

DELEGATED REPORT

SUBJECT: WR & R BLUNDELL - RECONFIGURING A LOT - ACCESS EASEMENT - LOT 163 ON RP843529, LOT 441 ON HG760 AND LOT 487 ON HG630 - COLLINS WEIR ROAD, MAREEBA - RAL/20/0013

DATE: 2 October 2020

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	WR & R Blundell	ADDRESS	Collins Weir Road, Mareeba
DATE LODGED	28 September 2020	RPD	Lot 163 on RP843529, Lot 441 on HG760 & Lot 487 on HG630
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Access Easement		

FILE NO	RAL/20/0013	AREA	Lot 163 - 11.46 ha Lot 441 - 97.4 ha Lot 487 - 386 ha
LODGED BY	U&i Town Plan	OWNER	Lot 163 - WR & R Blundell Lot 441 - Sunwater Limited Lot 487 - Howe Farming Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.

The application has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any aspect of the Planning Scheme. No town planning issues were identified.

It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
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and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Access Easement

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
445_03 A	Proposed Access Easements in Lot 487 on HG630 and Lot 441 on HG760	Robin Trotter Cadastral Surveyor	7/8/2020

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:

- found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
- to ensure compliance with the following conditions of approval.

2. Timing of Effect

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

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.

- 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.

- 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

- 3.5 Where approved existing buildings and structures are to be retained, setbacks to new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. A plan demonstrating compliance must be submitted prior to endorsement of the plan of survey

3.6 Charges

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

4. Infrastructure Services and Standards

- 4.1 An access crossover for Easement X must be constructed (from the edge of Collins Weir Road to the property boundary of Lot 487) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Endorsement Fees

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

(b) Compliance with applicable codes/policies

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

(c) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(d) Environmental Protection and Biodiversity Conservation Act 1999

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

(e) Cultural Heritage

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

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect).

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee).

THE SITE

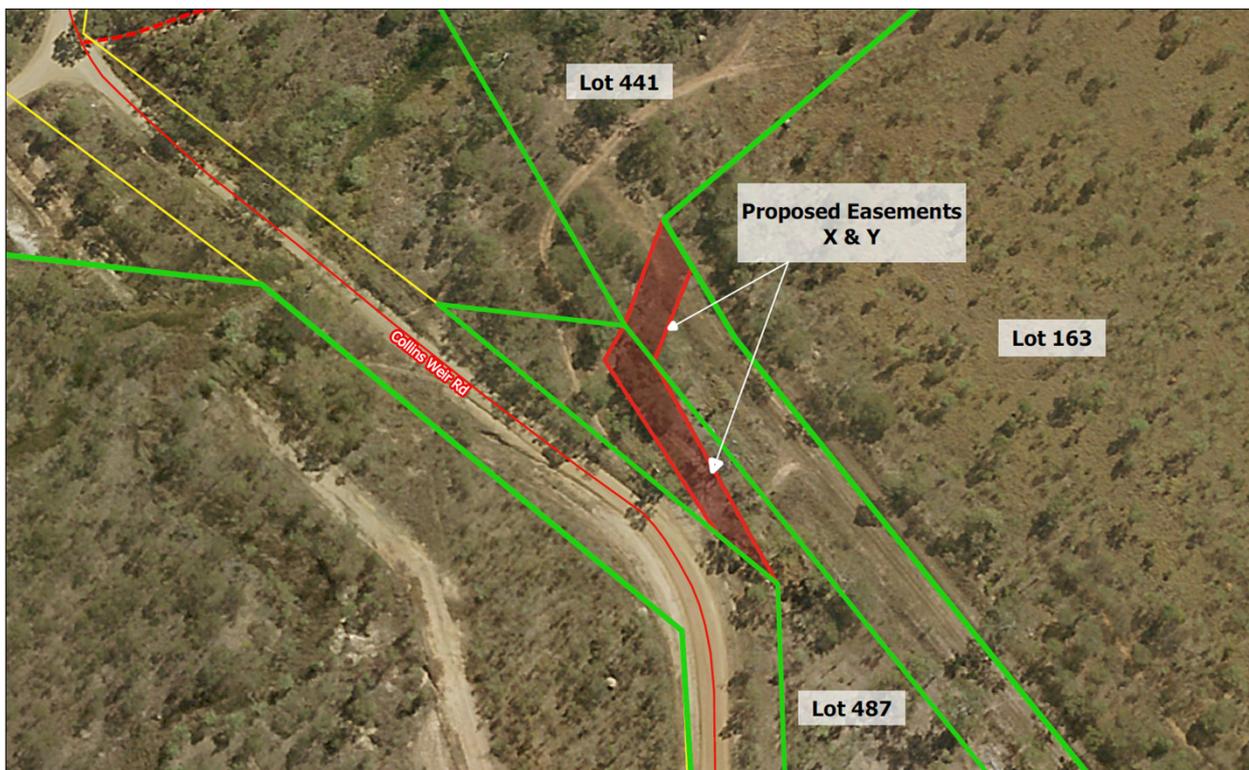
The subject site comprises the following allotments:

- Lot 487 on HG630, area of 386 hectares, frontage in excess of 2 kilometres to Collins Weir Road;
- Lot 441 on HG760, area of 97.4 hectares, extensive frontage to Collins Weir Road;
- Lot 163 on RP843529, area of 11.46 hectares, no frontage to any road.

The application proposes the creation of ten (10) metre wide access easements through both Lot 487 and 441 in order to provide Lot 163 with legal access to Collins Weir Road. Lot 163's involvement in the application is solely as the benefitted allotment.

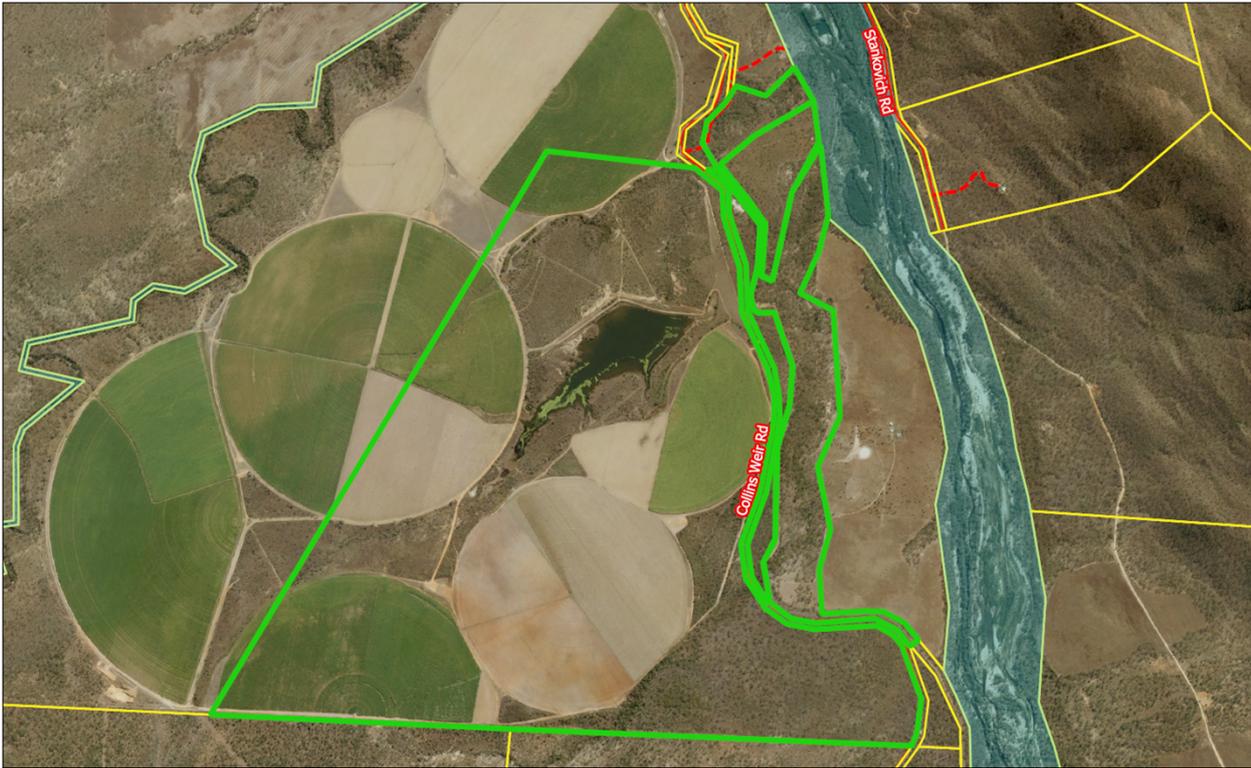
Lot 487 is a freehold allotment which is extensively developed for agricultural purposes. Lot 441 is a Sunwater Ltd perpetual lease lot forming part of the Mareeba Dimbulah Irrigation Supply.

The subject site is entirely surrounded by Rural zoned allotments which are used for various rural pursuits.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot - Access Easement in accordance with the plans shown in **Attachment 1**.

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> • Rural Agricultural Area • Rural Other <p>Natural Environment Elements</p> <ul style="list-style-type: none"> • Ecological Corridor • Habitat Linkage <p>Other Elements</p> <ul style="list-style-type: none"> • Major Watercourse
Zone:	<p>Rural zone</p> <ul style="list-style-type: none"> • Agricultural Land Overlay • Bushfire Hazard Overlay • Environmental Significance Overlay • Flood Hazard Overlay • Hill and Slope Overlay
Overlays:	

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

(a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code

9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural Zone Code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Agricultural Land Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Bushfire Hazard Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Environmental Significance Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Flood Hazard Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Hill and Slope Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Landscaping Code	Although triggered, this code is not considered applicable for an application for Reconfiguring a Lot - Access Easement.
Parking and Access Code	Although triggered, this code is not considered applicable for an application for Reconfiguring a Lot - Access Easement.
Reconfiguring a Lot Code	The application complies with the relevant acceptable outcomes contained within the code.
Works, Services and Infrastructure Code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

(e) Planning Scheme Policies/Infrastructure Charges Plan

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring that all development works be designed and constructed in accordance with FNQROC Development Manual standards.

REFERRALS

The application did not trigger referral to any Referral Agency.

Internal Consultation

Nil

PLANNING DISCUSSION

Nil

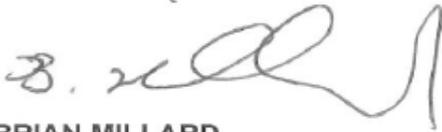
Date Prepared: 2 October 2020

DECISION BY DELEGATE

DECISION

Having considered the Planning Officer's report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

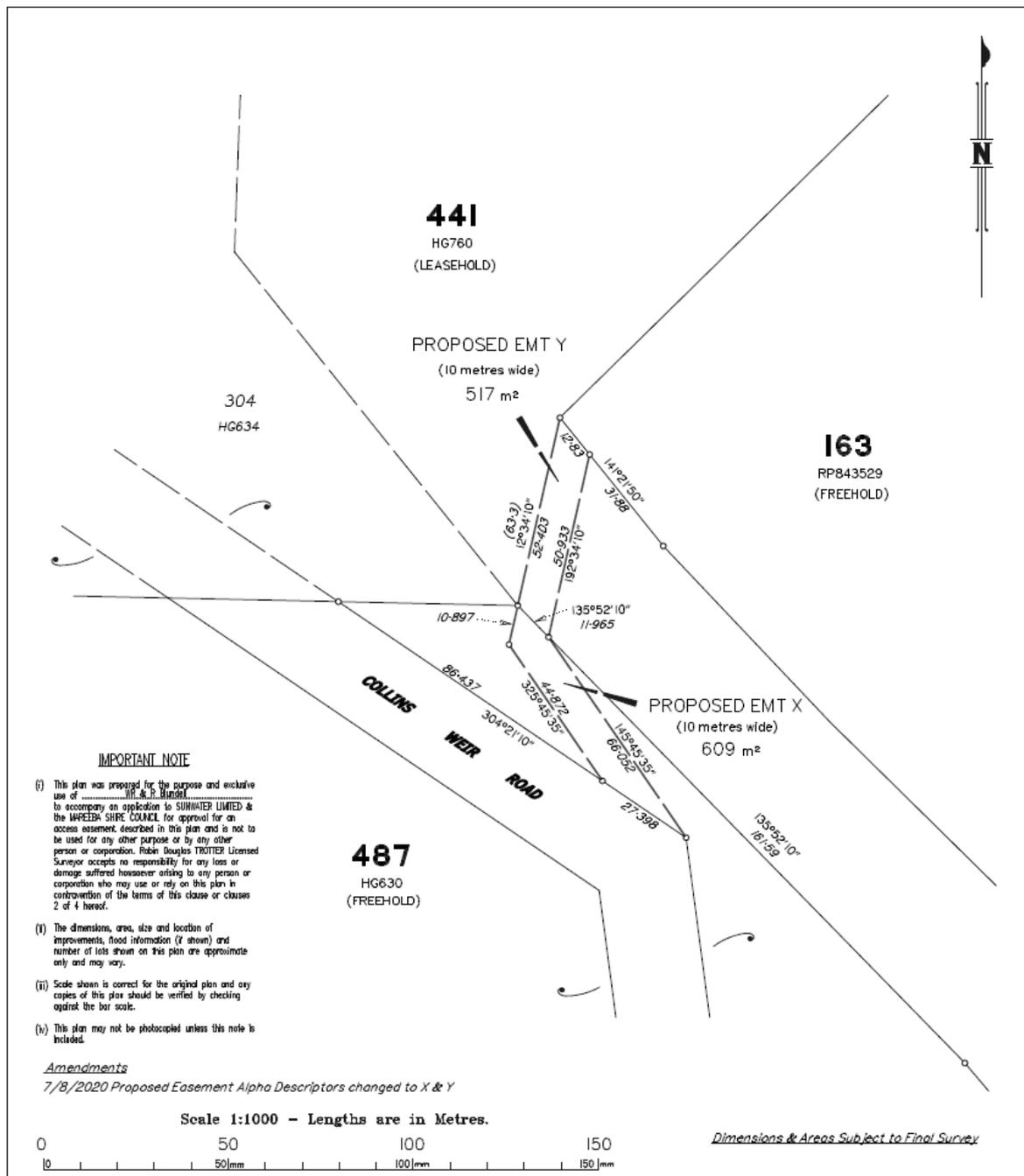
Dated the 6TH day of OCTOBER 2020



BRIAN MILLARD
SENIOR PLANNER

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

PROPOSAL PLANS



<p>ROBIN TROTTER Cadastral Surveyor</p> <p> PO Box 481 Mareeba Qld 4880 email roblnt@activ8.net.au mobile 0409 080017</p>	<p>WR & R BLUNDELL</p>	<p>Scale : 1:1000</p> <p>Sheet Size : A3</p> <p>FB Ref : Meridian : HG630</p> <p>Level Datum :</p>
<p>Surveyed by : R D TROTTER Date : 13/9/2018 Designed by : R D TROTTER Date : 13/9/2018 Checked by : R D TROTTER Date : 13/9/2018</p>	<p>PROPOSED ACCESS EASEMENTS in Lot 487 on HG630 and Lot 441 on HG760 Locality of Mutchilba</p>	<p>Origin of Co-ords :</p> <p>Digital Data Ref : Sheet Number :</p>
<p>Notes :</p> <p>Amendments : 7/8/2020</p>		<p>Drawing No : 445_03 Issue : A</p>