

22 September 2023

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Planning Officer: Carl Ewin  
Direct Telephone: (07) 4086 4656  
Our Reference: RAL/20/0003  
Your Reference: R4-20

Glen and Allyson Sheppard  
C/- U&I Town Plan  
PO Box 426  
COOKTOWN QLD 4895

Dear Applicants,

## **Minor Change to an Existing Approval** *Planning Act 2016*

I refer to your request to make a minor change to Decision Notice dated 20 January 2021.  
On 20 September 2023, Council decided your requested changes.

Details of the decision are as follows:

### **APPLICATION DETAILS**

Application No:	RAL/20/0003
Street Address:	29 Boyles Road, Kuranda
Real Property Description:	Lot 2 on RP726691
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

### **DECISION DETAILS**

The following type of approval had been issued:

Development Approval for Reconfiguring a Lot – Subdivision (1 into 3 Lots)

In relation to the request to make a change to the existing approval, Council decided to resolve the following:



- (a) Condition 3.11 of Council's Decision Notice dated 20 January 2021 be amended as follows:

3.11 *Building Envelopes*

- (a) *The approved building envelopes for proposed lots 1 and 2 are the building envelopes shown on plan No. R4-20 (2) dated 12/11/2020 Drawing No. 8842-BE Rev B - Building Envelope RAL/20/0003 Prepared by Twine Surveys and dated 13/07/2023. The building envelopes must not exceed 2,500m<sup>2</sup> 4000m<sup>2</sup> each (excluding access driveways).*

*Note: Implementing the revised building envelope plan will trigger the requirement for both lots 1 and 2 to be resurveyed and may require a new Covenant Form 31 and Form 20 to be submitted for each lot. The standard fees will apply for Council to endorse the new plan of survey and covenant forms (if necessary).*

- (b) *Prior to the endorsement of the survey plan the approved building envelope areas must be defined by survey markers set at each corner, to the satisfaction of Council's delegated officer.*
- (c) *All future buildings including associated on-site effluent disposal systems must be located within the approved building envelopes.*
- (d) *No vegetation shall be cleared outside the approved building envelopes.*

#### CURRENCY PERIOD OF APPROVAL

This development approval has commenced.

#### INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "**necessary infrastructure condition**" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

#### CONSOLIDATED ASSESSMENT MANAGER CONDITIONS

##### (A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

##### (a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
  - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and



- to ensure compliance with the following conditions of approval.

## 2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for the development, except where specified otherwise in these conditions of approval.

## 3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges/contributions within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.7 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.8 Charges

All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.



### 3.9 Bushfire Management

3.9.1 At the time of dwelling construction on Lots 1 and 2, a minimum of 5,000 litres of water storage for firefighting purposes must be provided and preserved for no other purpose. The supply can be satisfied by either a separate tank, a reserve section of a larger domestic water supply tank, a dam or swimming pool. Where a tank water supply is provided it must be fitted with standard rural fire brigade fittings and be situated adjacent a hard stand area of heavy vehicles.

3.9.2 A bushfire management plan must be prepared for Lots 1 - 3 to the satisfaction of Council's delegated officer. The future use of each lot must comply with the requirements of the bushfire management plan at all times.

### 3.10 Slope Stability

For any new building work proposed on a slope of 15% or greater, the applicant/developer must provide Council with a site specific geotechnical report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that certifies:

- the long-term stability of the development site; and
- that the development site will not be adversely affected by land slide/slip activity originating on sloping land above the development site.

**At Council's Ordinary Meeting held on 20 September 2023, Condition 3.11 Building Envelopes was amended to the extent below:**

#### 3.11 Building Envelopes

- (a) *The approved building envelopes for proposed lots 1 and 2 are the building envelopes shown on ~~plan No. R4-20 (2) dated 12/11/2020~~ **Drawing No. 8842-BE Rev B - Building Envelope RAL/20/0003 Prepared by Twine Surveys and dated 13/07/2023.** The building envelopes must not exceed ~~2,500m<sup>2</sup>~~ **4000m<sup>2</sup>** each (excluding access driveways).*

**Note: Implementing the revised building envelope plan will trigger the requirement for both lots 1 and 2 to be resurveyed and may require a new Covenant Form 31 and Form 20 to be submitted for each lot. The standard fees will apply for Council to endorse the new plan of survey and covenant forms (if necessary).**

- (b) *Prior to the endorsement of the survey plan the approved building envelope areas must be defined by survey markers set at each corner, to the satisfaction of Council's delegated officer.*
- (c) *All future buildings including associated on-site effluent disposal systems must be located within the approved building envelopes.*



- (d) *No vegetation shall be cleared outside the approved building envelopes.*

### 3.12 Environmental Covenants

The applicant/developer shall be responsible for the preparation and registration of a statutory covenant with Council pursuant to S97A of the Land Title Act for the purposes of native vegetation and habitat preservation including the preservation, protection and maintenance of native vegetation and a mapped ecological corridor.

The covenant will be of a form that is acceptable to the Registrar of Titles and will apply to the entirety of Lots 1 and 2 excluding the building envelopes mentioned in Condition 3.11 and driveways. The covenant location and the covenant document provisions will be to the satisfaction of Council's delegated officer.

The covenant agreement shall be signed by the registered owner prior to endorsement of the survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan with the Department of Resources.

The covenant must stipulate that the covenant area must be protected, preserved and conserved, including by strictly adhering to the following non-exhaustive conditions (which may be varied by written agreement between the parties):

- (a) no existing living vegetation or hereafter existing in the covenant area, may be cut down, damaged or destroyed;
- (b) no fences permitted within the covenant area;
- (c) no construction to take place within the covenant areas;
- (d) to prohibit the construction of any dams or other structures or undertaking of any activities which may interrupt the natural hydrology, on any part of the site at any time.
- (e) no native animals within the covenant area shall be killed or interfered with;
- (f) no domestic dogs or domestic cats are to be kept within the covenant area at any time;
- (g) no other acts may be carried out on or in respect of the covenant area which, in the opinion of the Council, acting reasonably may have a detrimental environmental impact on the covenant area;



Notwithstanding clause (a) to (g), if any native or indigenous animal on the covenant area poses a risk to human safety the native or indigenous animal may be removed with the prior written consent of the Council and any other approvals which might be required by law.

The covenant document shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the covenant.

#### 4. Infrastructure Services and Standards

##### 4.1 Access

4.1.1 A single asphalt or concrete sealed driveway (no bitumen), with a minimum width of six (6) metres must be constructed to provide shared access to Lots 1 and 2. The crossover must be constructed (from the edge of Boyles Road to the property boundary of the lots) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.1.2 The existing access crossover servicing Lot 3 must also be upgraded to a bitumen, asphalt or concrete standard (from the edge of Boyles Road to the property boundary) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

##### 4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

##### 4.3 Water Supply

Lots 1 and 2 must be provided with a water supply either via:

- (a) a bore or bores 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:
  - (i) with a minimum capacity of 90,000L;
  - (ii) fitted with a 50mm ball valve with a camlock fitting;



- (iii) to be installed and connected prior to the occupation of any dwelling on the Lot.

If on site water storage tank/s is the chosen method of domestic water supply, a notation will be placed on the rates notice for each lot notifying prospective purchasers that no water supply has been provided to each lot and that future domestic water supply will be satisfied via tank supply and be their responsibility and provided solely at their expense.

#### 4.4 Wastewater Disposal

At the time of construction of a future dwelling or outbuilding on each lot, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

#### 4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

#### 4.6 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes (to be included for the full length of the shared driveways required by 4.1 (b) above).

### 5. Additional Payment Condition/s (section 130 of the Planning Act 2016)

- 5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.
- 5.2 The developer must pay \$9,640.00 per additional lot as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.



5.3 The trunk infrastructure for which the payment is required is:

- The trunk transport network servicing the land (\$4,820.00 per additional allotment)
- The trunk open space infrastructure servicing the land (\$4,820.00 per additional allotment)

5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.

5.5 If the developer elects to provide part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to endorsement of the plan of subdivision.

#### REFERRAL AGENCY CONDITIONS

Material change of use of premises near a substation site of subject to an easement		
Development application for reconfiguring a lot that is assessable development under s21, if—  (a) all or part of the lot is subject to an easement—  (i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and (ii) for a transmission grid or supply network; or  (b) part of the lot is within 100m of a entity or transmission entity	Schedule 10, Part 9, Division 2, Table 1	Town Planning Ergon Energy PO Box 264 Fortitude Valley Qld 4006  <a href="mailto:townplanning@ergon.com.au">townplanning@ergon.com.au</a>  <b>Note: Referral agency may give advice only.</b>



### APPROVED PLANS/DOCUMENTS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
R4-20(2)	Development Plan - 1 into 3 Lot Reconfiguration	U&i Town Plan	12/11/2020

At Council's Ordinary Meeting held on 20 September 2023, the approved plans were amended to the extent below:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
<u>DWG No.</u> <u>8842-BE2023.7.13 REV B</u>	<u>Building Envelope</u> <u>RAL/20/0003</u>	<u>Twine Surveys</u> <u>Pty Ltd</u>	<u>13/07/2023</u>

### ADVISORY NOTES

The following Advisory Notes are for information purposes only and do not form conditions of approval:

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

#### (A) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

#### (b) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

#### (c) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

#### Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:



- a registered covenant (Lot 1 and 2 only)
- an approved building envelope plan (Lot 1 and 2 only)
- conditions regarding bushfire management
- an approved bushfire management plan
- a registered easement over the subject site (Lot 3 only)
- conditions regarding water supply (Lot 1 and 2 only)

(d) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.environment.gov.au](http://www.environment.gov.au)

(e) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au)

<b>FURTHER DEVELOPMENT PERMITS REQUIRED</b>
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- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

<b>RIGHTS OF APPEAL</b>
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You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

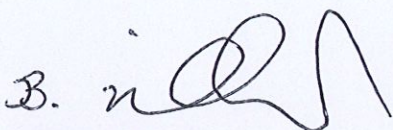


**OTHER DETAILS**

If you wish to obtain more information about Council's decision, electronic copies are available on line at [www.msc.qld.gov.au](http://www.msc.qld.gov.au), or at Council Offices.

If you have any further queries in relation to the above, please contact Council's Senior Planner, Carl Ewin on the above number.

Yours faithfully



**BRIAN MILLARD**  
**COORDINATOR PLANNING SERVICES**

**DECISION NOTICE HISTORY**

RAL/20/0003 - Original Decision Notice dated 20 January 2021

**RAL/20/0003 – *Minor Change to an Existing Approval dated 22 September 2023***

Encl: Approved Plans/Documents  
Appeal Rights

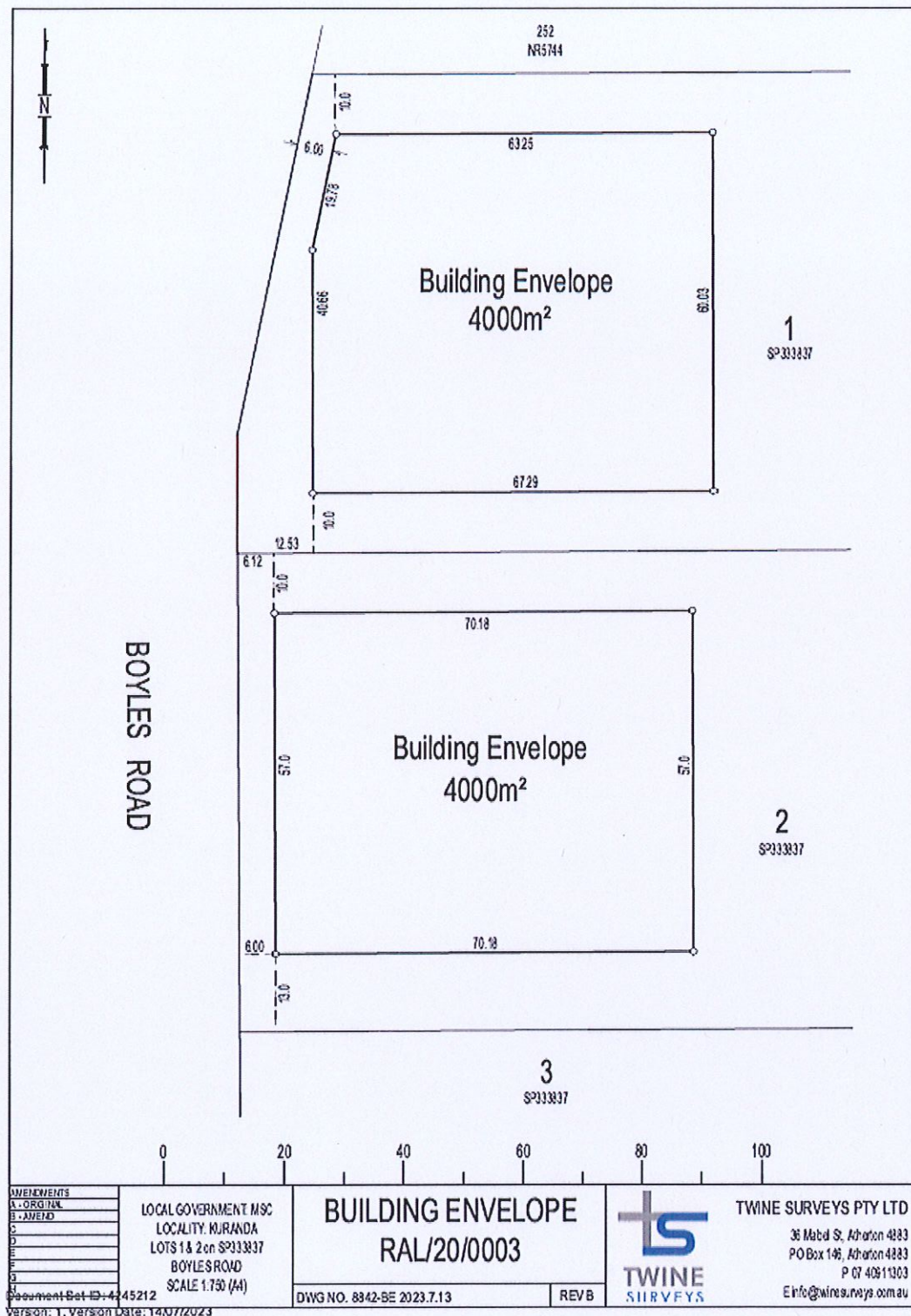


## Approved Plans/Documents





## Revised Building Envelope Plan



22/9/2023  
B. n. [Signature]



## Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

### Chapter 6 Dispute resolution

#### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the Planning Act 2016 states –

- (a) Matters that may be appealed to –
  - (i) either a tribunal or the P&E Court; or
  - (ii) only a tribunal; or
  - (iii) only the P&E Court; and
- (b) The person-
  - (i) who may appeal a matter (**the appellant**); and
  - (ii) who is a respondent in an appeal of the matter; and
  - (iii) who is a co-respondent in an appeal of the matter; and
  - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
  - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –*

*See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

#### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  - (a) is in the approved form; and



- (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
- (a) the respondent for the appeal ; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court – the chief executive; and
  - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
- (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
  - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
- decision* includes–
- (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or failure to make a decision; and
  - (d) a purported decision ; and
  - (e) a deemed refusal.
- non-appealable*, for a decision or matter, means the decision or matter–
- (a) is final and conclusive; and
  - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

#### 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

#### 231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme