant will need to provide good, evidence based reason why this permit should be issued for the requested activity. In addition, the applicant must be able to demonstrate how their application relates to fisheries legislation, and how their proposed activity is consistent with its objectives.</p> <p>For a general fisheries permit you will need to complete the application form and submit a written proposal with the application describing the intended activities including:</p> <ul style="list-style-type: none"> • information about the species • the number of specimens intended to be taken • the location of the activity; and • the gear intended to be used. <p>The associated fee for a general fisheries permit is prescribed in the Fisheries Regulation 2008.</p>
Regulated vegetation	
9.	<p>The Department of Natural Resources, Mines and Energy advises the premises is mapped as containing areas of Category R on the regulated vegetation management map.</p> <p>Clearing native vegetation within these areas will not be assessed as part of an operational work or material change of use application. Any clearing in Category R must be carried out as exempt clearing work under Schedule 21 of the Planning Regulation 2017 or undertaken in</p>

	accordance with the Department of Natural Resources, Mines and Energy <u>Accepted development vegetation clearing code</u> .
Water	
10.	<p>The Department of Natural Resources, Mines and Energy has confirmed that you hold a Resource Operation Licence which permits the taking of water for 'rural' purposes from Levinson Creek from within Barron Zone A of the SunWater-managed Mareeba-Dimbulah Water Supply Scheme.</p> <p>If water is proposed to be taken from Levison and/or Little Levison Creeks, the Department of Natural Resources, Mines and Energy recommends you liaise with SunWater.</p> <p>The Department of Natural Resources, Mines and Energy also advises the premises is not located within an underground water management area as per Schedule 17 of the <u>Water Regulation 2016</u>.</p> <p>A water licence is not required to take or interfere with underground water for any purpose. Development approval is not required for the drilling of bores in this area, however a licensed bore driller is required to drill a bore more than six metres in depth.</p>

This pre-lodgement advice does not constitute an approval or an endorsement that the department supports the development proposal. Additional information may be required to allow the department to properly assess the development proposal when a formal application has been lodged.

For further information please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 40373228 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

Location of 321 Malone Road



lat: -16.99170
long: 145.46169




2D 3D 360

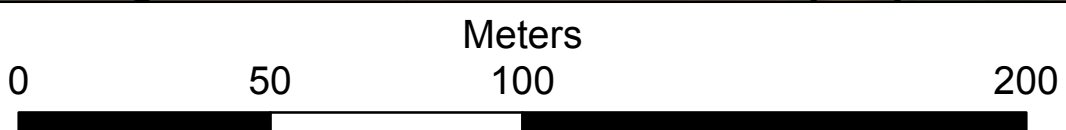
**PLAN SHOWING LAND USE
& INFRASTRUCTURE
FEBRUARY 2019**

Lychee Orchard

Hay paddock

LEGEND

-  Water bore
-  Powerline
-  Creek

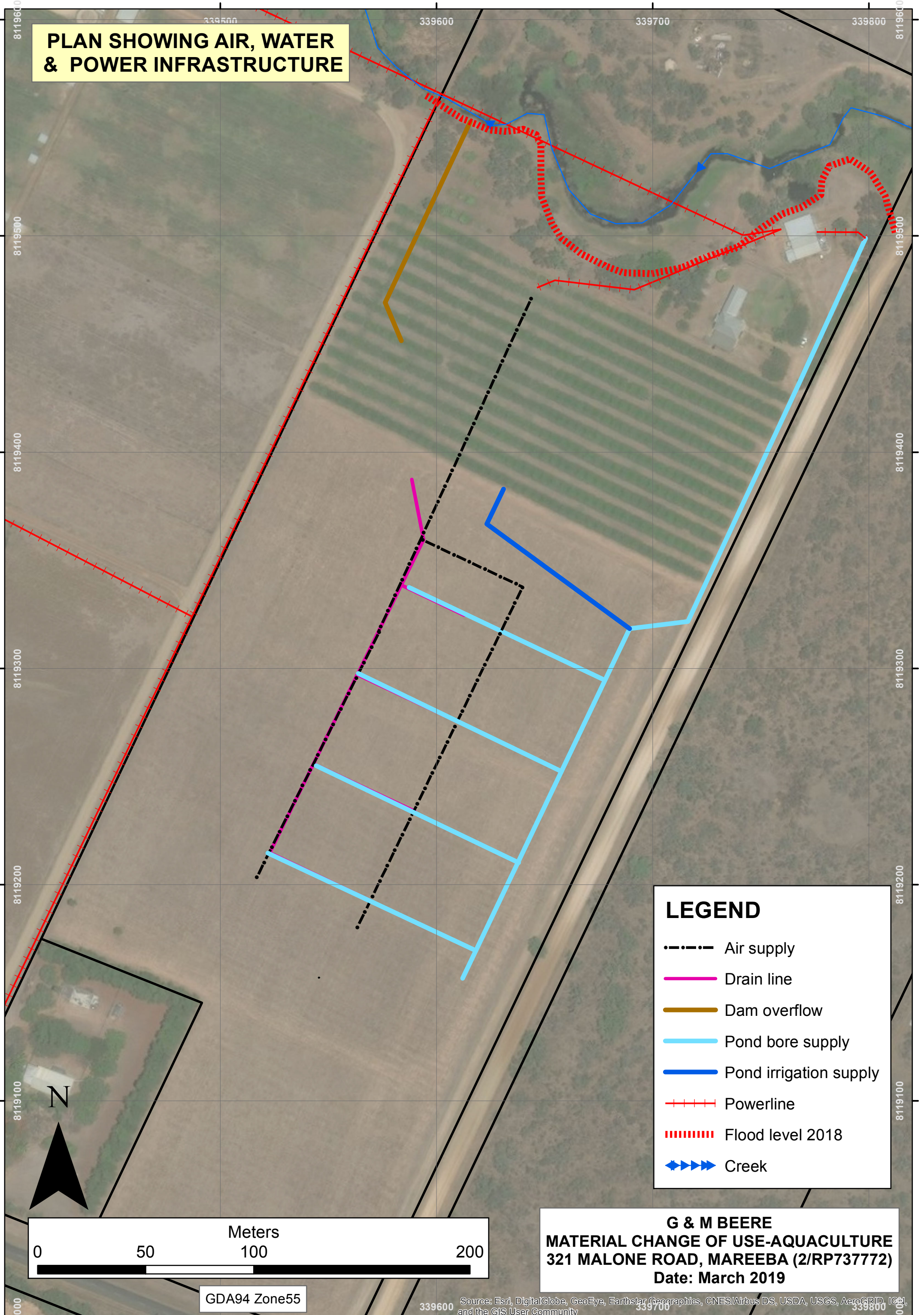


**G & M BEERE
MATERIAL CHANGE OF USE-AQUACULTURE
321 MALONE ROAD, MAREEBA (2/RP737772)
Date: March 2019**

GDA94 Zone55

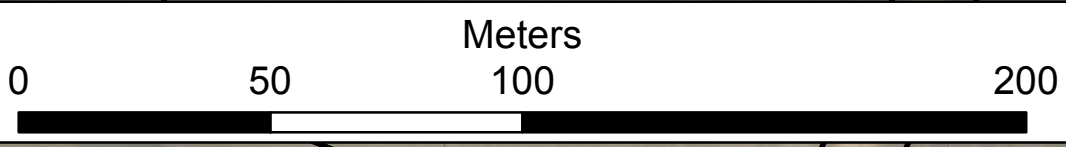
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN SHOWING AIR, WATER & POWER INFRASTRUCTURE



LEGEND

- Air supply
- Drain line
- Dam overflow
- Pond bore supply
- Pond irrigation supply
- + Powerline
- |||| Flood level 2018
- ▶▶▶▶ Creek

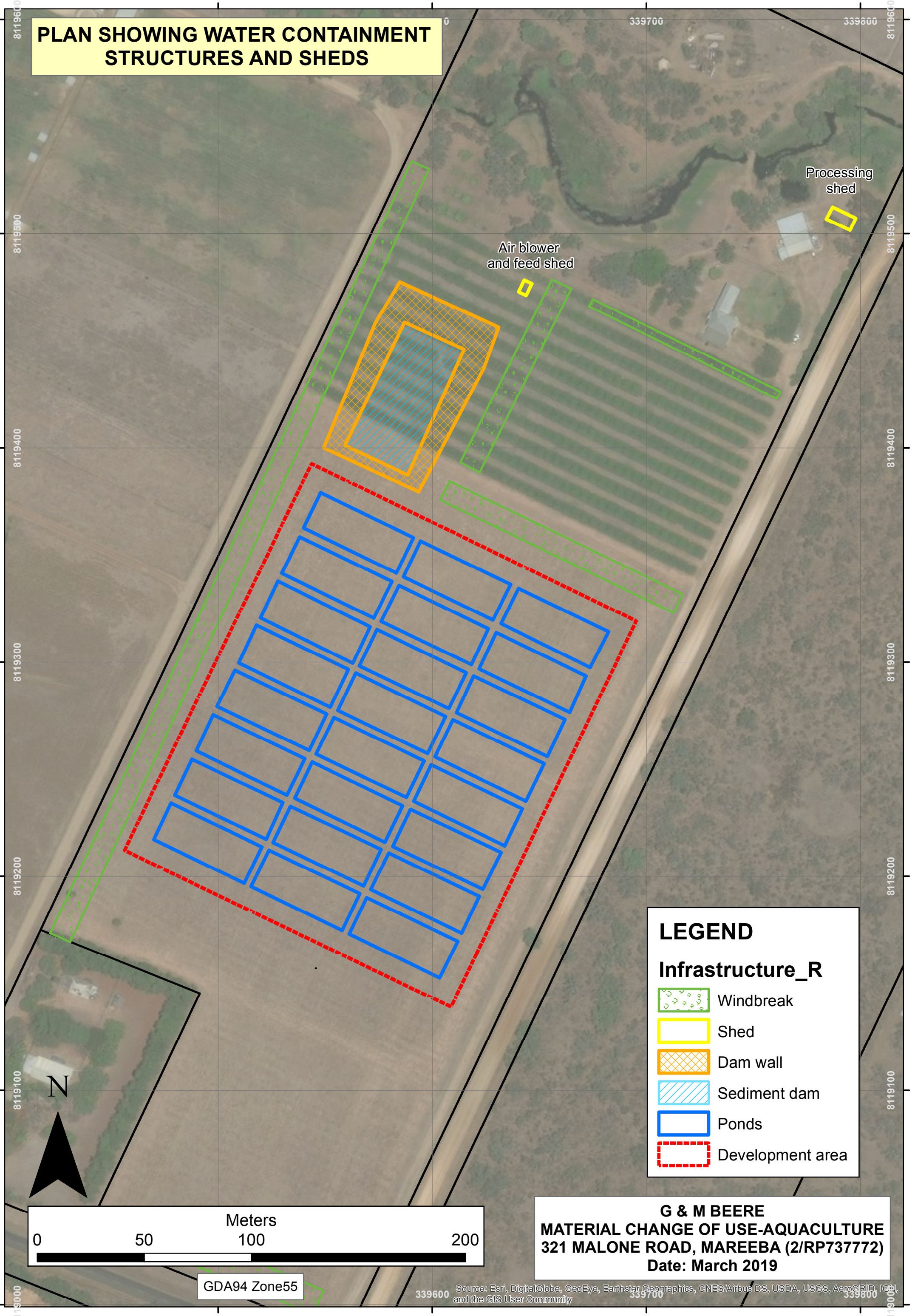


GDA94 Zone55

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MATERIAL CHANGE OF USE-AQUACULTURE
321 MALONE ROAD, MAREEBA (2/RP737772)
Date: March 2019

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN SHOWING WATER CONTAINMENT STRUCTURES AND SHEDS






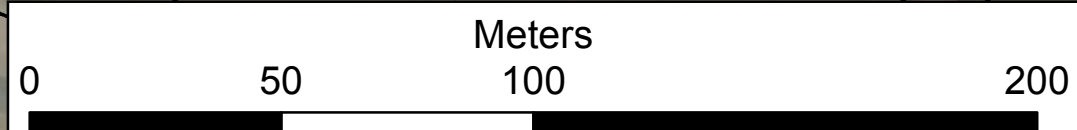
Processing shed

Air blower and feed shed

LEGEND

Infrastructure_R

-  Windbreak
-  Shed
-  Dam wall
-  Sediment dam
-  Ponds
-  Development area

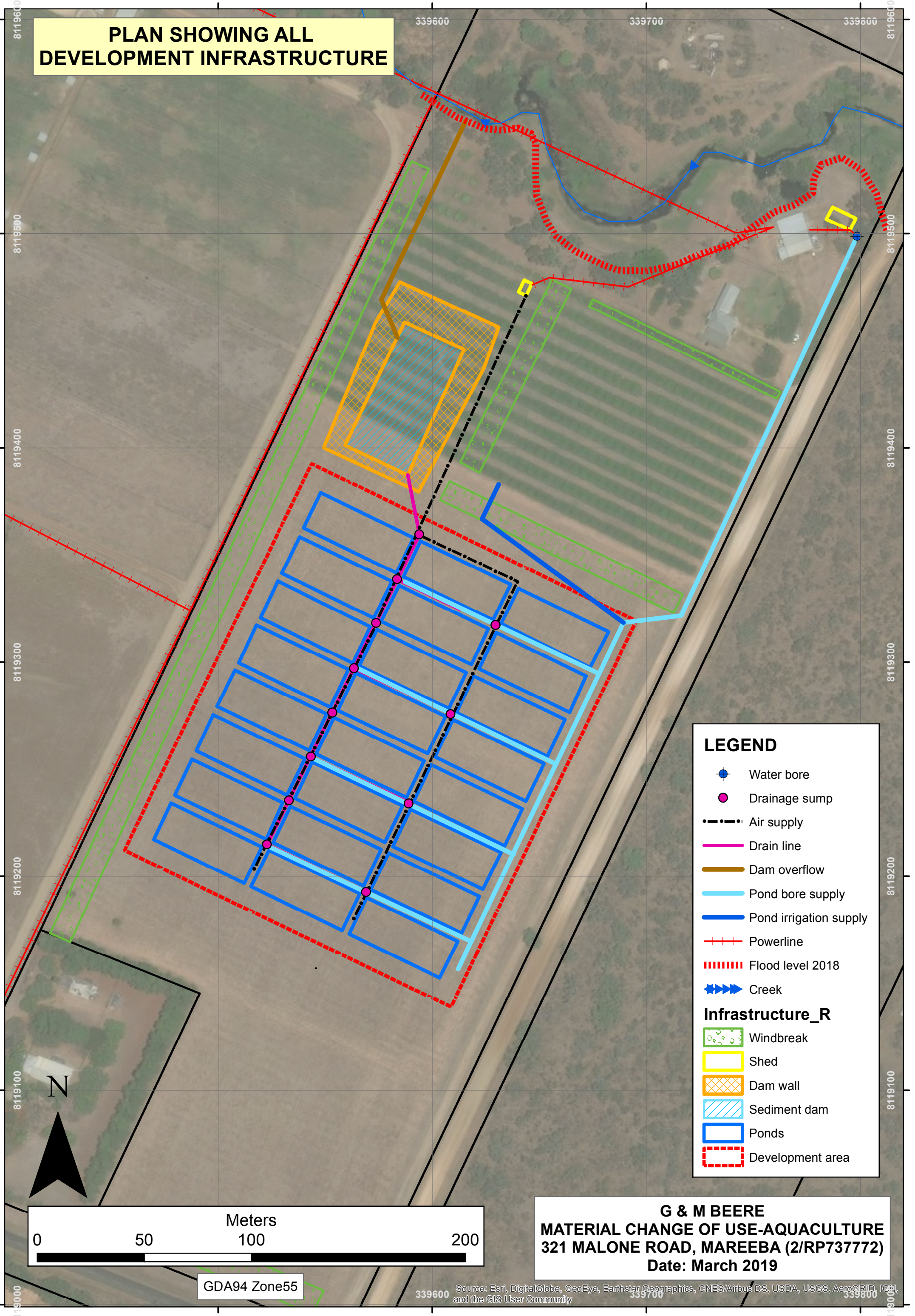


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321 MALONE ROAD, MAREEBA (2/RP737772)
Date: March 2019

GDA94 Zone55

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN SHOWING ALL DEVELOPMENT INFRASTRUCTURE

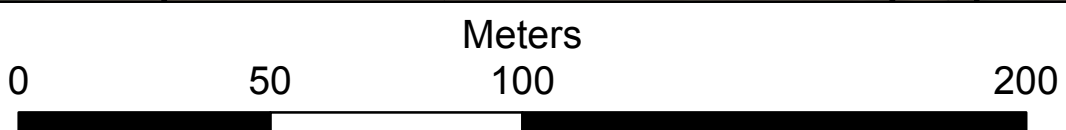


LEGEND

- Water bore
- Drainage sump
- Air supply
- Drain line
- Dam overflow
- Pond bore supply
- Pond irrigation supply
- Powerline
- Flood level 2018
- Creek

Infrastructure_R

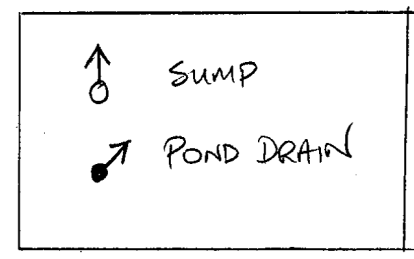
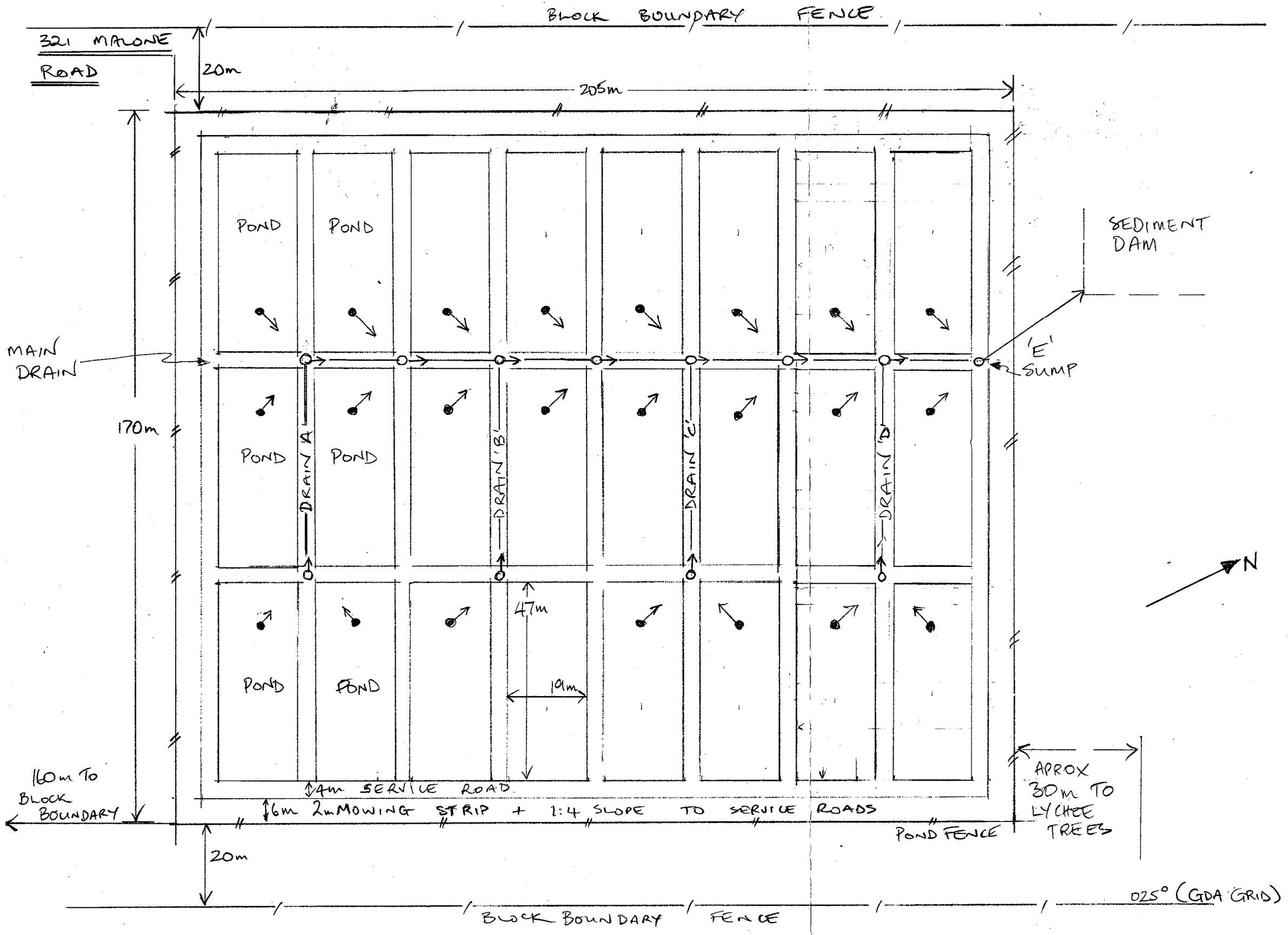
- Windbreak
- Shed
- Dam wall
- Sediment dam
- Ponds
- Development area



G & M BEERE
MATERIAL CHANGE OF USE-AQUACULTURE
321 MALONE ROAD, MAREEBA (2/RP737772)
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GDA94 Zone55



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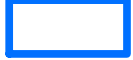

PLAN SHOWING POND AREA DEVELOPMENT

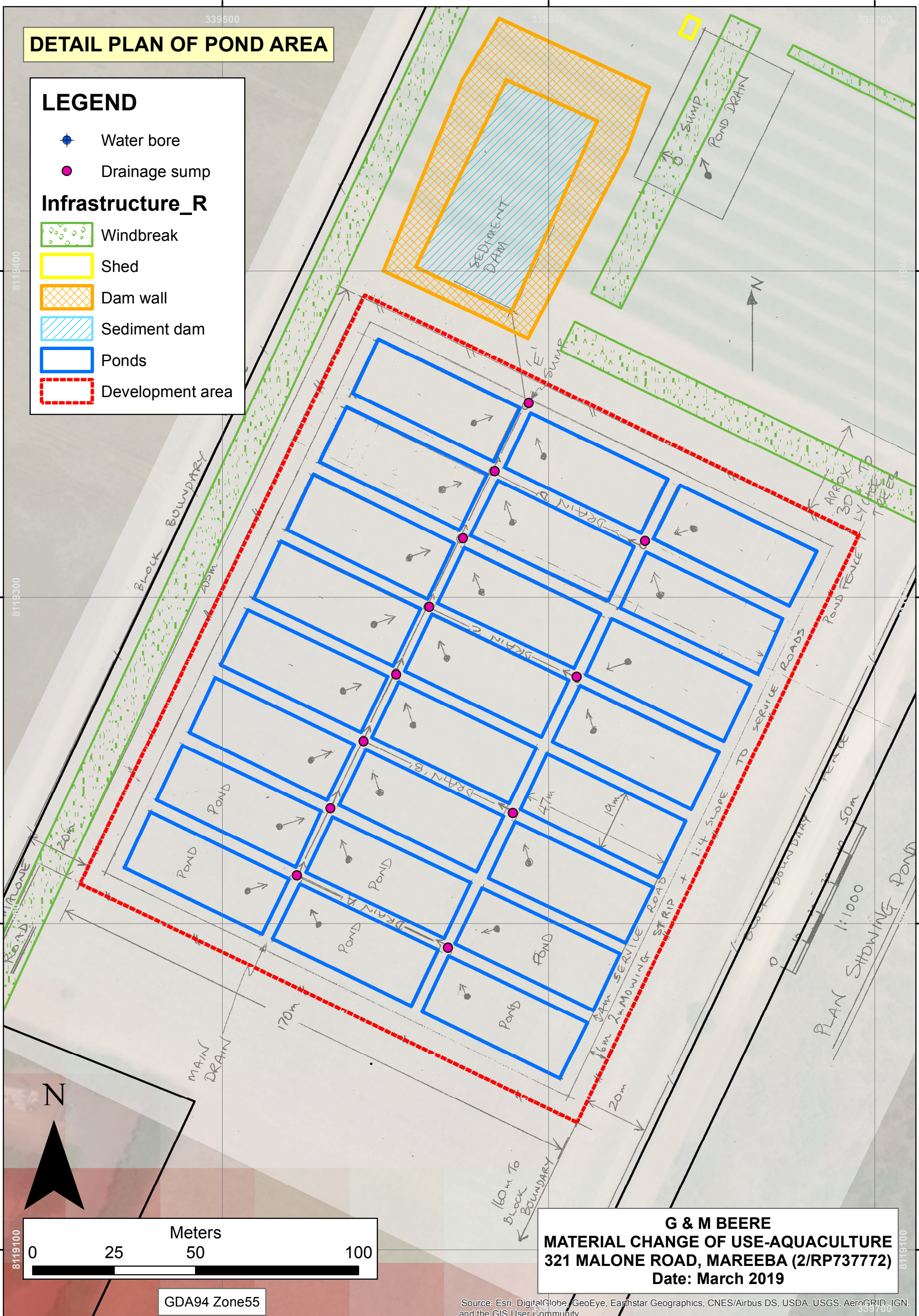
DETAIL PLAN OF POND AREA

LEGEND

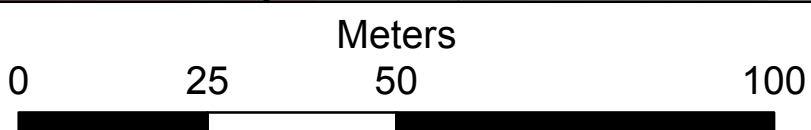
-  Water bore
-  Drainage sump

Infrastructure_R

-  Windbreak
-  Shed
-  Dam wall
-  Sediment dam
-  Ponds
-  Development area



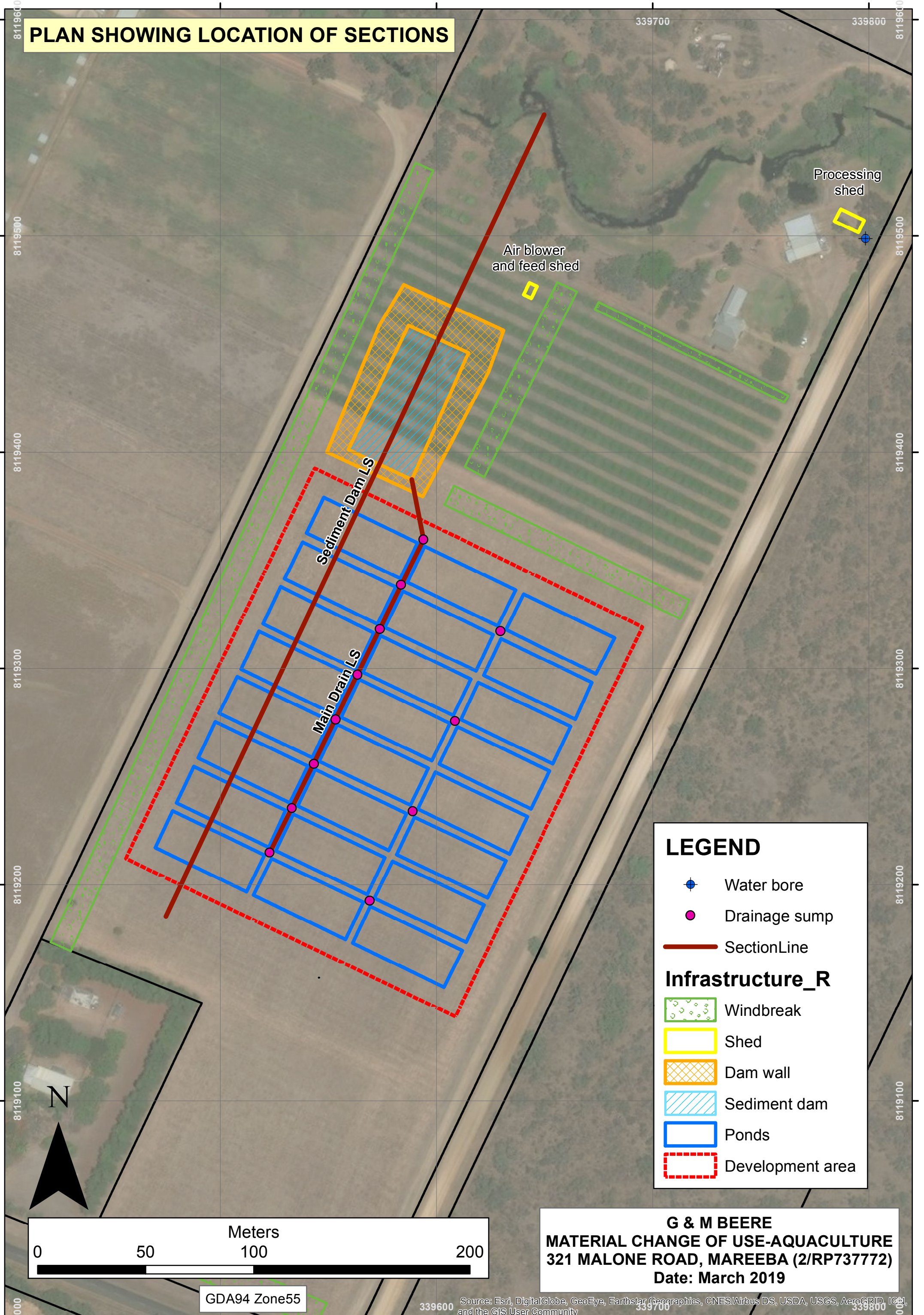
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Date: March 2019



GDA94 Zone55

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN SHOWING LOCATION OF SECTIONS

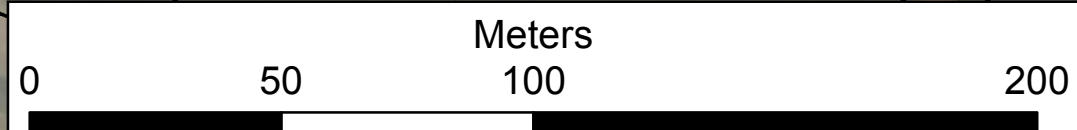


LEGEND

- Water bore
- Drainage sump
- SectionLine

Infrastructure_R

- Windbreak
- Shed
- Dam wall
- Sediment dam
- Ponds
- Development area

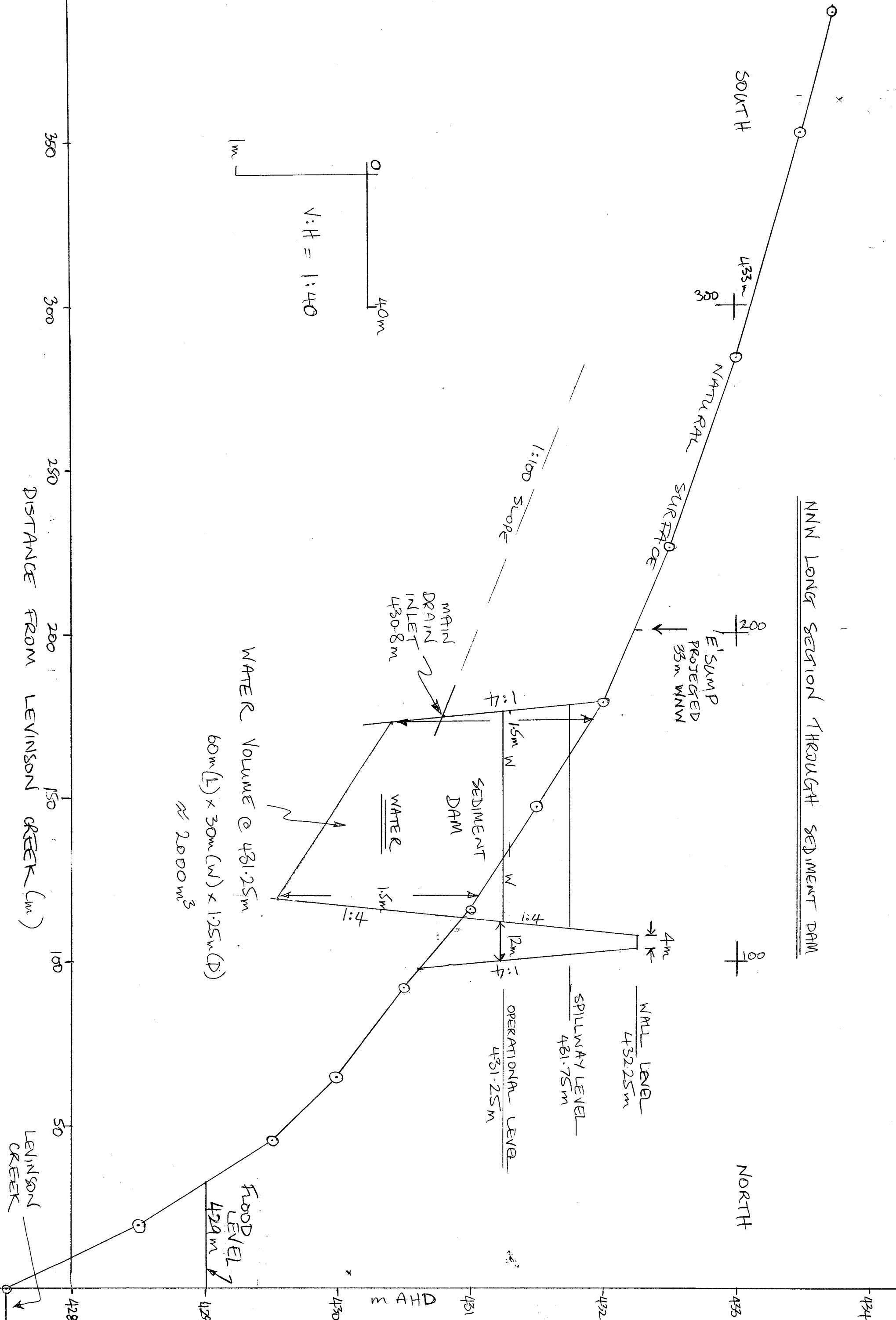


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321 MALONE ROAD, MAREEBA (2/RP737772)
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NNW LONG SECTION THROUGH SEDIMENT DAM



WATER VOLUME @ 431.25m
 $60m(L) \times 30m(W) \times 1.25m(D)$
 $\approx 22500m^3$

DISTANCE FROM LEVINSON CREEK (m)

NORTH

E' SUMP
 PROTECTED
 35m WNW

SEDIMENT
 DAM

WATER

MAIN
 DRAIN
 INLET
 430.8m

OPERATIONAL LEVEL
 431.25m

SPILLWAY LEVEL
 481.75m

WALL LEVEL
 432.25m

FLOOD LEVEL
 429m

V:H = 1:40

1:100 SLOPE

40m

1m

0

350

300

250

200

150

100

50

428

429

430

431

432

433

434

ELEVATION

LEVINSON
 CREEK

NORTH

E' SUMP
 PROTECTED
 35m WNW

SEDIMENT
 DAM

WATER

MAIN
 DRAIN
 INLET
 430.8m

OPERATIONAL LEVEL
 431.25m

SPILLWAY LEVEL
 481.75m

WALL LEVEL
 432.25m

FLOOD LEVEL
 429m

V:H = 1:40

1:100 SLOPE

40m

1m

0

350

300

250

200

150

100

50

428

429

430

431

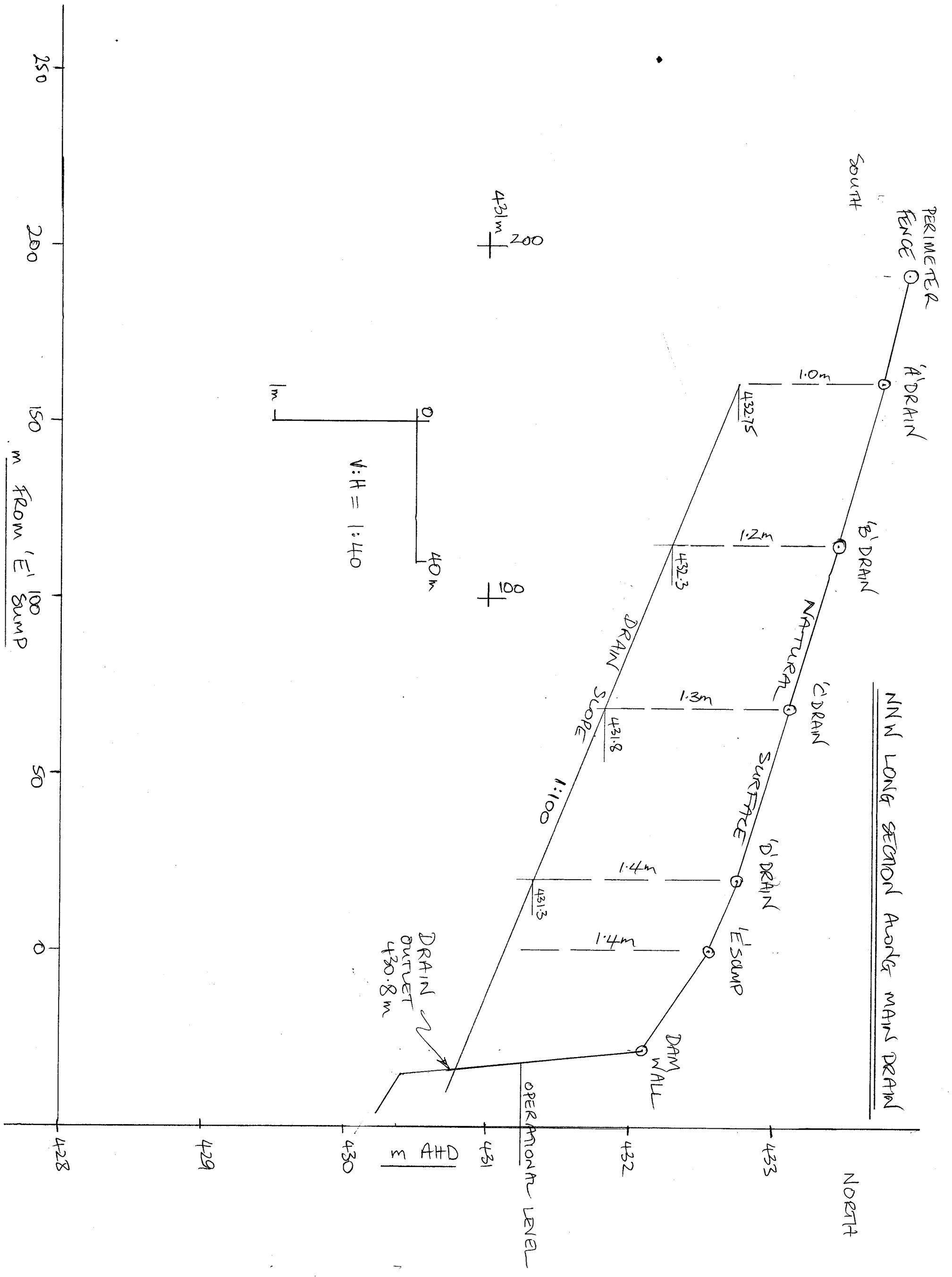
432

433

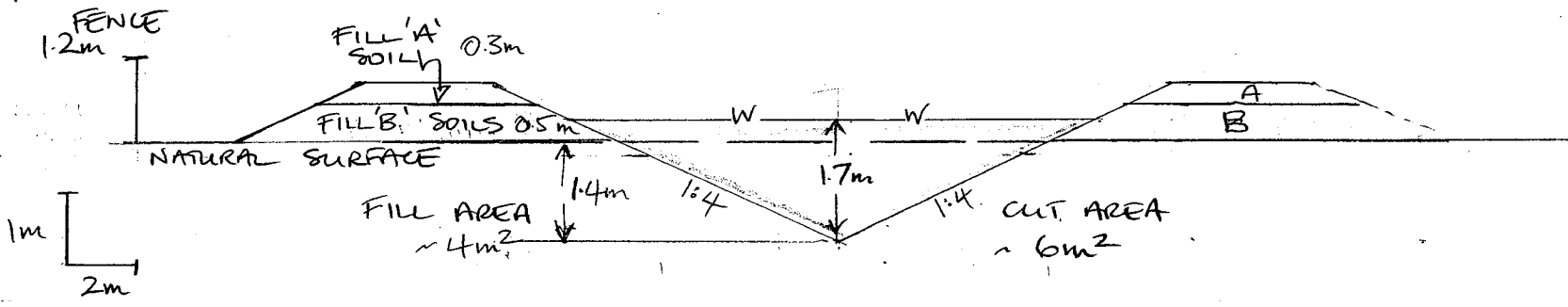
434

ELEVATION

LEVINSON
 CREEK



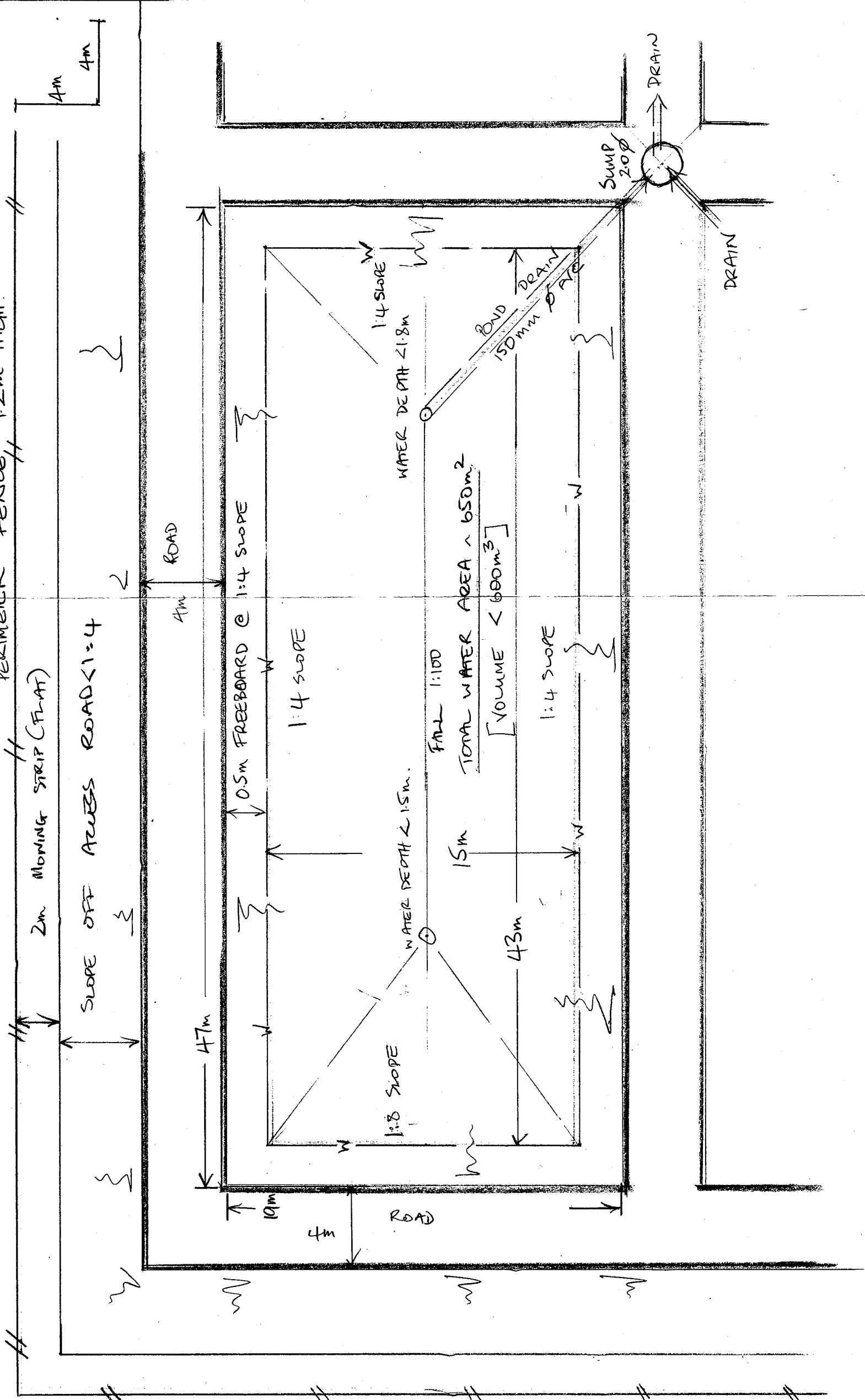
CROSS-SECTION AT DRAIN



1:200

GENERALISED POND PLAN

PERIMETER FENCE, 1.2m HIGH



LONG SECTION THROUGH DRAIN

