

Your Ref:

Our Ref: GIRLING



7th July 2020

Chief Executive Officer
Mareeba Shire Council
info@msc.qld.gov.au
cc: carle@msc.qld.gov.au

**Development Application: Proposed Reconfiguring of a Lot
1 Lot into 2 Lots At 8-10 Barron Falls Road, Kuranda, Queensland
LOT 22 on SP153917**

To Whom it May Concern,

This application is for a Reconfiguring of a Lot – 1 Lot into 2 Lots over land described as Lot 22 on SP153917, situated at 8-10 Barron Falls Road, Kuranda, Queensland and is submitted on behalf of Robert Girling.

Please send the invoice for the application fee via
katrina@urbanabodebuildingdesign.com.au addressed to property owner Robert Girling.

Kind regards,

Katrina Girling

A handwritten signature in dark ink, appearing to read "Katrina Girling", is written over a light blue horizontal line.

Urban Abode Building Design



Development Application

Proposed: Reconfiguring of a Lot
at: 8-10 Barron Falls Road, Kuranda
for: Robert Girling
date: July 2020

PO Box 2915
CAIRNS Q 4870
Ph: 0419 723 253

lisa@urbanabodebuildingdesign.com.au
urbanabodebuildingdesign.com.au
ABN: 79 631 685 106 QBCC: 15011948

Contents & Accompanying Documentation

Summary

Proposed Development Details

Development Application Form 1

Applicable Overlays Map

Applicable Codes

Code Assessment

6.2.6 Low Density Residential Zone Code

7.2.1 Kuranda Local Plan Code

8.2.4 Environmental Significance Overlay Code

8.2.8 Hill & Slope Overlay Code

8.2.11 Scenic Amenity Overlay Code

9.4.2 Landscaping Code

9.4.3 Parking and Access Code

9.4.4 Reconfiguring a Lot Code

9.4.5 Works, Services and Infrastructure Code

Attachments

Owners Consent

Survey Plan

Drawings GIRLING/01-05

Sewer Jump Up

Vehicle Crossover

Summary

Development application details

Proposed development:	Proposed Reconfiguring a Lot - 1 Lot into 2 Lots
Type of approval sought:	Development Approval
Site address:	8-10 Barron Falls Road, Kuranda QLD 4881
Real property description:	Lot 22 on SP153917
Site area:	4459m²
Assessment manager:	Mareeba Shire Council
Owner details:	Robert Girling
Applicant details:	Urban Abode Building Design

Planning instrument details

Planning scheme:	Mareeba Shire Council Planning Scheme – July 2016
Zone:	Low Density Residential
Level of assessment:	Code Assessable
Applicable overlays:	Hill & Slope Scenic Amenity Environmental Significance
Applicable codes:	6.2.6 Low Density Residential Zone Code 7.2.1 Kuranda Local Plan Code 8.2.4 Environmental Significance Overlay Code 8.2.8 Hill & Slope Overlay Code 8.2.11 Scenic Amenity Overlay Code 9.4.2 Landscaping Code 9.4.3 Parking and Access Code 9.4.4 Reconfiguring a Lot Code 9.4.5 Works, Services and Infrastructure Code

Proposed Development Details

This application is for a reconfiguration of a lot (1 lot into 2 lots) over land described as Lot 22 on SP153917, situated at **8-10 Barron Falls Road, Kuranda, Queensland 4881** and is submitted on behalf of Robert Girling.

The site is located in the **Low Density Residential Zone** and has an overall area of **4459m²**. And as per *Table 5.5.6 – Low Density Residential Zone* has accepted development noted as *possible future dwelling house*. There is an existing dwelling and shed structure positioned to the front of the existing site, which would remain.

The proposed subdivision would create a lot for the existing house (Lot 221) of **1759m²** and a new lot at the rear (Lot 222) of **2700m²**. These areas are well over the specified minimum requirements and the rear site would easily accommodate a new house with adequate setbacks and the facility for a vehicle to leave the site in a forward gear, as demonstrated in the **attached drawings GIRLING/01-05**.

Also shown in the **attached drawings GIRLING/01-05**, the site is accessed from the existing access road, Barron Falls Road and has an existing cross-over. To accommodate the driveway for the new lot, an easement is proposed down the left-hand side of the property.

The existing council sewer is located parallel to the site frontage, with a jump up previously installed to service the proposed rear lot alongside the existing crossover, shown in the attachment **Sewer Jump Up**.

For your information and future reference, a similar development was proposed for this property in March 2010, also submitted by owner Robert Girling – reference REC/09/0031.

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) 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 only 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) (individual or company full name)	Urban Abode Building Design
Contact name (only applicable for companies)	Katrina Girling
Postal address (P.O. Box or street address)	PO Box 2915
Suburb	Cairns
State	Qld
Postcode	4870
Country	Australia
Contact number	0404 482 291
Email address (non-mandatory)	katrina@urbanabodebuildingdesign.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input 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
		8-10	Barron Falls Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	22	SP153917	Mareeba Shire
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.

- ☐ 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 the details of these premises have been attached in a schedule to this development application
☒ **Not required**

4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
<input type="checkbox"/> In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
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="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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):*

Proposed Reconfiguring of One (1) Lot into Two (2) Lots

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):*

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 type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input 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)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input 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?	
One (1)	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" 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 constructed 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	2	0	0	
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" type="checkbox"/> No				
How many stages will the works include?		Not Applicable		
What stage(s) will this development application apply to?		Not Applicable		

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?			

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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input checked="" type="checkbox"/> Water infrastructure <input checked="" type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input checked="" type="checkbox"/> Yes – specify number of new lots:	1 lot subdivided into 2 lots
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
Estimated \$10,000	

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"/> The 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) Does this development application include any aspects that have 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 Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ 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 – 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 has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – 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"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (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 this development application, 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
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • 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 • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ **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)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ 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

☒ **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 (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ **No**

23) Further legislative requirements

Environmentally relevant activities

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 *Environmental Protection Act 1994*?

☐ 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

☒ **No**

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.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ **No**

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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 habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ **No**

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area 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 DA Form 2 – Building work details 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 the 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 (see 21)	<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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules 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 Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; 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 COMPLETION OF THE ASSESSMENT MANAGER – 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	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Applicable Overlays Map

As shown on the below map and also in attached **drawing GIRLING/05**, the proposed development is subject to the requirements of the following Overlay Codes:

- **Hill & Slope Overlay Code**
- **Scenic Amenity Overlay Code** – The property is located on Barron Falls Road and is therefore subject to the 'Local Scenic Route' requirements.
- **Environmental Significance Overlay Code** - The property also borders on 'Wildlife Habitat / Habitat Linkage' backing onto the Protected Area of Jumrum Creek Conservation Park.



Applicable Codes

- 6.2.6 Low Density Residential Zone Code**
- 7.2.1 Kuranda Local Plan Code**
- 8.2.4 Environmental Significance Overlay Code**
- 8.2.8 Hill & Slope Overlay Code**
- 8.2.11 Scenic Amenity Overlay Code**
- 9.4.2 Landscaping Code**
- 9.4.3 Parking and Access Code**
- 9.4.4 Reconfiguring a Lot Code**
- 9.4.5 Works, Services and Infrastructure Code**

Code Assessment

6.2.6 LOW DENSITY RESIDENTIAL ZONE CODE

The site is designated in the **Low Density Residential Zone** of the Mareeba Shire Planning Scheme.

Table 6.2.6.3A - Low density residential zone code - For accepted development subject to requirements and assessable development

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Height		
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 Development 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 as there are no buildings proposed within the Reconfiguration.
Outbuildings and residential scale		
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone. 	AO2 Domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	Not applicable as there are no outbuildings proposed within the Reconfiguration.
Siting		
PO3 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) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road 	AO3.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	Not applicable as there are no buildings proposed within the Reconfiguration.
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Not applicable as there are no buildings proposed within the Reconfiguration. However, if any buildings or structures are provided within the future they can be

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
corridors.		provided in accordance with the Code.
Accommodation Density		
PO4 The density of Accommodation activities: <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site. 	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B .	Not applicable as the proposal is for Reconfiguration and not for an Accommodation Activity.
Gross Floor Area		
PO5 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	AO5 Gross floor area does not exceed 600m ² .	Not applicable as there are no buildings proposed within the Reconfiguration. However, if any buildings or structures are provided within the future they can be provided in accordance with the Code.
For Assessable Development		
Building Design		
PO6 Building facades are appropriately designed to: <ul style="list-style-type: none"> (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 	AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	Not applicable as there are no buildings proposed within the Reconfiguration. However, if any buildings or structures are provided within the future they can be provided in accordance with the Code.
PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; (d) and window and door size and location. 	AO7 No acceptable outcome is provided.	Not applicable as there are no buildings proposed within the Reconfiguration. However, if any buildings or structures are provided within the future they can be provided in accordance with the Code.
Non-residential Development		

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
PO8 Non-residential development is only located in new residential areas and: <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire. 	AO8 No acceptable outcome is provided.	Not applicable.
Amenity		
PO9 Development must not detract from the amenity of the local area, having regard to: <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. 	AO9 No acceptable outcome is provided.	The proposed development is for a Reconfiguration. The proposal has been designed and configured appropriately ensuring that the proposal does not significantly detract from the amenity of the local area.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <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. 	AO10 No acceptable outcome is provided.	The proposed development is for a Reconfiguration. The proposal has been designed and configured appropriately ensuring that the proposal does not significantly detract from the amenity of the local area and is considered to take into account the existing environmental impacts and is considered not to significantly affect these impacts.

It is not considered that the proposed Reconfiguration is in conflict with the Intent and the proposal complies with the Acceptable Outcomes and where there are no Acceptable Outcomes or they are unable to be met, the Performance Outcomes of the Low Density Residential Zone Code.

7.2.1 KURANDA LOCAL PLAN CODE

The site is not located within any of the Precincts for Kuranda, however the Northern boundary does border the 'C Green Belt' Precinct, also known as Jumrum Creek Conservation Park which contributes to the distinctive rainforest belt enveloping Kuranda Village. The purpose of the precinct is to maintain the rainforest theme of the village. The Green belt precinct also protects the visual amenity around points of arrival into Kuranda village.

The proposed reconfiguration maintains the desired outcomes in alignment with the Kuranda Local Plan Code. The development would provide a high standard of amenity and would complement the surrounding natural built environment and also maintain streetscape theme within the village, as no vegetation is proposed to be removed, and additional vegetation is proposed to be planted.

Table 7.2.1.3A—Kuranda local plan – For accepted development subject to requirements and assessable development

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
PO1 Advertising devices are compatible with the established character of the Kuranda local plan area, having regard to the: <ul style="list-style-type: none"> (a) dominance of natural elements; (b) scale of built elements; (c) nature of existing development in identified precincts; and (d) scale, location and prominence of existing advertising devices. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	AO1.1 Advertising devices: <ul style="list-style-type: none"> (a) are not illuminated or flashing; and (b) do not use fluorescent colours or reflective surfaces. 	Not applicable, as there will be no advertising devices as part of this development.
	AO1.2 Where in the Village heart precinct or the Village frame precinct, advertising devices are limited to: <ul style="list-style-type: none"> (a) those attached to buildings; (b) a maximum of two permanent advertising devices per business; and (c) a combined surface area of no greater 2m². 	Not applicable, as there will be no advertising devices as part of this development.
	AO1.3 Where in the Green belt precinct, advertising devices are: <ul style="list-style-type: none"> (a) limited to a surface area of 0.5m²; (b) located a minimum of 300 metres from the closest freestanding advertising device; and (c) located to not obstruct the windows or architectural features of a building or structure to which they are attached. 	Not applicable, as there will be no advertising devices as part of this development.
Where in the Village frame precinct		
PO2 Buildings are sited in a manner which is consistent with the established scale and form of buildings within the precinct, having regard to:	AO2.1 Site cover does not exceed 60%.	Not applicable, as the proposed development is not in the Village Frame Precinct.
	AO2.2 Buildings are set back a minimum	Not applicable, as the

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
(a) proximity to the street; (b) the existing relationship between built and natural features; and (c) treatment of corner sites. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	of 3 metres from the primary street frontage. AO2.3 Buildings are set back a minimum of 2 metres from any secondary street frontage.	proposed development is not in the Village Frame Precinct. Not applicable, as the proposed development is not in the Village Frame Precinct.
P03 Car parking and service areas do not dominate the streetscape.	AO3.1 No more than 50% of provided car parking is to be located between the building and the primary street frontage.	Not applicable, as the proposed development is not in the Village Frame Precinct.
	AO3.2 Servicing areas, excluding driveways, are not visible from the primary street frontage.	Not applicable, as the proposed development is not in the Village Frame Precinct.
Where in Green belt precinct		
P04 Where located on a site identified as a 'point of arrival', development reinforces a positive image of Kuranda and upholds the “village in the rainforest” theme.	AO4 Where located on a site identified as a 'point of arrival', development is: (a) of timber and tin construction; and provides a minimum landscaped strip of 3 metres to the site frontage.	Not applicable, as the proposed development is not in a site that is identified as a 'point of arrival'.
P05 The natural landscape character of the Green belt precinct is maintained and enhanced through on-site landscaping that: (a) promotes the dominance of natural elements; (b) screens built elements from view; (c) includes species consistent with those found in the precinct; and (d) includes an appropriate depth of planting from the frontage.	AO5.1 Development provides and maintains landscaping: (a) along the full frontage of the site (excluding any access ways); (b) with a minimum width of 3 metres; and (c) contains rainforest planting in accordance with Table 7.2.1.3B . AO5.2 Existing mature native vegetation that is visible from public open space and streets within the Green belt precinct is retained.	The proposed development is not located within any of the Precincts for Kuranda, however the Northern boundary does border the 'C Green Belt' Precinct, also known as Jumrum Creek Conservation Park which contributes to the distinctive rainforest belt enveloping Kuranda Village. In an effort to keep with the natural landscape character of this precinct, on-site landscaping will attempt to adhere with the planting requirements as noted in this code.
For assessable development		
P06 Development fronting Rob Veivers Drive, Barron Falls Road or the	AO6.1 Existing vegetation is retained at a depth of a minimum of:	The proposed development is on Barron Falls Road, although the main body of

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
southern portion of the Kennedy Highway maintains and enhances the natural rainforest appearance of land adjoining these corridors through the retention and addition of existing native vegetation.	(a) 20 metres from the lot frontage for properties fronting the southern side of Rob Veivers Drive; or (b) 3 metres from the lot frontage for properties fronting the northern side of Rob Veivers Drive; or (c) 10 metres from the lot frontage for properties fronting either side of Barron Falls Road; or (d) 10 metres from the lot frontage for properties fronting either side of the portion of the Kennedy Highway to the south of the Barron River.	the proposed reconfiguration is located at the rear of the site, away from the street frontage of Barron falls Road and therefore is free from the constraints of this requirement.
	AO6.2 Where an area of a frontage described in AO6.1 does not contain any vegetation for a distance greater than 2 metres, this area is replanted: (a) to the depth specified in AO6.1; and (b) in accordance with Table 7.2.1.3B .	The majority of the front boundary that is facing Barron Falls Road is the portion of the subdivision with the original house and planting on it. There is only to be a small section of this frontage allocated for access to the lot at the rear, therefore, additional planting should not be required as there are no new works being carried out on the original house lot (it will stay as existing).
Where in Village frame precinct and Village heart precinct		
PO7 Development in the Village frame precinct and Village heart precinct is undertaken in a manner that respects the place's local character having regard to: (a) building height, scale, bulk, mass and proportion; (b) building materials, patterns, textures, colours, and decorative elements; (c) floor to ceiling height; (d) roof form and pitch; (e) facade articulation, detailing, stairways, and window and door proportions; (f) verandahs, awnings and eaves; (g) access ways, driveway crossovers, fence style and alignment; (h) ancillary buildings; and	AO7 No acceptable outcome is provided.	Not applicable, as the proposed development is not located within any of the Precincts for Kuranda and no building is proposed as part of this application.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
<p>(i) other local character elements of the streetscape.</p> <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p>		
Where in Village heart precinct		
<p>PO8 Frontage works contribute to and extend established streetscape themes and landscape treatments, having regard to:</p> <ul style="list-style-type: none"> (a) the location of street trees; (b) the provision of mature trees near the frontage; (c) the provision of raised planters; (d) established paving schemes; (e) the permeability of surface treatments; and (f) opportunities for public art. <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p>	<p>AO8 No acceptable outcome is provided.</p>	<p>Not applicable, as the proposed development is not located within any of the Precincts for Kuranda and no building is proposed as part of this application.</p>
Where in Village frame precinct		
<p>PO9 Landscaping along the site frontage of a site in the Village frame precinct reinforces and enhances the natural character of the precinct by providing:</p> <ul style="list-style-type: none"> (a) a sufficient depth of planting to ensure natural elements are prominent; and (b) species that are consistent with those found in the precinct. 	<p>AO9 A landscape strip is provided adjacent to the full length of any road frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres; and <p>landscaped in accordance with the Table 7.2.1.3B.</p>	<p>Not applicable, as the proposed development is not located within any of the Precincts for Kuranda.</p>
<p>PO10 Buildings incorporate materials and design features that are consistent with the established style and form of development within the precinct, having regard to:</p> <ul style="list-style-type: none"> (a) roofing; (b) window placement; and (c) privacy screening. 	<p>AO10 Buildings incorporate the following design characteristics:</p> <ul style="list-style-type: none"> (a) roofing materials with a traditional profile corrugated iron; (b) fenestration which has a vertical emphasis; (c) avoidance of large glazed areas in otherwise blank walls; and (d) privacy screens which consist of lattice or battens and are less than 50% transparent. <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p>	<p>Not applicable, as the proposed development is not located within any of the Precincts for Kuranda and no building is proposed as part of this application.</p>

8.2.4 ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

The site is located in the environmental significance overlay, with only a small section of the property highlighted to be in the **'Wildlife Habitat'** as it borders on the Jumrum Creek Conservation Park.

While this application does not include a proposed development on the proposed reconfigured lots, attention to this code would be included in any future Development Applications for the proposed new lot to ensure the environmental values of the area are protected and managed.

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

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Regulated Vegetation		
<p>PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <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>	Not applicable, as there is no clearing of native vegetation proposed.
<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> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge effects, including weed and pest incursion on 	<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>	Not applicable, as there is no development being proposed within 20 metres of the mapped regulated vegetation.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
<p>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		
<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>	Not applicable.
	<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>	Not applicable.
Waterways and wetlands		
<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> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. <p>Note—A supporting Ecological Assessment</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>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>	Not applicable.
	<p>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>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-</p>	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	<p>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' 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>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 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>	Not applicable.
For assessable development		
Wildlife Habitat		
<p>PO5 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 values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and</p>	<p>AO5 No acceptable outcome is provided</p>	<p>This application does not include a proposed development, in particular, within the 'Wildlife habitat' area.</p> <p>Therefore, this performance outcome would be included in any future Development Applications for the proposed new lot.</p>

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
<p>(d) regional scale; and 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		
<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>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO6 No acceptable outcome is provided.</p>	Not applicable.
Protected areas		
<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> <p>(a) supports the inherent ecological and community values of the Protected Area asset;</p> <p>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all</p>	<p>AO7 No acceptable outcome is provided</p>	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
<p>naturally occurring native flora, fauna and their habitat within the Protected Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
Ecological corridors and Habitat linkages		
<p>PO8 Development located:</p> <ul style="list-style-type: none"> (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) does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to: <ul style="list-style-type: none"> (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 'Habitat linkage' to be enhanced to improve ecological connectivity. <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>	<p>AO8 No acceptable outcome is provided</p>	<p>Not applicable.</p>

8.2.8 HILL & SLOPE OVERLAY CODE

This application does not include the proposal to build any new structures on either of the proposed reconfigured lots, therefore the specific requirements for development would be included in any future Development Applications for this new lot.

The **attached drawings GIRLING/03 & 04** show a site plan with an *example* of a dwelling (size and location) that could possibly be constructed in the future. This provides an example that a reasonable sized dwelling could be located on the site without encroaching on the hill and slope overlay zone on the site.

The proposed reconfiguration maintains the desired outcomes in alignment with Hill & Slope overlay code as there is significant land available that any future developments could be located to avoid sloping land and the sloping land would maintain slope stability, and not increasing the potential for erosion or landslide.

Table 8.2.8.3 – Hill and slope overlay code - For assessable development

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Slope stability		
PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) , a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: <ul style="list-style-type: none"> (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater. 	AO1 No acceptable outcome is provided.	This application does not include a proposed development with any clearing of vegetation or excavation/ filling, building work etc. Therefore, this performance outcome would be included in any future Development Applications for the proposed new lot.
PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to: <ul style="list-style-type: none"> (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion. 	AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) .	Not applicable
	AO2.2 Development is not located on land with a gradient of greater than 25%.	Not applicable
	AO2.3 No lot less than 2,000m ² is created in a 'Hill and slope area' identified on the Hill and slope overlay	Not Applicable as the proposed area of the new lot is 2700m ² .

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	maps (OM-008a-o). Note – Where a minimum lot size of less than 2,000m ² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.	
Community infrastructure and essential services		
P03 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.	A03 No acceptable outcome is provided.	Not applicable

8.2.11 SCENIC AMENITY OVERLAY CODE

The site is located within the identified **Scenic Route** on Barron Falls Road. The proposed reconfiguration would maintain the desired outcomes in alignment with the **Scenic Amenity Overlay Code** and would improve the streetscape of the site frontage on Barron Falls Road with additional fencing and landscaping to be provided with no vegetation removal proposed, also, providing a high standard of amenity and complementing the surrounding natural built environment.

Any future developments would be to the rear of the property and would not be seen from Barron Falls Road and would be in accordance with the requirements for any future development applications, protecting the character of the shire.

Table 8.2.11.3 – Scenic amenity overlay code - For accepted development subject to requirements and assessable development

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Where adjoining a Local scenic route		
PO1 'Local scenic routes' identified on Scenic amenity overlay map (OM-011b) are maintained and enhanced to: <ul style="list-style-type: none"> (a) achieve a high level of amenity when viewed from the street; (b) contribute to the development of natural features within the streetscape; and (c) compliment the character of the local area. 	AO1.1 Development with frontage to a 'Local scenic route' identified on Scenic amenity overlay map (OM-011b) retains existing mature native vegetation within 3 metres of the site frontage	No clearing of mature native vegetation is proposed.
	AO1.2 Development, other than for a Dwelling house, with frontage to a 'Local scenic route' identified on Scenic amenity overlay map (OM-011b) : <ul style="list-style-type: none"> (a) provides a landscaped strip that: <ul style="list-style-type: none"> (i) is a minimum of 3 metres; and (ii) contains species which comply with the relevant acceptable outcomes of the Landscaping code and any applicable local plan code; and (iii) does not involve a freestanding permanent advertising device. 	This application does not include a proposed development, other than a reconfiguration. Therefore, attention to this performance outcome would be included in any future Development Applications for the proposed new lot. Although, it is noted that any future proposed developments would be located to the rear of the proposed lot and not likely visible from Barron Falls Road, and there is enough land to the street frontage boundary on site that the required landscaping requirements could be adhered to.
Iconic landscape features		
PO2 The visibility of the 'Chillagoe Smelters iconic landscape feature' and the 'Mount Mulligan iconic landscape	AO2 No acceptable outcome is provided.	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
feature' identified on Scenic amenity overlay map (OM-011a) are not compromised by buildings or structures located within the: (a) 'Chillagoe Smelters iconic landscape feature'; or (b) 'Chillagoe Smelters 500 metre buffer'; or (c) 'Mount Mulligan iconic landscape feature'; or (d) 'Mount Mulligan 12 kilometre buffer'.		
Where within the Shire scenic route 500 metre buffer		
'Shire scenic routes' identified on Scenic amenity overlay map (OM-011b) are maintained and enhanced: (e) to contribute to the rural landscape character of the shire; (f) to promote the appreciation of the natural environment; (g) through the sensitive location and design of land uses, buildings and structures; and (h) through the retention and enhancement of the attributes or values which give rise to the attractiveness of the subject site.	AO3 No acceptable outcome is provided.	Not applicable.
If for Extractive industry or Telecommunications facility		
PO4 The Extractive industry or Telecommunications facility is not visible from a 'Local scenic route' or a 'Shire scenic route' identified on Scenic amenity overlay map (OM-011b) .	AO4 No acceptable outcome is provided.	Not applicable.

9.4.2 LANDSCAPING CODE

This application does not include a proposed development, other than a Reconfiguration. Therefore, landscaping is not necessary for this development and attention to this performance outcome would be included in any future Development Applications for the proposed new lot.

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

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
PO1 Development, other than in the Rural zone, includes landscaping that: <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. 	AO1 Development, other than in the Rural zone, provides: <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. This application does not include a proposed development, other than a reconfiguration. Therefore, landscaping is not necessary for this development and attention to this performance outcome would be included in any future Development Applications for the proposed new lot.
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: <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. 	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage: <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 metres, the setback area is provided as a landscape strip</p>	Not applicable.
PO3 Development includes landscaping and	AO3.1 Development provides landscape	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
fencing along side and rear boundaries that: (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.	treatments along side and rear boundaries in accordance with Table 9.4.2.3B . AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (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.	Not applicable.
	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.	Not Applicable.
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	AO4.1 Landscaping is provided in car parking areas which provides: (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 500m ² : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. 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.	Not Applicable.
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Not Applicable.
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
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.	and preferred plant species. AO5.2 A minimum of 25% 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.	Not Applicable.
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.	Not Applicable.
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (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		
PO7 Landscaping areas are designed to: (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.	AO7 No acceptable outcome is provided.	Not Applicable.

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

This application does not include a proposed development, other than a reconfiguration. Therefore, majority of the below carparking requirements are not necessary for this development and attention to this performance outcome would be included in any future Development Applications for the proposed new lot.

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

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Car parking spaces		
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <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. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	Not applicable. The proposed development is for a 1 into 2 lot reconfiguration. Therefore, additional carparking is not necessary for this development and attention to this performance outcome would be included in any future Development Applications for the proposed new lot.
Vehicle crossovers		
PO2 Vehicle crossovers are provided to: <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 (c) minimise pedestrian to vehicle conflict. 	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.	The new lot in the proposed development has an existing cross-over which complies.
	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 	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
service; and (c) the character of the surrounding locality.		
For assessable development		
Parking area location and design		
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	Not applicable.
	AO4.2 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.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	Not applicable.
	AO4.4 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.	Not applicable.
Site access and maneuvering		
PO5 Access to, and manoeuvring within, the site is designed and located to: (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.	AO5.1 Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	Vehicles and Turning Path Templates.	
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	Will comply
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	There is efficient space on both proposed lots to allow for all vehicles to enter and exit the site in a forward gear.
	AO5.4 Pedestrian and cyclist access to the site: (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).	Not Applicable.
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	Not Applicable.
	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: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	Not Applicable.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	Not Applicable.
	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.	Not Applicable.
	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	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	lighting.	
	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.	Not Applicable.
	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.	Not Applicable.
Servicing		
P07 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	AO7.1 All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	Not Applicable.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	Not Applicable.
	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 .	Not Applicable.
Maintenance		
P08 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Not Applicable.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Not Applicable.
End of trip facilities		
P09 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	Not Applicable.
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		
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.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	Not Applicable.
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		
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.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: (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.	Not Applicable.

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
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

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.
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.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
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> <ul style="list-style-type: none"> (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
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	<ul style="list-style-type: none"> (a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.4 RECONFIGURING A LOT CODE

The proposed reconfiguration complies with all applicable requirements. The land is arranged in a matter consistent with the surrounding development in the area, with appropriate access and contributes to the overall housing diversity. Lots are a suitable size and shape for the intended use having regard to the purpose and overall outcomes of the Low Density Residential Zone.

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Area and frontage of lots		
PO1 Lots include an area and frontage that: <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B .	<p>The proposed lots comply with the minimum area and frontage of lots required.</p> <p>The rear lot minimum area required is 800m² and is 2700m² and the minimum frontage required is 5m and is proposed to be 7.295m.</p> <p>The other proposed lot minimum area required is 600m² and is 1759m² and the minimum frontage required is 16m and is proposed to be 46.671m.</p> <p>Both proposed allotments are consistent with the design of lots in the local vicinity, are able to accommodate all building, structures and works associated with the intended land use, allows for sufficient access, allows for the protection of environmental features, accommodates site constraints and will remain low density residential in nature.</p>
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: <ul style="list-style-type: none"> (a) new lots are of sufficient area and dimensions to accommodate 	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	<p>The lot which contains an existing building will provide sufficient area and dimensions and any continuing use will not be compromised by the</p>

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
<p>existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>reconfiguration.</p> <p>For residential land uses and structures like that contained on the proposed lot with existing buildings, Queensland development Code denotes setback requirements of 1.5m from side and rear boundaries.</p> <p>As shown on the Site Plan in the attached DRAWING/03, the existing structures are located on existing boundary lines, although the proposed realignment does not affect either of the boundary lines which the existing structures encroach upon. As noted, the distances from the existing structure to the proposed boundaries are both over 15m (minimum).</p>
<p>PO3 Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p>AO3 No acceptable outcome is provided.</p>	<p>Not Applicable.</p>
Boundary realignment		
<p>PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p>AO4 No acceptable outcome is provided.</p>	<p>Not Applicable.</p>
Access and road network		
<p>PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <p>(a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and</p>	<p>AO5 No acceptable outcome is provided.</p>	<p>The proposed development complies.</p>

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
(e) service provision.		
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	The current vehicle crossover to service the proposed rear lot is constructed in accordance with requirements, please refer to attachment – Vehicle Crossover . Roll over kerb is not required as there is none currently existing to the frontage of the property
PO7 Roads in the Industry zone are designed having regard to: <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	AO7 No acceptable outcome is provided.	Not Applicable.
Rear lots		
PO8 Rear lots are designed to: <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained. 	AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	Not Applicable.
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.	The proposed development complies.
	AO8.3 Access to lots is via an access strip with a minimum width of: <ul style="list-style-type: none"> (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise. 	The proposed development complies, with an access strip of 6m wide, larger than the requirements for the Low Density Residential Zone
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	Consistent design solution provided.
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	The proposed development complies.
	AO8.6	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	Rear lots are not created in the Centre zone or the Industry zone.	
Crime prevention and community safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	AO9 No acceptable outcome is provided.	Not Applicable.
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Not Applicable.
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. 	AO11 No acceptable outcome is provided.	Not Applicable.
Residential subdivision		
PO12 Residential lots are: <ul style="list-style-type: none"> (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes. 	AO12 No acceptable outcome is provided.	Not Applicable.
Rural residential zone		
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by responding to: <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	AO14 No acceptable outcome provided.	Not Applicable.
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	Not Applicable.
PO16 The road network is designed to: <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	AO16 No acceptable outcome provided.	Not Applicable.
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	Not Applicable.
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	Not Applicable.
PO19 Provision is made for sufficient open space to: <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements. 	AO19.1 A minimum of 10% of the site area is dedicated as open space.	Not Applicable.
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	Not Applicable.
PO20 A network of parks and community land is provided: <ul style="list-style-type: none"> (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate 	AO20 No acceptable outcome is provided.	Not Applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;		

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m ²	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	350m ²	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	600m ²	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m ²	5 metres
	All other lots	800m ²	16 metres
Medium density residential	Rear lot	600m ²	5 metres
	All other lots	400m ²	10 metres
Industry	All lots	1,500m ²	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
	All lots	4,000m ²	40 metres

Figure A – Examples of access to rear lots

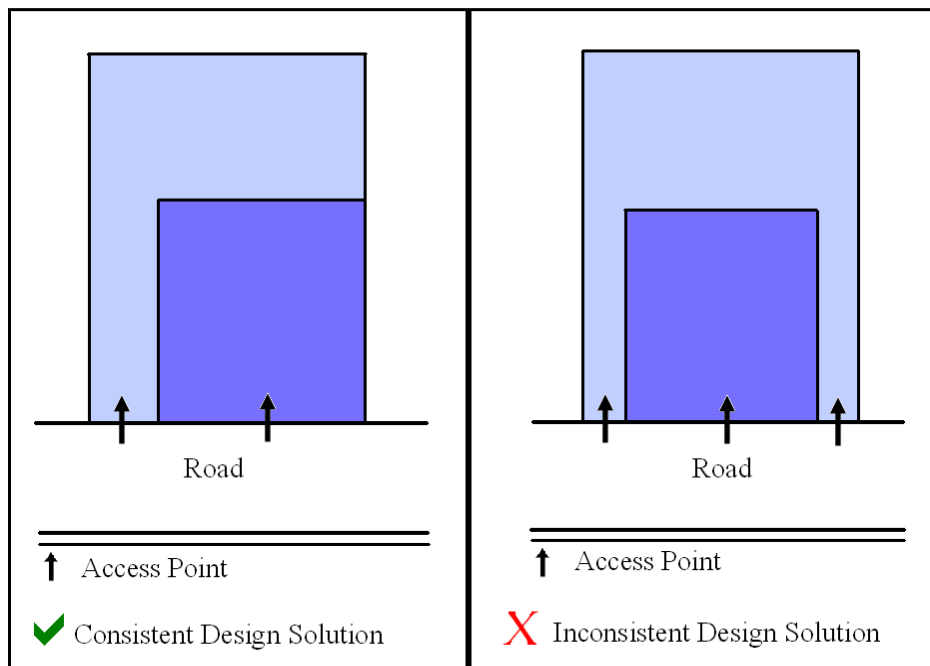
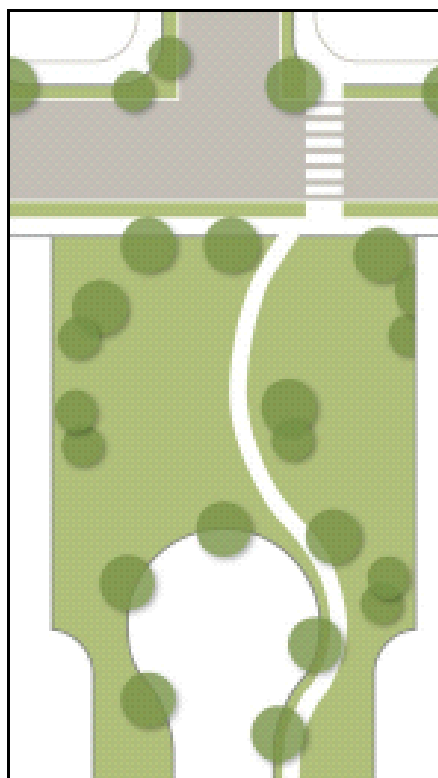


Figure B – Example of cul-de-sac design



9.4.5 WORKS, SERVICES AND INFRASTRUCTURE CODE

The proposed reconfiguration generally complies with all applicable requirements with some conditioned to comply. The property will be appropriately serviced by physical infrastructure, public utilities and services as required for the proposed development.

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

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
Water supply		
PO1 Each lot has an adequate volume and supply of water that: <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. 	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: <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. 	The proposed development will be conditioned to comply.
	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: <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. 	Not applicable.
Wastewater disposal		
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting 	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	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	This application does not include the proposal to build a structure on the second subdivided lot, therefore this performance outcome would be included in any future Development Applications for this new lot. Installation of the pump would be the responsibility of the future land owner, and this would not be installed until the location of the future house is determined.
Stormwater infrastructure		
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.	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.	The development will be conditioned to comply.
	AO3.2 On-site drainage systems are constructed: (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.	The development will be conditioned to comply.
Electricity supply		
PO4 Each lot is provided with an adequate supply of electricity	AO4 The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to	The development will be conditioned to comply.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	<p>the transmission grid; or</p> <p>(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:</p> <p>(i) it is approved by the relevant regulatory authority; and</p> <p>(ii) it can be demonstrated that no air or noise emissions; and</p> <p>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</p>	
Telecommunications infrastructure		
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.	The development will be conditioned to comply.
Existing public utility services		
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.	The development will be conditioned to comply.
Excavation or filling		
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.	Not applicable, as there is no excavation or filling proposed as part of this development application.
	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.	Not applicable.
	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 	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	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.	
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	Not applicable.
	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.	Not applicable.
	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.	Not applicable.
	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.	Not applicable.
For assessable development		
Transport network		
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.	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	The development will be conditioned to comply.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	4 – FNQROC Regional Development manual.	
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Not applicable.
Public infrastructure		
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.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable.
Stormwater quality		
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (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.	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (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: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	The development will be conditioned to comply.
	AO10.2 For development on land greater than 2,500m ² 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: (a) meets or exceeds the standards of design and	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	<p>construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</p> <p>(b) is consistent with any local area stormwater water management planning;</p> <p>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>(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>	
<p>PO11 Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p>AO11 No acceptable outcome is provided.</p>	The development will be conditioned to comply.
Excavation or filling		
<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>	Not applicable.
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p> <p>(c) before 7am or after 1pm Saturdays; and</p> <p>(d) on Sundays or Public Holidays.</p>	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	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.	Not applicable.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	Not applicable.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	Not applicable.
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		
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.	Not applicable.
Contaminated land		
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	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.	Not applicable.
Fire services in developments accessed by common private title		
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	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.	Not applicable.

Criteria for Assessment		
For accepted development subject to requirements and assessable development		
Performance Outcomes	Acceptable Outcomes	Comments
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	Not applicable.

Attachment – Owners Consent

**Individual owner's consent for making a development application under
the *Planning Act 2016***

I,

ROBERT WILLIAM GIRLING

as owner of the premises identified as follows:

8-10 Barron Falls Road, Kuranda

Lot 22 on SP153917

consent to the making of a development application under the *Planning Act 2016* by:

Urban Abode Building Design Pty Ltd

on the premises described above for:

Reconfiguring a Lot – 1 Lot into 2 Lots

R.W. Girling

21/04/2020

Attachment – Survey Plan

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet
1 of 1

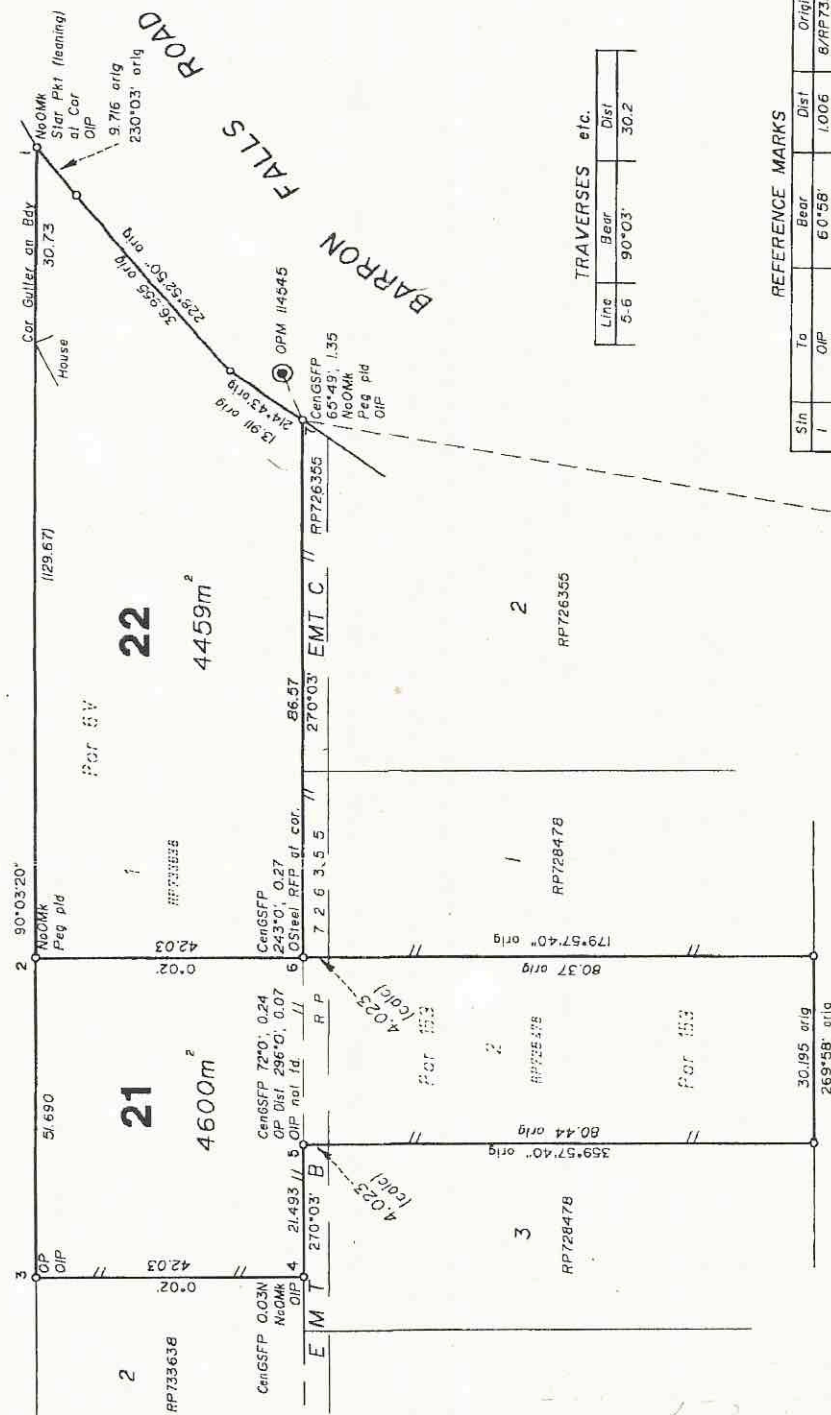
PM	Number	Bear	Dist	Origin
7-OPM	114545	66°58'	8.26	4/15/1569
7-OPM	114533	189°48'	111.21	4/15/1569

PERMANENT MARKS

767

NR5961

Peg placed at Stations 2 & 7

Original information compiled from
RP728478 and RP733638 in the
Department of Natural Resources
and Mines.

TRAVERSES etc.

Line	Bear	Dist
5-6	90°03'	30.2

REFERENCE MARKS

Stn	To	Bear	Dist	Origin
1	OPM	60°58'	1.006	6/RP733638
2	1.Pln	182°54'	2.15	6/RP733638
3	OPM	0°03'	0.98	4/RP733638
4	OPM	90°03'	0.936	11/RP728478
5	OPM not 1d. under large tree root.	179°58'	1.0	3/RP726355
7	OPM	34°43'	1.005	

BRAZIER MOTTI PTY LTD.
ACN. 066 411 041 hereby certify that the Company
has surveyed the land comprised in this plan by
Brian William ONEILL, Licensed Surveyor
for whose work the Company accepts responsibility,
and that the plan is accurate, that the said survey
was performed in accordance with the Surveyors
Act 1977 and the Surveyors Regulation 1992, and
that the said survey was completed on
22/11/2002

Director and
Registered Surveyor
(Licensed)

Director

Date 29.11.02

0m 40m 80m 120m 150m State copyright reserved.

PLAN OF LOTS 21 AND 22

CANCELLING LOT 2 ON RP728478 AND
LOT 1 ON RP733638

PARISH: CAIRNS

COUNTY: NARES

Meridian: RP733638

F/N's: NO

Scale: 1 : 800

Format: STANDARD



SP153917

Plan Status:

Attachment – Drawings GIRLING/01-05



EXISTING SITE AERIAL
SCALE 1:500

DEVELOPMENT APPLICATION


Revision notes:		
Rev:	Date:	Notes:



Project: PROPOSED RECONFIGURATION OF A LOT (1 LOT INTO 2 LOTS)
Project Address: 8-10 BARRON FALLS ROAD KURANDA QLD 4881

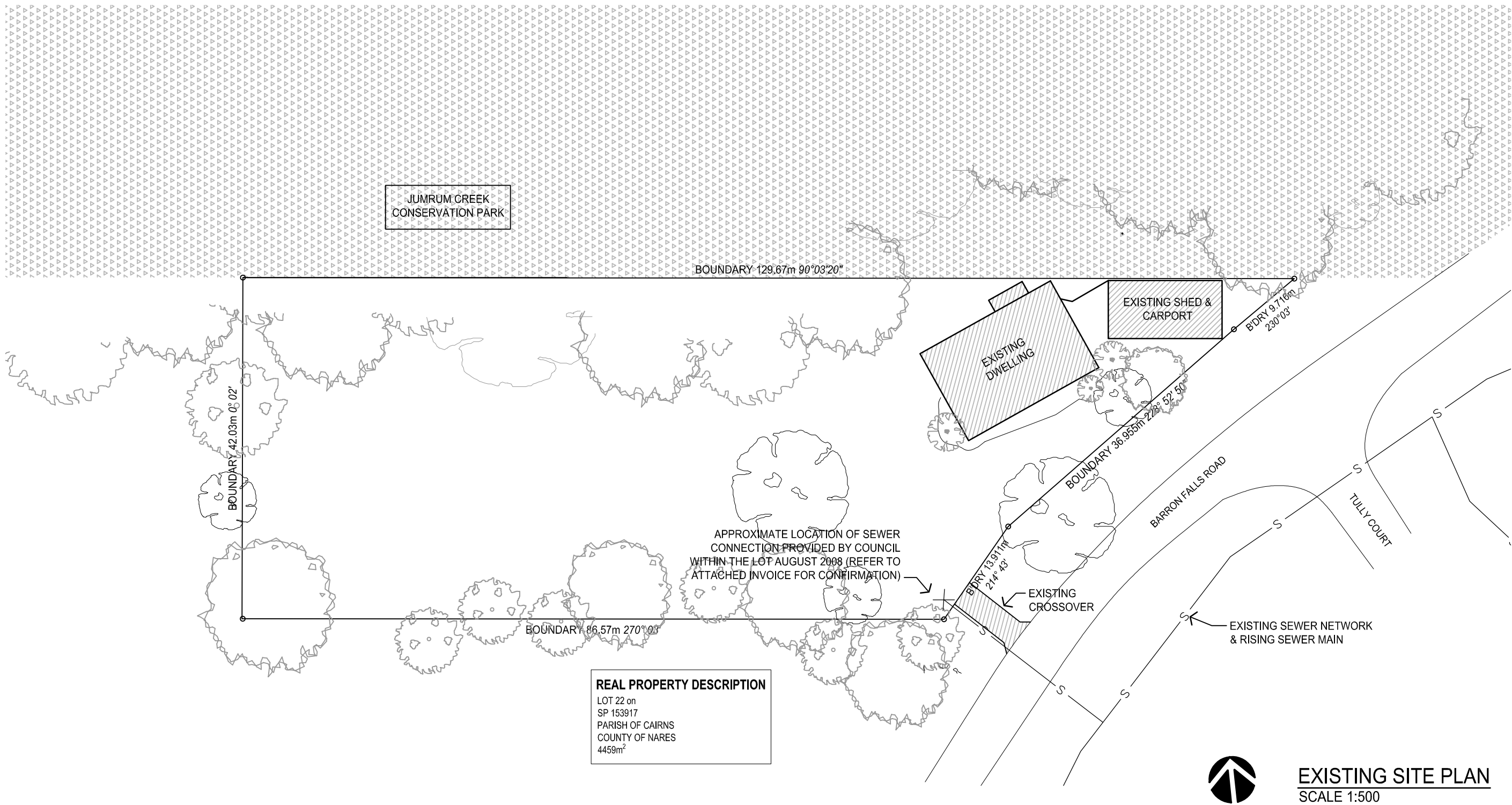
Client: R. GIRLING
Drawing Number: GIRLING/01

Date: JULY 2020
Scale: AS SHOWN ON A3
Drawn by: K. GIRLING



PO Box 2915
CAIRNS Q 4870
Ph: 0419 723 253

urbanabodebuildingdesign.com.au
ABN: 79 631 685 106
QBCC: 15011948



DEVELOPMENT APPLICATION

Revision notes:

Rev:	Date:	Notes:

Project:

PROPOSED RECONFIGURATION OF A LOT
(1 LOT INTO 2 LOTS)

Project Address:

8-10 BARRON FALLS ROAD
KURANDA QLD 4881

Client:

R. GIRLING

Drawing Number:

GIRLING/02

Date:

JULY 2020

Scale:

AS SHOWN ON A3

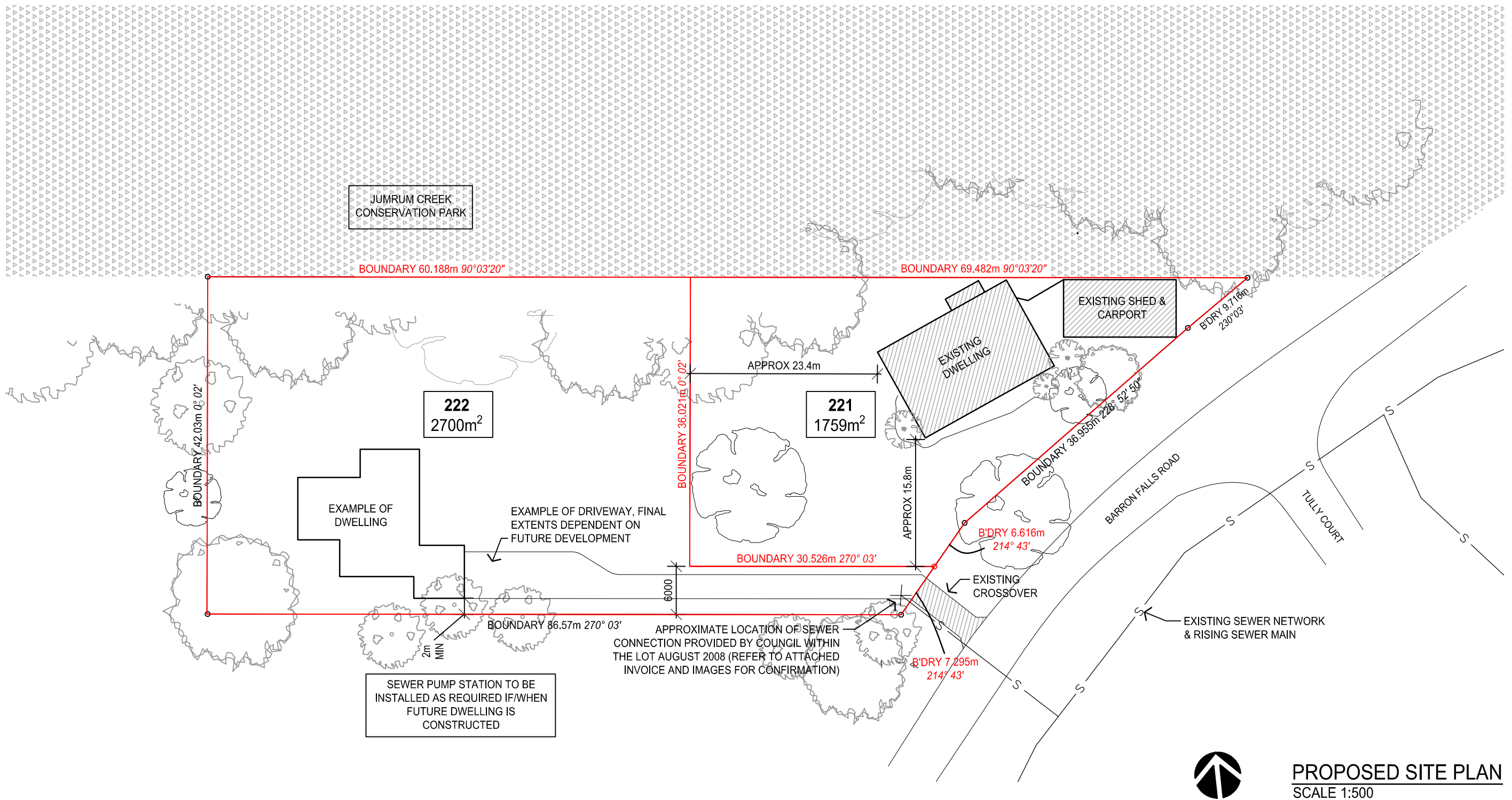
Drawn by:

K. GIRLING



PO Box 2915
CAIRNS Q 4870
Ph: 0419 723 253

urbanabodebuildingdesign.com.au
ABN: 79 631 685 106
QBCC: 15011948



DEVELOPMENT APPLICATION

Revision notes:

Rev:	Date:	Notes:

Project:

PROPOSED RECONFIGURATION OF A LOT
(1 LOT INTO 2 LOTS)

Project Address:

8-10 BARRON FALLS ROAD
KURANDA QLD 4881

Client:

R. GIRLING

Drawing Number:

GIRLING/03

Date:

JULY 2020

Scale:

AS SHOWN ON A3

Drawn by:

K. GIRLING



PO Box 2915
CAIRNS Q 4870
Ph: 0419 723 253

urbanabodebuildingdesign.com.au
ABN: 79 631 685 106
QBCC: 15011948



EXAMPLE FLOOR PLAN (FOR
DEMONSTRATION PURPOSES ONLY,
NOT PART OF THIS APPLICATION)
SCALE 1:100

DEVELOPMENT APPLICATION

Revision notes:		
Rev:	Date:	Notes:



Project:
PROPOSED RECONFIGURATION OF A LOT
(1 LOT INTO 2 LOTS)

Project Address:
8-10 BARRON FALLS ROAD
KURANDA QLD 4881

Client:
R. GIRLING

Drawing Number:
GIRLING/04

Date:
JULY 2020

Scale:
AS SHOWN ON A3

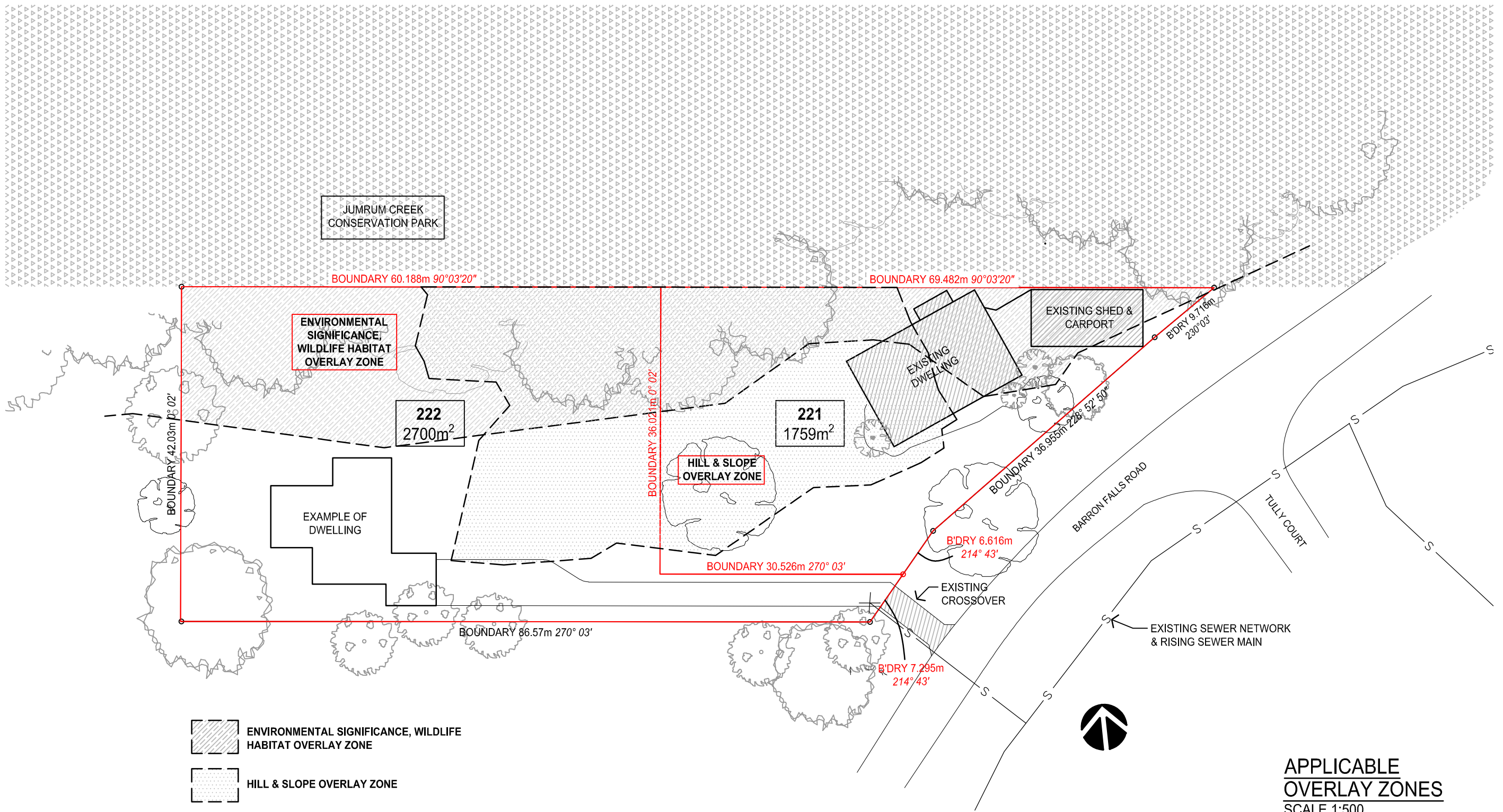
Drawn by:
K. GIRLING



URBAN
ABODE
building design by lisa

PO Box 2915
CAIRNS Q 4870
Ph: 0419 723 253

urbanabodebuildingdesign.com.au
ABN: 79 631 685 106
QBCC: 15011948



- ENVIRONMENTAL SIGNIFICANCE, WILDLIFE HABITAT OVERLAY ZONE
- HILL & SLOPE OVERLAY ZONE

APPLICABLE
OVERLAY ZONES
SCALE 1:500

DEVELOPMENT APPLICATION

Revision notes:

Rev:	Date:	Notes:

Project:

PROPOSED RECONFIGURATION OF A LOT
(1 LOT INTO 2 LOTS)

Project Address:

8-10 BARRON FALLS ROAD
KURANDA QLD 4881

Client:

R. GIRLING

Drawing Number:

GIRLING/05

Date:

JULY 2020

Scale:

AS SHOWN ON A3

Drawn by:

K. GIRLING



PO Box 2915
CAIRNS Q 4870
Ph: 0419 723 253

urbanabodebuildingdesign.com.au
ABN: 79 631 685 106
QBCC: 15011948

Attachment – Sewer Jump Up


TAX INVOICE/RECEIPT
 ABN 77 642 342 175

65 Rankin St, PO Box 154
 MAREEBA QLD 4880
 Telephone: (07) 4030 3900
 Fax: (07) 4092 3323
 Email: ceo@trc.qld.gov.au

Receipt No: 279965
Receipt Date: 18/08/2008
From: Bob Girling
Of: PO Box 617
 KURANDA QLD 4881

Payment by Cheque

Acceptance of a cheque and the
 issue of a receipt therefore is
 conditional on collection of the
 proceeds, and until collection no
 credit is to be given or implied

Property No.	Application	Narrative	Reference	Amount
	GL Receipt	1 Rising sewer main connection to subdivided block 8-10 Barron Falls Rd Kur -	RCSundry-TAXABLE	\$4,750.00
	GL Receipt	-	GSTPayable	\$475.00
Transaction Total:				\$5,225.00
GST Amount:				\$475.00
Total Amount Paid:				\$5,225.00

To GL Receipt:

Amounts Tendered

Cash	Cheque	Db/Cr Card	Money Order	Amex Card	Total
\$0.00	\$0.00	\$5,225.00	\$0.00	\$0.00	\$5,225.00
Rounding:					\$0.00
Change:					\$0.00
Nett:					\$5,225.00

* If GST is applicable the amount will be specified

Page 1 of 1 Printed 18/08/2008 9:28:46 AM

Payment by Cheque - Acceptance of a cheque and the issue of a receipt therefore is conditional on collection of the proceeds
 and until collection no credit is to be given or implied

Tablelands Regional Council

Atherton Office
 PO Box 573
 ATHERTON QLD 4883
 Ph: 07 4091 0700
 Fax: 07 4091 4300

Malanda Office
 PO Box 3
 MALANDA QLD 4885
 Ph: 07 4096 5311
 Fax: 07 4096 5086

Herberton Office
 PO Box 41
 HERBERTON QLD 4887
 Ph: 07 4096 2244
 Fax: 07 4096 2689

Mareeba Office
 PO Box 154
 MAREEBA QLD 4880
 Ph: 07 4030 3900
 Fax: 07 4092 3323



Attachment – Vehicle Crossover

