

17 August 2020

Our Ref: P72100

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880

Via email: info@msc.qld.gov.au

Attention: Planning Department

Dear Brian and Carl,

**Material Change of Use for Caretaker's Accommodation
At 76 Clacherty Road, Julatten (Lot 4 RP733949)**

I am pleased to lodge this application for a assessable Material Change of Use for a Caretaker's accommodation located at 76 Clacherty Road, Julatten and described as Lot 4 RP733949.

The application is for the conversion of the existing single storey Dwelling house to Caretaker's accommodation to allow a Caretaker to reside on the premises for security and property maintenance purposes.

Referral to SARA is not required for this application.

The relevant information for the application is:

Applicant: Chenna Dong & Zhangjin Zhu
c/- Planz Town Planning

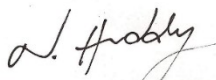
Mailing address: PO Box 181
Edge Hill QLD 4870

Landowner: Chenna Dong & Zhangjin Zhu

Application Fee: \$1,110.00

If you require any further information please do call me.

Yours sincerely,



Nikki Huddy (FPIA)
Director

Att. DA form 1
Planning Report with Appendices

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) | Chenna Dong & Zhangjin Zhu |
| Contact name (only applicable for companies) | C/- Planz Town Planning |
| Postal address (P.O. Box or street address) | PO Box 181 |
| Suburb | Edge Hill |
| State | QLD |
| Postcode | 4870 |
| Country | Australia |
| Contact number | 07 4041 0445 |
| Email address (non-mandatory) | info@planztp.com |
| Mobile number (non-mandatory) | 0447 323 384 |
| Fax number (non-mandatory) | |
| Applicant's reference number(s) (if applicable) | P72100 |

| 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 |
| | | 76 | Clacherty Road | Julatten |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4871 | 4 | RP733949 | 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

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

| |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> |
| EMR site identification: <input type="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? <i>(tick only one box)</i> |
| <input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work |
| b) What is the approval type? <i>(tick only one box)</i> |
| <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval |
| c) What is the level of assessment? |
| <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i> |
| d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i> |
| Conversion of an existing Dwelling house to Caretaker's Accommodation |
| e) Relevant plans <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"/> 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? <i>(tick only one box)</i> |
| <input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work |
| b) What is the approval type? <i>(tick only one box)</i> |
| <input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval |
| c) What is the level of assessment? |
| <input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i> |
| d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i> |
| |
| e) Relevant plans <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 type="checkbox"/> Relevant plans of the proposed development are attached to the development application |
| 6.3) Additional aspects of development |
| <input type="checkbox"/> 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 |
| <input checked="" type="checkbox"/> Not required |

Section 2 – Further development details

| 7) Does the proposed development application involve any of the following? | |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input 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) |
| Caretaker's accommodation | Caretaker's accommodation | 0 | 117m ² |
| | | | |
| | | | |
| 8.2) Does the proposed use involve the use of existing buildings on the premises? | | | |
| <input checked="" type="checkbox"/> Yes | | | |
| <input type="checkbox"/> No | | | |

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

| 9.1) What is the total number of existing lots making up the premises? | |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| | |
| 9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes) | |
| <input type="checkbox"/> Subdivision (complete 10)) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)) |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a 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 | | | | |
| 10.2) Will the subdivision be staged? | | | | |
| <input type="checkbox"/> Yes – provide additional details below | | | | |
| <input type="checkbox"/> No | | | | |
| How many stages will the works include? | | | | |
| What stage(s) will this development application apply to? | | | | |

| 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts? | | | | |
|-------------------------------------------------------------------------------------------------------------------------|-------------|------------|------------|------------------------|
| Intended use of parts created | Residential | Commercial | Industrial | Other, please specify: |
| | | | | |

| | | | | |
|-------------------------|--|--|--|--|
| | | | | |
| Number of parts created | | | | |

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

| Current lot | | Proposed lot | |
|-------------------------|------------------------|-------------------------|------------------------|
| Lot on plan description | Area (m ²) | Lot on plan description | Area (m ²) |
| | | | |
| | | | |

12.2) What is the reason for the boundary realignment?

| |
|--|
| |
|--|

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

| Existing or proposed? | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
|-----------------------|-----------|------------|---------------------------------------------------|-----------------------------------------------------|
| | | | | |
| | | | | |

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 400px; height: 20px;"></table> | | |

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

☐ Yes – specify number of new lots:

☐ No

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

\$

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?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ 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*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority**:

☐ Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority**:

☐ Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the **Queensland Fire and Emergency Service**:

☐ Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application

☒ 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 (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ 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:

- 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

| | | | |
|---------------------------------------------------------------------------------------|------------------|------|--------------------|
| <input checked="" type="checkbox"/> No | | | |
| List of approval/development application references | Reference number | Date | Assessment manager |
| <input type="checkbox"/> Approval <input type="checkbox"/> Development application | | | |
| <input type="checkbox"/> Approval <input type="checkbox"/> Development application | | | |

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

- ☐ 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.dsdmp.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.dsdmp.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: | |
|-----------------------------|--|-----------|--|

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 | |



APPLICATION FOR A DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE – CARETAKER'S ACCOMMODATION

76 CLACHERTY ROAD, JULATTEN

17 AUGUST 2020

PREPARED BY

PLANZ TOWN PLANNING PTY LTD

on behalf of

CHENNA DONG & ZHANGJIN ZHU

CREATING GREAT PLACES FOR PEOPLE

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Application Summary

| Application details | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal | MCU Caretaker's Accommodation |
| Applicant | Chenna Dong & Zhangjin Zhu |
| Property Owner | Chenna Dong & Zhangjin Zhu |
| Address | 76 Clacherty Road, Julatten |
| Real Property Description | 4 RP733949 |
| Lot Size | 6.877ha |
| Local Government Area | Mareeba Shire Council |
| Zone | Rural |
| Current Use | Rural with dwelling house |
| Level of Assessment | Code |
| Applicable Codes | Rural zone code Accommodation activities code Works, services and infrastructure code Agricultural land overlay Environmental significance overlay Hill and slope overlay Transport infrastructure |
| Referral Triggers | None |

1 PROPOSED DEVELOPMENT

1.1 Nature of the Proposal and Site

This application is over land located at 76 Clacherty Road, Julatten described as Lot 4RP733949, and is for a Code assessable Material Change of Use for a Caretaker's accommodation. The applicant plans to change the use of the existing single storey Dwelling house to a Caretaker's accommodation.

The use is defined as:

Caretaker's accommodation: *A dwelling provided for a caretaker of a non-residential use on the same premises.*

The conversion of the existing single storey Dwelling house to Caretaker's accommodation will allow for a Caretaker to reside on the premises for security and property maintenance purposes. The owners of the property intend to build a new dwelling house for their residential use, the dwelling will be accepted (self-assessable) development in the Rural zone. The proposed new dwelling will be located approximately 50m from the existing dwelling in an already cleared area. The future dwelling is not subject to this application.

The 6.87ha site is located in the Rural zone, and the existing buildings on the site include a 118m² Dwelling house (with pool) and two sheds (**refer to Appendix 2 Proposal Plans**). The 118m² dwelling house is the subject to this application for the change in use from Dwelling house to the Caretaker's accommodation. It is noted that unenclosed private balconies (roofed or not) are not included as GFA.

As the development is for the changing of the use from Dwelling house to Caretaker's accommodation in the Rural zone, the associated compliance issues are minimal as all associated infrastructure services, building work are already existing, and negative impacts due to the change is almost non-existent. Refer to **Appendix 1: Assessment against the Planning scheme** for the applicants' responses to relevant Planning scheme codes. State referral is **not required** for this development.

Council is requested to approve the application subject to reasonable conditions.



Figure 1: Proposed Caretaker's accommodation



Figure 2: Patio (70m²)

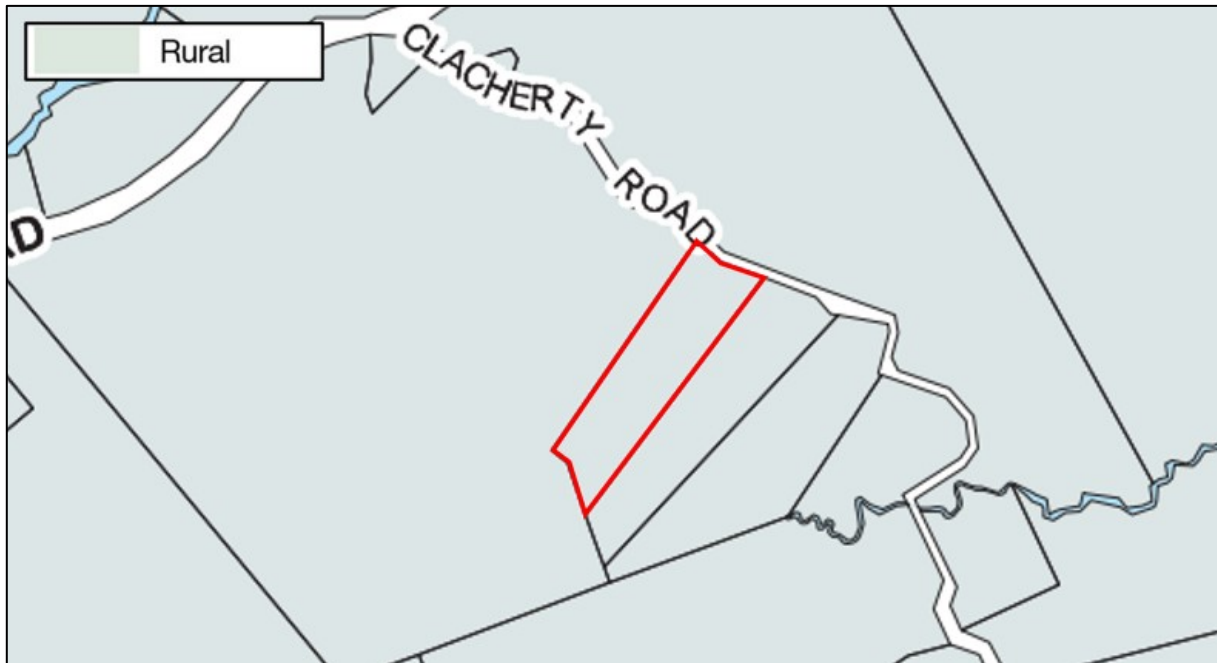


Figure 3: Zone Mapping



Figure 4: Site locality

2 PLANNING CONSIDERATIONS

2.1 Planning Scheme Assessment

The proposed use is Code Assessable Development against the Mareeba Shire Planning Scheme. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. The Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Appendix 1**. The assessment and compliance table for this development is shown below.

| Planning Scheme Assessment Table Codes | | Applicability |
|----------------------------------------|---------------------------------------------------|---------------|
| Zone Code | Rural zone | ✓ |
| Local Plan | n/a | n/a |
| Overlay Codes | Agricultural land | ✓ |
| | Airport environs | n/a |
| | Bushfire hazard | n/a |
| | Environmental significance | ✓ |
| | Extractive Resources | n/a |
| | Flood hazard | n/a |
| | Heritage | n/a |
| | Hill and slope | ✓ |
| | Regional infrastructure corridors and substations | n/a |
| | Residential dwelling house and outbuilding | n/a |
| | Scenic amenity | n/a |
| | Transport infrastructure | ✓ |
| Use Codes | Accommodation activities code | ✓ |
| Other Development Codes | Advertising devices | n/a |
| | Landscaping | n/a |
| | Parking and access | n/a |
| | Reconfiguring a lot | n/a |
| | Works, services and infrastructure | ✓ |

3 INFRASTRUCTURE

3.1 Effluent Disposal

An onsite effluent disposal system exists on site and services the exiting dwelling.

3.2 Water Supply

Water supply is from an existing bore (Registered Number RN126039 – DNRME) that fills two above ground tanks, servicing the existing dwelling.



APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

6.2.9 Rural zone code

Purpose

The purpose of the Rural zone code is to:

- (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
- (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:


- (a) recognise the diversity of rural uses that exists throughout the region;
- (b) protect the rural character of the region;
- (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
- (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
- (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;

- (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
- (g) prevent adverse impacts of development on ecological values;
- (h) preserve land in large holdings; and
- (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

The purpose of the Rural zone code will be achieved through the following overall outcomes:

- (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
- (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
- (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
- (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

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

| Performance outcomes | Acceptable outcomes | Applicant Response |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For accepted development subject to requirements and assessable development | | |
| 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. | AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. | Complies The existing single storey dwelling is to be converted to the use of a Caretaker's accommodation. |
| | AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height. | Complies The existing single storey dwelling is to be converted to the use of a Caretaker's accommodation.  |
| Siting, where not involving a Dwelling house | | |
| Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply. | | |
| PO2 | AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. | Complies The existing dwelling is to be converted to the use of a Caretaker's accommodation. |

| Performance outcomes | Acceptable outcomes | Applicant Response |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. | AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road. | Not applicable Development is not for a Roadside stall. |
| | AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road; | Complies The existing dwelling is to be converted to the use of a Caretaker's accommodation. |
| Accommodation density | | |
| PO3 The density of Accommodation activities: <ul style="list-style-type: none"> (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site. | AO3.1 Residential density does not exceed one dwelling house per lot. | Complies The existing dwelling is to be converted to the use of a Caretaker's accommodation. |
| | AO3.2 Residential density does not exceed two dwellings per lot and development is for: <ul style="list-style-type: none"> (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or (c) Rural worker's accommodation. | Complies The existing dwelling is to be converted to the use of a Caretaker's accommodation. AO5.2 of the 9.3.1 Accommodation activities code allows a Caretaker's accommodation in the Rural zone with a maximum gross floor area of 200m ² . The existing building to be converted to a Caretaker's accommodation has an interior gross floor area of 118m ² and two patios: 10m ² and 70m ² . |
| For assessable development | | |
| Site cover | | |
| PO4 | AO4 No acceptable outcome is provided. | Complies with performance criteria |

| Performance outcomes | Acceptable outcomes | Applicant Response |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features. | | The development is for the existing dwelling to be converted to a Caretaker's Accommodation. The existing building will not change: 1. the efficient use of land 2. the bulk and scale of the site, in considering the surrounding area 3. the built and natural features of the land |
| PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. | AO5 No acceptable outcome is provided. | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. The building is already existing. No changes to the following are proposed: 1. roof form and pitch 2. eaves and awnings; 3. building materials, colours and textures; and 4. window and door size and location |
| Amenity | | |
| PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. | AO6 No acceptable outcome is provided. | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. The building is already existing and will not negatively affect the surrounding amenity. |
| PO7 | AO7 No acceptable outcome is provided. | Complies with performance criteria |

| Performance outcomes | Acceptable outcomes | Applicant Response |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. | | <p>The development is for the existing dwelling to be converted to a Caretaker's Accommodation. The building is already existing and will not negatively affect the surrounding amenity.</p> |

8.2.1 Agricultural land overlay code

Purpose

The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.

The purpose of the code will be achieved through the following overall outcomes:

- (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
 - (i) an overriding need exists for the development in terms of public benefit,
 - (ii) no suitable alternative site exists; and
 - (iii) the fragmentation or reduced production potential of agricultural land is minimised;
- (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
- (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
- (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

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

| Performance outcomes | Acceptable outcomes | Applicant Response |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For accepted development subject to requirements and assessable development | | |
| PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless: | AO1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with: | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. There will be no fragmentation or loss of the productive capacity of the agricultural land. |

| Performance outcomes | Acceptable outcomes | Applicant Response |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible. | (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery. | |
| For assessable development | | |
| PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to: (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity. | AO2 No acceptable outcome is provided. | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. Development: 1. avoids land use conflict; 2. manages impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; 3. avoids reducing primary production potential; and 4. does not adversely affect public health, safety and amenity. |

| Performance outcomes | Acceptable outcomes | Applicant Response |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO3 Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) : (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land. | AO3 No acceptable outcome is provided. | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. Development: 1. ensures that agricultural land is not permanently alienated; 2. ensures that agricultural land is preserved for agricultural purposes; and 3. does not constrain the viability or use of agricultural land. |
| If for Reconfiguring a lot | | |
| PO4 The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities. | AO4 Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) . | Not applicable Development is not for a Reconfiguration of a lot |
| PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes. | AO5 No acceptable outcome is provided. | Not applicable Development is not for a Reconfiguration of a lot |

| Performance outcomes | Acceptable outcomes | Applicant Response |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------------------|
| PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) , including boundary realignments, only occurs where it: <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. | AO6 No acceptable outcome is provided. | Not applicable Development is not for a Reconfiguration of a lot |

8.2.4 Environmental significance overlay code

Purpose

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

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
- (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.

The purpose of the code will be achieved through the following overall outcomes:

- (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
- (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
- (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
- (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
- (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
- (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and

- (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

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

| Performance outcomes | Acceptable outcomes | Applicant response |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| For accepted development subject to requirements and assessable development | | |
| 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> | <p>Not applicable Site is not located to be within an area with 'Regulated vegetation'</p> |

| Performance outcomes | Acceptable outcomes | Applicant response |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <p>PO2</p> <p>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 affects, including weed and pest incursion on identified environmental values. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | <p>AO2</p> <p>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> | <p>Not applicable</p> <p>Site is not located to be within an area with 'Regulated vegetation'</p> |
| Regulated vegetation intersecting a watercourse | | |
| <p>PO3</p> <p>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</p> | <p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1</p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the</p> | <p>Not applicable</p> <p>Site is not mapped as having 'Regulated vegetation'</p> |

| Performance outcomes | Acceptable outcomes | Applicant response |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 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. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) . Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1 . | Not applicable Site is not mapped as having ‘Regulated vegetation’ |
| Waterways and wetlands | | |
| 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: (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; | Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) . | Complies The development is for the existing dwelling to be converted to a Caretaker’s Accommodation. |
| | Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.2 | |

| Performance outcomes | Acceptable outcomes | Applicant response |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | <p>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> | <p>The site is not mapped as having 'High ecological significance wetland'</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)</p> <p>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>Complies The development is for the existing dwelling to be converted to Caretaker's Accommodation.</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)</p> | |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | <p>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> | <p>Complies The development is for the existing dwelling to be converted to Caretaker's Accommodation. There is an existing effluent disposal system that servicing the existing dwelling.</p> |
| 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</p> | <p>AO5 No acceptable outcome is provided</p> | <p>Complies with performance criteria The development is to convert the existing dwelling to Caretaker's Accommodation. The existing building is located outside the Wildlife habitat area.</p> |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| <p>values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | | |
| Legally secured offset areas | | |
| <p>PO6</p> <p>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,</p> | <p>AO6</p> <p>No acceptable outcome is provided.</p> | <p>Not applicable</p> |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| <p>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> | | |
| 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> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. | <p>AO7 No acceptable outcome is provided</p> | <p>Not applicable</p> |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | | |
| Ecological corridors and Habitat linkages | | |
| <p>PO8</p> <p>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) <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <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 | <p>AO8</p> <p>No acceptable outcome is provided</p> | <p>Complies with performance criteria</p> <p>The development is to convert the existing dwelling to Caretaker’s Accommodation. The dwelling is located on an already cleared part of the site. The development does not compromise the existing environmental values of the site as no physical changes to the site are required.</p> |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| <p>‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p> | | |

8.2.8 Hill and slope overlay code

Purpose

The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.

The purpose of the code will be achieved through the following overall outcomes:

- (a) Development is located to avoid sloping land where practical; and
- (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

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

| Performance outcomes | Acceptable outcomes | Applicant response |
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| For assessable development | | |
| 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 | AO1 No acceptable outcome is provided. | Not applicable Clearing of vegetation, building work or filling or excavation will not occur on land within a 'Hill and slope area' |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| through landslide activity or alterations to surface or groundwater. | | |
| 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: (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%. | Complies |
| | AO2.3 No lot less than 2,000m ² is created in a 'Hill and slope area' identified on the Hill and slope overlay 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. | Complies |
| Community infrastructure and essential services | | |
| PO3 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. | AO3 No acceptable outcome is provided. | Not applicable |

8.2.12 Transport infrastructure code

Purpose

The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.

The purpose of the code will be achieved through the following overall outcomes:

- (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
- (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
- (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
- (d) Development compliments the use of 'Rail corridors' for tourist activities.

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

| Performance outcomes | Acceptable outcomes | Applicant response |
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| For accepted development subject to requirements and assessable development | | |
| PO1 Development does prejudice the: <ul style="list-style-type: none"> (a) ongoing operation of an active 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j); or (b) the potential future use of an inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j). | AO1 Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) a minimum of: <ul style="list-style-type: none"> (a) 40 metres where: <ul style="list-style-type: none"> (i) in the Rural zone; and (ii) on a site with an area of 2 hectares or greater; or (b) 5 metres otherwise. | Not applicable Site is not mapped as having 'Rail corridor' |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| For assessable development | | |
| PO2 Non-residential development adjoining a rail corridor identified on the Transport infrastructure overlay maps (OM-012a-j) is designed to allow for the future use of the 'Rail corridor' by the land use. | A02 No acceptable outcome is provided | Not applicable Site is not mapped as adjoining a 'Rail corridor' |
| PO3 Development adjoining a 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) used for the transportation of tourists is designed to: <ul style="list-style-type: none"> (a) provide visual interest; (b) screen or enhance areas of limited visual interest; and (c) complement and enhance the character of the shire. | A03 No acceptable outcome is provided | Not applicable Site is not mapped as adjoining a 'Rail corridor' |

9.3.1 Accommodation activities code

Purpose

The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.

The purpose of the code will be achieved through the following overall outcomes:

- (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
- (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
- (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
- (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
- (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:
 - (i). Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
 - (ii). Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
 - (iii). Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
 - (iv). Bibbohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
- (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

| Performance outcomes | Acceptable outcomes | Applicant response |
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| For accepted development subject to requirements and assessable development | | |
| All Accommodation activities, apart from Dwelling house | | |
| PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses. | AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B . | Complies with performance criteria The development is to convert the existing dwelling to Caretaker's Accommodation. Caretaker's Accommodation is not specified on Table 9.3.1.3B. No changes to the siting of the existing building are proposed. |
| All Accommodation activities, apart from Tourist park and Dwelling house | | |
| PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites. | AO2.1 A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility. | Complies with performance criteria The development is to convert the existing dwelling to Caretaker's Accommodation. There is an existing refuse area that services the existing building, that is of an appropriate scale for this use. |
| All Accommodation activities, except for Dwelling house | | |
| PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site. | AO3 The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or | Complies The development is for the existing dwelling to be converted to a Caretaker's Accommodation. The site is in the rural zone and the existing building is site on the land that does not negatively impact the privacy of surrounding dwellings. |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glass installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary. | |
| PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape. | AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C . | Not applicable Development is for a Caretaker's accommodation |
| | AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D . | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. Caretaker's accommodation is not specified on Table 9.3.1.3D. The existing building has sufficient private and communal space |
| | AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street. | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. There is existing sufficient areas that accommodates for the demand of clothes drying. |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. | Not applicable |
| If for Caretaker's Accommodation | | |
| PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development". | AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use. | Complies |
| | AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² . | Complies The existing building has an interior of 118m ² and two unenclosed attached patios: 10m ² and 70m ² |
| If for Dwelling house | | |
| PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> (a) not dominate the site; | AO6.1 The secondary dwelling is located within: <ul style="list-style-type: none"> (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or | Not applicable |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area; | (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. | |
| | AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² . | Not applicable |
| If for Dual occupancy | | |
| PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages. | AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage. | Not applicable |
| | AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser. | Not applicable |
| If for Multiple dwelling, Residential care facility or Retirement facility | | |
| PO8 Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”. | AO8 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone. | Not applicable |

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| PO9 Buildings are designed to: <ul style="list-style-type: none"> (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”. | AO9.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: <ul style="list-style-type: none"> (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. | Not applicable |
| | AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres. | Not applicable |
| | AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm. | Not applicable |
| | AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: <ul style="list-style-type: none"> (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion. | Not applicable |
| If for Residential care facility or Retirement facility | | |
| PO10 | AO10.1 | Not applicable |

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| <p>The layout and design of the site:</p> <p>(a) promotes safe and easy pedestrian, cycle and mobility device movement;</p> <p>(b) defines areas of pedestrian movement; and</p> <p>(c) assists in navigation and way finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p> | The development incorporates covered walkways and ramps on site for weather protection between all buildings. | |
| | AO10.2 Pedestrian paths include navigational signage at intersections. | Not applicable |
| | AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances. | Not applicable |
| | AO10.4 An illuminated sign and site map is provided at the main site entry. | Not applicable |
| | AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%. | Not applicable |
| If for Home based business | | |
| <p>PO11</p> <p>Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to:</p> <p>(a) size and scale;</p> <p>(b) intensity and nature of use;</p> <p>(c) number of employees; and</p> <p>(d) hours of operation.</p> | AO11.1 The Home based business is located within a dwelling house or outbuilding associated with a dwelling house. | Not applicable |
| | AO11.2 The Home based business does not occupy a gross floor area of more than 50m ² . | Not applicable |
| | AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time. | Not applicable |

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| | AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm. | Not applicable |
| | AO11.5 The Home based business does not involve the public display of goods external to the building. | Not applicable |
| | AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery. | Not applicable |
| | AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping. | Not applicable |
| | AO11.8 The business does not involve the use of power tools or similar noise generating devices. | Not applicable |
| PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences. | AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E . | Not applicable |
| | AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house. | Not applicable |
| | AO12.3 A farm stay is setback 100 metres from any property boundary. | Not applicable |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | AO12.4 Entertainment and dining facilities associated with an accommodation activity are: <ul style="list-style-type: none"> (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties. | Not applicable |
| If for Rural workers' accommodation | | |
| PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations. | AO13.1 A Rural workers' accommodation building is limited to the accommodation of: <ul style="list-style-type: none"> (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total. | Not applicable |
| | AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area. | Not applicable |
| PO14 Rural workers' accommodation is provided with amenities commensurate with the: <ul style="list-style-type: none"> (a) needs of the employees; and (b) permanent or seasonal nature of the employment. | AO14.1 The Rural workers' accommodation is: <ul style="list-style-type: none"> (a) for permanent occupation; and (b) fully self-contained. OR | Not applicable |
| | AO14.2 The Rural workers' accommodation: <ul style="list-style-type: none"> (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence. | Not applicable |
| For assessable development | | |
| If for Caretaker's Accommodation | | |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: <ul style="list-style-type: none"> (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses. | AO15 No acceptable outcome is provided. | Complies with performance criteria The development is for the existing dwelling to be converted to a Caretaker's Accommodation. The site is in the rural zone and the use will operate having regard to the: <ul style="list-style-type: none"> 1) hours of operation; 2) nature of the use; 3) security requirements; 4) site location and access; and 5) proximity to other land uses. |
| If for Residential care facility or Retirement facility | | |
| PO16 Retirement facilities include a range of housing designs and types that: <ul style="list-style-type: none"> (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types. | AO16 No acceptable outcome is provided. | Not applicable |
| If for Tourist park | | |
| PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure. | AO17 No acceptable outcome is provided. | Not applicable |
| PO18 The density of accommodation provided within the Tourist park: <ul style="list-style-type: none"> (a) is commensurate with the size and utility of the site; | AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: | Not applicable |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area. | (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m ² gross floor area per cabin) per hectare of the nominated area(s). | |
| | AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s). | Not applicable |
| PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; | AO19.1 A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres. | Not applicable |
| (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses. | AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site. | Not applicable |
| PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas. | AO20.1 A central refuse collection area is provided to service all accommodation sites. | Not applicable |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife. | Not applicable |
| | AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab. | Not applicable |
| | AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area. | Not applicable |
| | AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites. | Not applicable |

9.4.5 Works, services and infrastructure code

The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

The purpose of the code will be achieved through the following overall outcomes:

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

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

| Performance outcomes | Acceptable outcomes | Applicant response |
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| For accepted development subject to requirements and assessable development | | |
| 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. | Not applicable The site is located in the Rural zone |
| | 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. | Complies with performance criteria The site is located in the Rural zone. The existing dwelling is to be converted to Caretaker's accommodation. There is an existing adequate volume and supply of water to the site that meets the needs of the users. The water supply for fire fighting is boosted by a pool and two water tanks that are filled via an onsite registered bore (see attached site plan). No change to the water supply is proposed. |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| 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 purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. | AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. | Not applicable The site is located in the Rural zone |
| | AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. | Complies The existing dwelling is to be converted to the use of a Caretaker's accommodation. There is an existing effluent disposal system that meets the needs of the user/s. |
| 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. | Not applicable |
| | AO3.2 On-site drainage systems are constructed: | Complies |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | (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 existing dwelling is to be converted to the use of a Caretaker's accommodation. Development will not change the on-site drainage systems |
| 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 transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. (iv) | Complies The existing dwelling is to be converted to the use of a Caretaker's accommodation. The premise has an existing connection to electricity supply |
| Telecommunications infrastructure | | |
| PO5 | AO5 | Complies |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| Each lot is provided with an adequate supply of telecommunication infrastructure | Development is provided with a connection to the national broadband network or telecommunication services. | The existing dwelling is to be converted to a Caretaker's accommodation |
| Existing public utility services | | |
| PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations. | A06 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. | Complies |
| Excavation or filling | | |
| PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. | A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary. | Not applicable The existing dwelling is to be converted to the use of a Caretaker's accommodation. Excavation and fill are not proposed. |
| | A07.2 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 The existing dwelling is to be converted to the use of a Caretaker's accommodation. Excavation and fill are not proposed. |
| | A07.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and | Not applicable The existing dwelling is to be converted to the use of a Caretaker's accommodation. Earthwork batters is not proposed. |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | (e) are retained. | |
| | A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. | Not applicable |
| | A07.5 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 |
| | A07.6 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 |
| | A07.7 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 | | |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| 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 4 – FNQROC Regional Development manual. | Complies Access and crossovers to the site is already existing. |
| | 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. | Complies |
| Stormwater quality | | |
| PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the | AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and | Complies with performance criteria The existing dwelling is to be converted to the use of a Caretaker's accommodation. The development has no physical changes to the building and will not have worsening effect in regards to stormwater quality. No physical changes to the land are proposed |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| 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. | (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. | |
| | 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 construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. | Complies with performance criteria The existing dwelling is to be converted to the use of a Caretaker's accommodation. The development has no physical changes to the building and will not have worsening effect in regards to stormwater quality. |

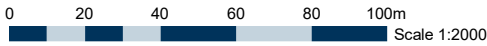
| Performance outcomes | Acceptable outcomes | Applicant response |
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| PO11 Storage areas for stormwater detention and retention: <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. | AO11 No acceptable outcome is provided. | Complies Development is for the change of use from Dwelling to Caretaker's accommodation. No physical change to the site is required for this development. |
| Excavation or filling | | |
| PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area. | AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas. | Not applicable The existing dwelling is to be converted to the use of a Caretaker's accommodation. No excavation or fill is required for this development |
| | AO12.2 Transportation of fill to or from the site does not occur: <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. | Not applicable The existing dwelling is to be converted to the use of a Caretaker's accommodation. No excavation or fill is required for this development |
| 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 The existing dwelling is to be converted to the use of a Caretaker's accommodation. No excavation or fill is required for this development |
| | AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site. | Not applicable |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | | The existing dwelling is to be converted to the use of a Caretaker's accommodation. No excavation or fill is required for this development |
| | AO13.3 A management plan for control of dust and air pollutants is prepared and implemented. | Not applicable The existing dwelling is to be converted to the use of a Caretaker's accommodation. No excavation or fill is required for this development |
| 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 The existing dwelling is to be converted to the use of a Caretaker's accommodation. No excavation or fill is required for this development |
| 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 Development is for the change of use from Dwelling to Caretaker's accommodation. No physical change is required for this development. |
| 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 | Complies |

| Performance outcomes | Acceptable outcomes | Applicant response |
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| | (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit. | |
| 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 |
| | AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title. | Not applicable |

APPENDIX 2: PROPOSAL PLANS

| Drawing or Document | Reference | Date |
|---------------------|-----------------------------|------------|
| Site plan | CA Architects 0000_SD A-001 | 10-08-2020 |
| Plan views | CA Architects 0000_PD A-002 | 31-07-2020 |



ISSUE NOTE TEXT ■

