



THE
BUILDING APPROVAL
COMPANY

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23/12/2020

Mareeba Shire Council
PO Box 154
MAREEBA QLD 4870

Dear Sir/Madam,

MCU application for a dwelling house (Rural Workers Accommodation Use) located at 99 Pin Road, Mutchilba QLD 4872 (86 HG754)

Please find our MCU referral application and report which demonstrates compliance with the relevant performance requirements of Mareeba Shire Planning Scheme for a proposed dwelling house (Rural Workers Accommodation Use) located at 99 Pin Road, Mutchilba QLD 4872 (Lot86 HG754)

The subject property is located within the Rural Zone under the Cairns Plan 2016. Within this zone, rural workers accommodation is code assessable development where the use is permanent.

Please find below our code assessment of the building work which demonstrates compliance with the applicable performance criteria.

If you have any queries or require any additional information, please do not hesitate to contact Troy Richardson on 07 4222 9888

Yours faithfully,

The Building Approval Company

8.2.3. Bushfire hazard overlay code

8.2.3.3 Criteria for assessment

Table 8.2.3.3.3 – Bushfire hazard overlay code – For acceptable development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For acceptable development subject to requirements and assessable development		
Water supply for fire-fighting purposes		
<p>PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p> <p>AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <p>(a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool.</p> <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles</p>	<p>AO1.1 Not applicable to application</p> <p>Complies with AO1.2 Proposed development will be connected to the current onsite water supply that services the existing dwelling and large commercial shed nearby.</p>

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Land use		
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the: the bushfire risk compatibility of development; the vulnerability of and safety risk to persons associated with the use; and consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome..</p>	<p>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ol style="list-style-type: none"> 1. child care centre; or 2. community care centre; or 3. correctional facility; or 4. educational establishment; or 5. emergency services; or 6. hospital; or 7. residential care facility; or 8. retirement facility; or 9. rooming accommodation; or 10. shopping centre; or 11. tourist park; or 12. tourist attraction. 	<p>Complies with AO2 Development complies</p>
Lot design		
<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that: (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances.</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created. OR</p> <p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p>	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	
<p>Firebreaks and access</p>		
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a- o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ol style="list-style-type: none"> 1. ensuring adequate access for fire- fighting and other emergency vehicles; 2. ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative 	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a- o), roads are designed and constructed:</p> <ol style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>safe access routes should access in one direction be blocked in the event of a fire; and</p> <p>3. providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following: located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; the minimum cleared width not less than 6 metres; the formed width is not less than 2.5 metres; the formed gradient is not greater than 15%; vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome..</p>	<p>A04.2</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a- o), firebreaks are provided: consisting of a perimeter road that separates lots from areas of bushfire hazard;</p> <ol style="list-style-type: none"> 1. a minimum cleared width of 20 metre; 2. a maximum gradient of 12.5%; and 3. a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>Not applicable to development application</p>
Hazardous materials		
<p>PO5</p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO5</p> <p>The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	<p>Complies with AO5</p> <p>Proposed development is for a new dwelling and is considered to comply.</p>
Landscaping		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> • fire ecology; • slope of site; and • height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Complies with PO6</p> <p>The proposed development does not include additional landscaping. Existing vegetation is considered to appropriately comply.</p>
<p>Infrastructure</p>		
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7 The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> • water supply; • sewer; • electricity; • gas; and • telecommunications 	<p>Complies with AO7</p> <p>Development is able to comply and can be a condition of the development approval.</p>
<p>Private driveways</p>		
<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe</p>	<p>AO8 Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%;</p>	<p>Not applicable to application Existing driveways is considered to appropriately comply.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>(c) have a minimum width of 3.5 metres;</p> <p>(d) have a minimum vertical clearance of 4.8 metres;</p> <p>(e) accommodate turning areas for fire- fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than three dwellings or buildings.</p>	

8.2.6 Flood hazard overlay code

8.2.6.3 Criteria for assessment

Table 8.2.6.3.A – Flood hazard overlay code – For acceptable development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For acceptable development subject to requirements and assessable development		
All flood hazard areas		
<p>PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.</p>	<p>AO1.1 The processing or storage of dangerous goods or hazardous materials is: (a) Not undertaken in flood hazard area identified on the flood hazard overlay maps (OM-006a-o); or (b) Is located above the defined flood level plus 0.3m freeboard</p>	<p>Complies with PO1. Development is for domestic purpose and is assumed to not be associated with hazardous materials</p>
<p>PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO2.1 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o).</p>	<p>Does not comply with AO2.1 No flood height data provided for the property. Complies with PO2 The proposed development will achieve a FFL that is comparative to the existing dwelling on the property. Previous flood lines and modelling data has not been provided by the DNRME (See email attached). The proposed dwelling will be located on the high bank west of the Walsh River, with the proposed FFL to be finished level with the floor levels of the existing dwelling on the property. The existing dwelling has not been inundated by flood waters in known memory. Information provided by the property owners has confirmed the proposed FFL to be approximately 1m-2m above the highest recorded flood height.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.2 Filling of land does not occur within Sub-precinct 2b – High-extreme hazard area shown in Precinct 2 on the Flood and inundation hazards overlay maps contained in Schedule 2.</p>	Not applicable to development application
Extreme flood hazard area		
<p>PO3 Development, where involving a Material change of use within an ‘Extreme flood hazard area’ on the Flood hazard overlay maps (OM006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. Development in Precinct 3 – CBD and environs ensures filling is not more than the planned loss of flood storage capacity. 	<p>AO3.1 Uses within the following activity groups are not located within an ‘Extreme flood hazard area identified’ on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m²; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation. 	Not applicable to development application
	<p>AO3.2 Sport and recreation activities are not located within an ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <ul style="list-style-type: none"> (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building). 	Not applicable to development application
<p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people 	<p>AO4.1 Buildings, including extensions to existing buildings, are:</p> <ul style="list-style-type: none"> (a) not located within an ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o); or 	Not applicable to development application

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) calculated to be at risk from flooding; not increase the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;</p> <p>(e) reduce property damage; and</p> <p>(f) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <p>i. gross floor area; or</p> <p>the number of dwellings or bedrooms on the premises.</p>	<p>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p>	
	<p>AO4.2 All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	Not applicable to development application
	<p>AO4.3 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	Not applicable to development application
	<p>AO4.4 Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	Not applicable to development application
<p>PO5 Development involving earthworks in a Flood</p>	<p>AO5 Filling above ground level is not undertaken in the</p>	Not applicable to development application

Performance outcomes	Acceptable outcomes	Applicant response
<p>hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and flood warning times. 	<p>'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	
High flood hazard area		
<p>PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster 	<p>AO6.1 Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone; (b) Community activities except where for a Club with a maximum gross floor area of 100m²; (c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation. 	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>response recovery capacity and capabilities. Development minimises the exposure of people and property to unacceptable risk from flooding and storm tide inundation.</p> <p>Note – Planning Scheme Policy – Natural hazards provides guidance on preparing a Flood and inundation hazard assessment.</p>	<p>AO6.2 Sport and recreation activities are not located within a ‘High flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <ul style="list-style-type: none"> (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building). 	<p>Not applicable to development application</p>
<p>PO7 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>AO7.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) not located within the ‘High flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. <p>OR</p>	<p>Not applicable to development application</p>
	<p>AO7.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO7.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	Not applicable to development application
	<p>AO7.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	Not applicable to development application
<p>PO9 Community infrastructure is designed to remain functional during and immediately after flood and storm tide hazard events.</p>	<p>AO7.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	Not applicable to development application
	<p>AO7.6 Dwellings do not exceed four bedrooms.</p>	Not applicable to development application
	<p>AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.</p>	Not applicable to development application
	<p>AO7.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	Not applicable to development application
	<p>AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	Not applicable to development application

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and <p>flood warning times.</p>	<p>AO8 Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a- o).</p>	<p>Not applicable to development application</p>
<p>Significant flood hazard area</p>		
<p>PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and <p>associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO9 The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a- o):</p> <ul style="list-style-type: none"> (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or <p>Community use.</p>	<p>Not applicable to development application</p>
<p>Significant flood hazard area. Low flood hazard area or Potential flood hazard area</p>		
<p>PO10 Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; 	<p>AO10.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 	<p>Does not comply with AO10.1 No flood height data provided for the property.</p> <p>Complies with PO2</p> <p>The proposed development will achieve a FFL that is comparative to the existing dwelling on the property.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>0.3 metres freeboard where for habitable rooms within a dwelling.</p> <p>OR</p> <p>AO10.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p>Previous flood lines and modelling data has not been provided by the DNRME (See email attached).</p> <p>The proposed dwelling will be located on the high bank west of the Walsh River, with the proposed FFL to be finished level with the floor levels of the existing dwelling on the property. The existing dwelling has not be inundated by flood waters in recorded memory. Information provided by the property owners has confirmed the proposed FFL to be approximately 1m-2m above the highest recorded flood height.</p> <p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO10.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p>Does not comply with AO10.3 No flood height data provided for the property.</p> <p>Complies with PO2</p> <p>The proposed development will achieve a FFL that is comparative to the existing dwelling on the property. Previous flood lines and modelling data has not been provided by the DNRME (See email attached).</p> <p>The proposed dwelling will be located on the high bank west of the Walsh River, with the proposed FFL to be finished level with the floor levels of the existing dwelling on the property. The existing dwelling has not be inundated by flood waters in recorded memory. Information provided by the property owners has confirmed the proposed FFL to be approximately 1m-2m above the highest recorded flood height.</p>
<p>PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO11 Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	<p>Does not comply with AO11 No flood height data provided for the property.</p> <p>Complies with PO2</p> <p>The proposed development will achieve a FFL that is comparative to the existing dwelling on the property. Previous flood lines and modelling data has not been provided by the DNRME (See email attached).</p> <p>The proposed dwelling will be located on the high bank west of the Walsh River, with the proposed FFL to be finished level with the floor levels of the existing dwelling on the property. The existing dwelling has not be inundated by flood waters in recorded memory and is considered to be outside the flood hazard area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
		Proposed fill required for the building pad construction is considered to be outside the flood hazard area.
For assessable development		
Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.		
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>AO12 No acceptable outcome is provided.</p>	Not applicable to development application
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO13 Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; 	<p>AO13 No acceptable outcome is provided.</p>	Not applicable to development application

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>		

8.2.4 Environmental significance overlay code

8.2.4.1 Criteria for assessment

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>Complies with AO1.1</p> <p>No clearing of regulated vegetation is proposed.</p>
<p>PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <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; 	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies with AO2</p> <p>Development appears to comply</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
Regulated vegetation intersecting a watercourse		
<p>PO3 Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>Does not comply with AO3.1</p> <p>Complies with PO3</p> <p>Proposed development is located atop the high bank from the watercourse within the buffer area. No regulated vegetation clearing is proposed for the development.</p>
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p>Complies with AO3.2</p> <p>No clearing of regulated vegetation is proposed.</p>
Waterways and wetlands		
<p>PO4 ‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the</p>	<p>Does not comply with AO4.1</p> <p>Complies with PO4</p> <p>Proposed development is located atop the high bank from the watercourse within the buffer area in</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p>	<p>top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>a mostly cleared section of land. No regulated vegetation clearing is proposed for the development.</p>
	<p>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2</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>Not applicable to applicaiton</p>
<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.3</p> <p>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 with AO 4.3</p> <p>Proposed development is able to comply.</p>
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental</p>	<p>Complies with AO4.4</p> <p>Development is able to comply</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Significance Overlay Maps (OM-004a-o) AO4.4 No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	
For assessable development		
Wildlife habitat		
<p>PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (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, 	<p>AO5 No acceptable outcome is provided</p>	<p>Not applicable to development</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 Ecological Assessment Reports.</p>		
Legally secured offset areas		
<p>PO6 Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Not applicable to development</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 	<p>AO7 No acceptable outcome is provided</p>	<p>Not applicable to development</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(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> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
Ecological corridors and Habitat linkages		
<p>PO8 Development located:</p> <p>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o)</p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle</p>	<p>AO8 No acceptable outcome is provided.</p>	<p>Not applicable to development</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>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>		

Table 8.2.4.3B – Setback and buffer distances from waterways

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

6.2.9 Rural zone code

6.2.9.3 Criteria for assessment

Table 6.2.9.3 – Rural Zone code – For acceptable development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For acceptable development subject to requirements and assessable development		
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <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 	<p>AO1.1 Development, other than buildings used for rural activities, has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. <p>AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.</p>	<p>Complies with AO1.1</p> <p>Development complies</p> <p>Not applicable to development application</p>
Siting, where not involving a Dwelling House		
Note—Where for dwelling house, the setbacks of the Queensland Development Code apply.		
<p>PO2 Development is sited in a manner that considers and respects:</p> <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 	<p>AO2.1 Buildings and structures include a minimum setback of:</p> <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. 	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	<p>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.</p> <p>AO2.3 Buildings and structures, expect where a Roadside stall, include a minimum setback of: (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;</p>	
Accommodation density		
<p>PO3 The density of Accommodation activities: (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.</p>	<p>AO3.1 Residential density does not exceed one dwelling house per lot.</p> <p>AO3.2 Residential density does not exceed two dwellings per lot and development is for: (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.</p>	<p>Does not comply with AO3.2</p> <p>Complies with PO3</p> <p>The proposed dwelling is to be the primary dwelling on the property, with the existing main dwelling to be revert to a secondary dwelling us. The Third dwelling is to be utilized as rural workers accommodation.</p> <p>All accommodation buildings will not be seen from public view and grouped to ensure the landscape character of the area will be appropriately maintained.</p> <p>The proposed Rural Residential Accommodation will be utilized in association with the agricultural activity on the land.</p>
For assessable development		
Site coverage		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO4 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (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. 	<p>AO4 No acceptable outcome is provided.</p>	<p>Complies with PO4</p> <p>The proposed dwelling is to be the primary dwelling on the property and is considered to be appropriate in scale and location.</p>
<p>PO5 Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location 	<p>AO5 No acceptable outcome is provided.</p>	<p>Development complies with PO5</p> <p>Proposed development is for a primary dwelling on the allotment. The single storey dwelling is considered to be appropriate in height and scale and will not detract from the surrounding built character.</p>
Amenity		
<p>PO6 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO6 No acceptable outcome is provided.</p>	<p>Complies with PO6</p> <p>The proposed development is for a single domestic dwelling and will not cause adverse affects on the Rural amenity in the area. All works will not be seen from public view.</p>
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; 	<p>AO6 No acceptable outcome is provided.</p>	<p>Complies with PO7</p> <p>The proposed development is for a single domestic dwelling and will not cause adverse affects on the surrounding natural environment.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		

9.3.1 Accommodation activities code

9.3.1.3 Criteria for assessment

Table 9.3.1.3A – Accommodations activities code – For acceptable development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For acceptable development subject to requirements and assessable development		
All accommodation activities, apart from Dwelling house		
<p>PO1 Accommodation activities are located on a site that includes sufficient area:</p> <ul style="list-style-type: none"> (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. 	<p>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.</p>	<p>Complies with AO1. Development is appropriately sites</p>
All accommodation activities, apart from tourist park and dwelling house		
<p>PO2 Accommodation activities are provided with on-site refuse storage areas that are:</p> <ul style="list-style-type: none"> (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. 	<p>AO2.1 A refuse area is provided that:</p> <ul style="list-style-type: none"> (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. 	<p>Complies with AO2.1 Development is able to comply</p>
All accommodation activities, except for Dwelling House		
<p>PO3 Accommodation activities are designed to avoid</p>	<p>AO3 The windows of habitable rooms:</p>	<p>Complies with AO3</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glass installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	<p>Proposed new dwelling house will be appropriately separated from workers accommodation</p>
<p>PO4</p> <p>Accommodation activities are provided with sufficient private and communal open space areas which:</p> <p>1. accommodate a range of landscape treatments, including soft and hard</p>	<p>AO4.1</p> <p>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.</p>	<p>Complies with AO4.1</p> <p>Sufficient communal open space is available on site</p>

Performance outcomes	Acceptable outcomes	Applicant response
landscaping; 2. provide a range of opportunities for passive and active recreation; 3. provide a positive outlook and high quality of amenity to residents; 4. is conveniently located and easily accessible to all residents; and 5. contribute to an active and attractive streetscape.	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 AO4.2 Development is able to comply
	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 AO4.3 Development is able to comply
	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: (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 2.4m ² 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 to development application
If for caretakers 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.	Not applicable to development application
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	Not applicable to development application
If for dwelling house		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <ul style="list-style-type: none"> (d) not dominate the site; (e) remain subservient to the primary dwelling; and (f) be consistent with the character of the surrounding area; 	<p>AO6.1 The secondary dwelling is located within:</p> <ul style="list-style-type: none"> (c) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (d) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. 	<p>Complies with AO6.1</p> <p>Secondary dwelling is within 20m of proposed primary dwelling.</p>
	<p>AO6.2 A secondary dwelling has a maximum gross floor area of 100m².</p>	<p>Does not comply with AO6.1</p> <p>Complies with PO6</p> <p>The existing dwelling will be reverted to a secondary dwelling use on the property. And given the age, scale and location of this dwelling, it will not adversely dominate the property and will be maintained as subservient to the new primary dwelling.</p> <p>Given the secondary dwelling is existing, it will not adversely detract from the existing character on the land.</p>
If for dual occupancy		
<p>PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to:</p> <ul style="list-style-type: none"> (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages. 	<p>AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage.</p>	<p>Not applicable to development application Workers accommodation use proposed</p>
	<p>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.</p>	<p>Not applicable to development application Workers accommodation use proposed</p>
If for multiple dwelling, residential care facility or retirement facility		
PO8	AO8	Not applicable to development application

Performance outcomes	Acceptable outcomes	Applicant response
<p>Development is appropriately located within the Shire to:</p> <ul style="list-style-type: none"> (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>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.</p>	<p>Workers accommodation use proposed</p>
<p>PO9 Buildings are designed to:</p> <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 <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>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:</p> <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 <p>a change in the exterior finishes and exterior colours of the development</p>	<p>Not applicable to development application Workers accommodation use proposed</p>
	<p>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.</p>	<p>Not applicable to development application Workers accommodation use proposed</p>
	<p>AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	<p>Not applicable to development application Workers accommodation use proposed</p>
	<p>AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types:</p> <ul style="list-style-type: none"> (a) pyramidal; 	<p>Not applicable to development application Workers accommodation use proposed</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(b) hip or hipped; (c) gable; skillion.	
If for home based business		
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and hours of operation.	AO11.1 The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	Not applicable to development application Workers accommodation use proposed
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m ² .	Not applicable to development application Workers accommodation use proposed
	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 to development application Workers accommodation use proposed
	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 to development application Workers accommodation use proposed
	AO11.5 The Home based business does not involve the public display of goods external to the building.	Not applicable to development application Workers accommodation use proposed
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery	Not applicable to development application Workers accommodation use proposed
	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 to development application Workers accommodation use proposed
	AO11.8 The business does not involve the use of power tools	Not applicable to development application

Performance outcomes	Acceptable outcomes	Applicant response
	or similar noise generating devices.	Workers accommodation use proposed
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 to development application Workers accommodation use proposed
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	Not applicable to development application Workers accommodation use proposed Not applicable to development application Workers accommodation use proposed
	AO12.3 A farm stay is setback 100 metres from any property boundary.	Not applicable to development application Workers accommodation use proposed
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and located or screened so that they do not directly overlook private open space areas of adjoining properties.	Not applicable to development application Workers accommodation use proposed
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: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	Does not comply with AO13.1 Complies with PO13 The proposed workers accommodation use will be relevant to the demand required by the agriculture based rural activity on the associated land.
	AO13.2 The agricultural based rural activity is a minimum of	Dose not comply with AO13.2

Performance outcomes	Acceptable outcomes	Applicant response
	50 hectares in area.	Complies with PO13 The proposed workers accommodation use will be relevant to the demand required by the agriculture based rural activity on the associated land.
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and permanent or seasonal nature of the employment.	AO14.1 The Rural workers' accommodation is: (a) for permanent occupation; and fully self-contained. OR	Complies with AO14.1 Development complies
	AO14.2 The Rural workers' accommodation: (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 to development application
For assessable development		
If for caretakes accommodation		
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and proximity to other land uses.	AO15 No acceptable outcome is provided.	Not applicable to development application
If for residential care facility or retirement facility		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO16 Retirement facilities include a range of housing designs and types that:</p> <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 <p>cater for different household types.</p>	<p>AO16 No acceptable outcome is provided.</p>	<p>Not applicable to development application</p>
<p>If for tourist park</p>		
<p>PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.</p>	<p>AO17 No acceptable outcome is provided.</p>	<p>Not applicable to development application</p>
<p>PO18 The density of accommodation provided within the Tourist park:</p> <ul style="list-style-type: none"> (a) is commensurate with the size and utility of the site; (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 <p>does not place undue pressure on environmental processes in the surrounding area.</p>	<p>AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <ul style="list-style-type: none"> (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 30m² gross floor area per cabin) per hectare of the nominated area(s). 	<p>Not applicable to development application</p>
	<p>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).</p>	<p>Not applicable to development application</p>
<p>PO19 Accommodation sites are designed and located:</p> <ul style="list-style-type: none"> (a) to provide sufficient land for necessary 	<p>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.</p>	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and 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 1.5 metres from the side and rear boundaries of the site.	Not applicable to development application
	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.
	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 to development application
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab	Not applicable to development application
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	Not applicable to development application
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	Not applicable to development application

9.4.5 Works, services and infrastructure code

9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For acceptable development subject to requirements and assessable development		
Water supply		
<p>PO1 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.. 	<p>AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	<p>Does not comply with AO1.1</p> <p>Complies with PO1</p> <p>Proposed development will be connected to the existing water supplying the property fed by the adjoining Walsh River.</p>
	<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (c) 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 (d) on-site water storage tank/s: <ul style="list-style-type: none"> (iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the 	<p>Does not comply with AO1.2</p> <p>Complies with PO1</p> <p>Proposed development will be connected to the existing water supplying the property fed by the adjoining Walsh River.</p>

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

Performance outcomes	Acceptable outcomes	Applicant response
	in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
Electricity supply		
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises: (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid; or (f) 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: (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and it can be demonstrated that no adverse impact on visual amenity will occur.</p>	<p>Complies with AO4 The premises will be connected to the electrical network</p>
Telecommunications infrastructure		
<p>PO5 Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5 Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>Complies with AO5 Development is able to comply</p>
Existing public utility services		
<p>PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning</p>	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Scheme Policy 4 – FNQROC Regional Development Manual.	
Excavation or filling		
PO7 Excavation or filling must not have an adverse impact on the: <ul style="list-style-type: none"> (d) streetscape; (e) scenic amenity; (f) environmental values; (g) slope stability; (h) accessibility; or (i) privacy of adjoining premises. 	AO7.1 Excavation or filling does not occur within <ul style="list-style-type: none"> (c) 1.5 metres of any site boundary. 	Complies with AO7.1 All earthworks will be located greater than 1.5m from the property boundaries.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	Complies with AO7.2 Excavation and filling will be less than 1.5m in height.
	AO7.3 Earthworks batters: <ul style="list-style-type: none"> (f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (i) have a slope no greater than 1 in 4; and (j) are retained. 	Complies with AO7.3 Earthworks are considered to appropriately comply.
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: <ul style="list-style-type: none"> (c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	Complies with AO7.4 Development is able to comply

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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.</p>	<p>Complies with A07.5 Development is able to comply</p>
	<p>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.</p>	<p>Not applicable to application</p>
	<p>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.</p>	<p>Not applicable to application Not required</p>
For assessable development		
Transport network		
<p>PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists</p>	<p>A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>Not applicable to application Existing vehicle access is considered to appropriately comply</p>
	<p>A08.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving</p>	<p>Not applicable to application</p>

Performance outcomes	Acceptable outcomes	Applicant response
Public infrastructure		
<p>PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p>AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Not applicable to application</p>
Stormwater		
<p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on- site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	<p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>Does not comply with AO10.1</p> <p>Complies with PO10</p> <p>The proposed building work is for a new dwelling, with the proposed stormwater to be discharged to splashpads adjacent to the building. This form of discharge will effectively reduce the velocity of water discharge, whilst evenly dispersing stormwater onto the surrounding land.</p> <p>The proposed works will not cause ponding or reduce water quality in the area, as the natural topography currently disperses rainwater into the adjacent Walsh River. Given the sensitive method of proposed stormwater discharge, there will be no worsening affect on the site or surrounding land.</p>
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p>	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(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;</p> <p>(b) is consistent with any local area stormwater water management planning;</p> <p>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>	
<p>PO11 Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p>AO11 No acceptable outcome is provided.</p>	<p>Not applicable to development application</p>
Excavation or filling		
<p>PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and on Sundays or Public Holidays. 	Not applicable to development application
<p>PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1 Dust emissions do not extend beyond the boundary of the site.</p>	<p>Complies with AO13.1 Development is able to comply</p>
	<p>AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p>Complies with AO13.2 Development is able to comply</p>
	<p>AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.</p>	Not applicable to development application
<p>PO14 Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; and <p>privacy of adjoining premises.</p>	<p>AO14 Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and <p>are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	Not applicable to development application
Weed and pest management		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15 No acceptable outcome is provided.</p>	<p>Complies with PO15 Proposed single dwelling is able to comply if required.</p>
Contaminated land		
<p>PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Not applicable to development application</p>
Fire services in developments accessed by common private title		
<p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and 90 metres for any other development.</p>	<p>Not applicable to development application</p>
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>Not applicable to development application</p>

9.4.3 Parking access code

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For acceptable development subject to requirements and assessable development		
Car parking spaces		
<p>PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>Complies with AO1 The proposed development is able to comply.</p>
Crossovers		
<p>PO2 Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	<p>AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p>Not applicable to development Existing access is considered to appropriately comply</p>
	<p>AO2.2 Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation 	<p>Not applicable to development</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>activities, unless the primary road frontage is a State- controlled road; or</p> <p>(b) from the lowest order road in all other instances.</p>	
	<p>AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	<p>Complies with AO2.3 Development is considered to appropriately comply.</p>
<p>PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(d) the intensity of anticipated vehicle movements;</p> <p>(e) the nature of the use that they service; and</p> <p>(f) the character of the surrounding locality.</p>	<p>AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C</p>	<p>Complies with AO3 Development complies</p>
For assessable development		
Parking location and design		
<p>PO4 Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p> <p>(b) be consistent with the character of the surrounding locality.</p>	<p>AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p>Complies with AO4.1 Onsite carparking spaces are considered to appropriately comply.</p>
	<p>AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	<p>Not applicable to development application</p>
	<p>AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p>Complies with AO4.3</p>

Performance outcomes	Acceptable outcomes	Applicant response
		Onsite carparking spaces are considered to appropriately comply.
	<p>AO4.4 Parking and any set down areas are:</p> <ul style="list-style-type: none"> (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. 	<p>Complies with AO4.4</p> <p>Development is considered to appropriately comply</p>
Site access and manoeuvring		
<p>PO5 Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and <p>accommodate all vehicles intended to use the site.</p>	<p>AO5.1 Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off- street Parking) Commercial Vehicle Facilities. <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<p>Complies with AO5.1</p> <p>Development is considered to appropriately comply</p>
	<p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTRoads.</p>	<p>Complies with AO5.2</p> <p>Existing access is considered to appropriately comply</p>
	<p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>Complies with AO5.3</p> <p>Existing access is considered to appropriately comply</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	<p>Not applicable to development application</p>
<p>PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and in the Rural zone, avoids environmental degradation.</p>	<p>AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.</p>	<p>Not applicable to development application</p>
	<p>AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul- de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.</p>	<p>Not applicable to development application</p>

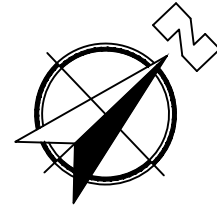
Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity</p>	<p>Complies with AO6.3 Internal roads are considered to appropriately comply</p>
	<p>AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	<p>Not applicable to development application</p>
	<p>AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	<p>Not applicable to development application</p>
	<p>AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	<p>Complies with AO6.6 Development complies</p>
	<p>AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or are steeper than 1:5 and are sealed.</p>	<p>Not applicable to development application</p>
servicing		
<p>PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering</p>	<p>AO7.1 All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a</p>	<p>Not applicable to development application</p>

Performance outcomes	Acceptable outcomes	Applicant response
areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	sensitive use.	
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	Not applicable to development application
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	Not applicable to development application
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Complies with AO8.1 Development is able to comply.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Complies with AO8.2 Development will comply, existing parking spaces are considered to appropriately comply.
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Not applicable to development application

LOT 86

WIND CLASSIFICATION - C2 (W50C)

LOT NUMBER: **86**
 HG NUMBER: **HG754**
 PARISH: **MASTERTON**
 COUNTY: **HODGKINSON**
 AREA: **44.0168ha**



SITE NOTES

-ALL BUILDERS WORK TO BE CARRIED OUT WITHIN SITE BOUNDARY. THIS NOTE TO TAKE PRECEDENCE OVER ANY OTHER DOCUMENTATION.

-BUILDING PLATFORM PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3798, GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

-ALL WORK INCLUDING TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE TO PROVIDE AN ENGINEERED (CONTROLLED) FILLED PLATFORM.

-STRIP BUILDING PLATFORM EXTENDING TO MINIMUM 1.5 METERS OUTSIDE BUILDING STRUCTURE FOOTPRINT OF TOPSOIL, DELETERIOUS ORGANICS AND UNCONTROLLED FILL.

-THE BUILDING PLATFORM SHALL BE RAISED TO LEVEL WITH ENGINEERED FILL.

-FOUNDATION MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CSIRO BROCHURE, "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCES".

PLUMBING SHOWN IS DIAGRAMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND STORMWATER, WASTE POSITION AND DOWNPIPE QUANTITIES AND POSITIONS. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.

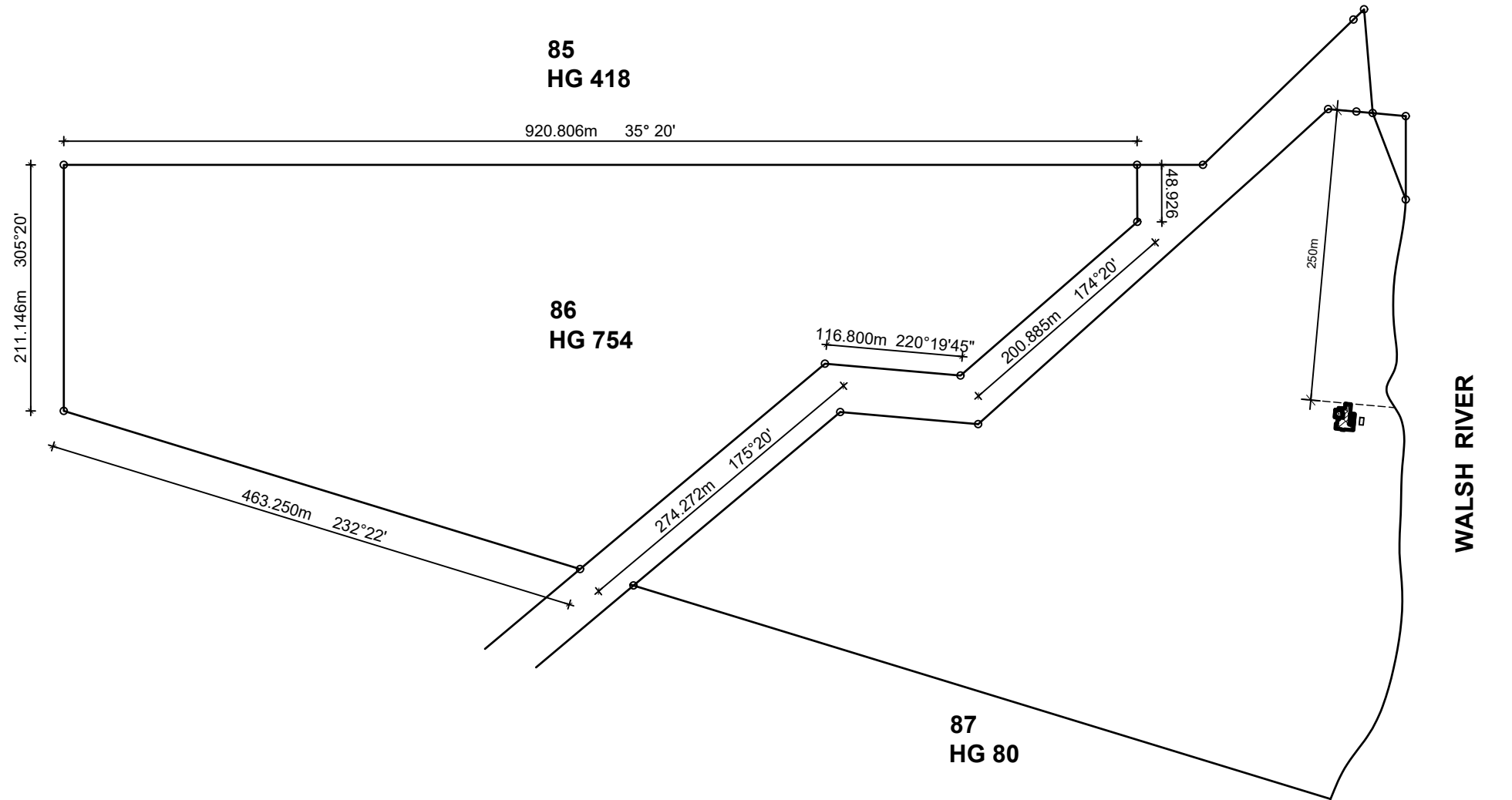
-CLIENT TO PROVIDE SKETCH PLAN SHOWING ANY FUTURE ALTERATIONS, EXTENSIONS, SWIMMING POOLS ETC. SO HOUSE SEWER AND STORMWATER CAN BE ALIGNED TO ACCOMMODATE REQUIREMENTS.

SWIMMING POOL TO BE POSITIONED MIN. 2000mm AWAY FROM BUILDING UNLESS OTHERWISE APPROVED BY ENGINEER.

-ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SEWERAGE AND WATER SUPPLY ACT 1949-1982, ASSOCIATED AMENDMENTS AND RELEVANT AUSTRALIAN STANDARDS. **BUILDING TO BE POSITIONED A MIN. 1000mm AWAY FROM ANY SEWER OR STORMWATER DRAIN.**

-ALL WATER TO BE DRAINED AWAY FROM BUILDING DURING AND AFTER CONSTRUCTION.

-FINISHED SLAB LEVEL TO BE MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.



LEGEND

- DENOTES 100mm Ø UPVC SEWER DRAIN
- 150d17'20" DENOTES BOUNDARY LINE WITH LOCATED PEG

CLIENT TO BE INVOLVED IN SETTING OUT OF BUILDING ON SITE.

PLUMBING NOTES

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PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

WHERE AND IF ANY DISCREPANCIES OCCUR BETWEEN THE PLAN AND SPECIFICATION SCHEDULE, THE SPECIFICATION SCHEDULE WILL ALWAYS HAVE PRECEDENCE

CLIENTS SIGNATURE _____ DATE _____

CERTIFIED AS STRUCTURALLY ADEQUATE

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 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: _____ Signed: _____
 Job No: _____ RPEQ No: _____

CLIENT: **JOHN JOSEPH GAUCI**

ADDRESS: **LOT 86 - PIN ROAD
 MUTCHILBA
 QLD - 4872**

TITLE: **OVERALL SITE PLAN**

SCALE: **1:5000** DATE: **NOV 2020**

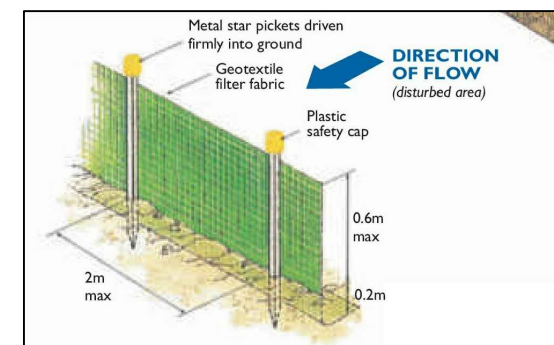
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PROJ. No: **CH - 611** DWG. No: **02 OF 12**

EXACT HOUSE POSITION TO BE CONFIRMED ONCE SP PLAN RECEIVED AND SITE BOUNDARY AND EASEMENT DIMENSIONS CONFIRMED. HOUSE POSITION SUBJECT TO OBTAINING A COUNCIL SITING DISPENSATION THAT OCCURS A FEE AND IS NOT GUARANTEED.



Install a sediment barrier

Sediment barriers down slope of the building site filter coarse sediment before it can wash into the gutters, drains and waterways.

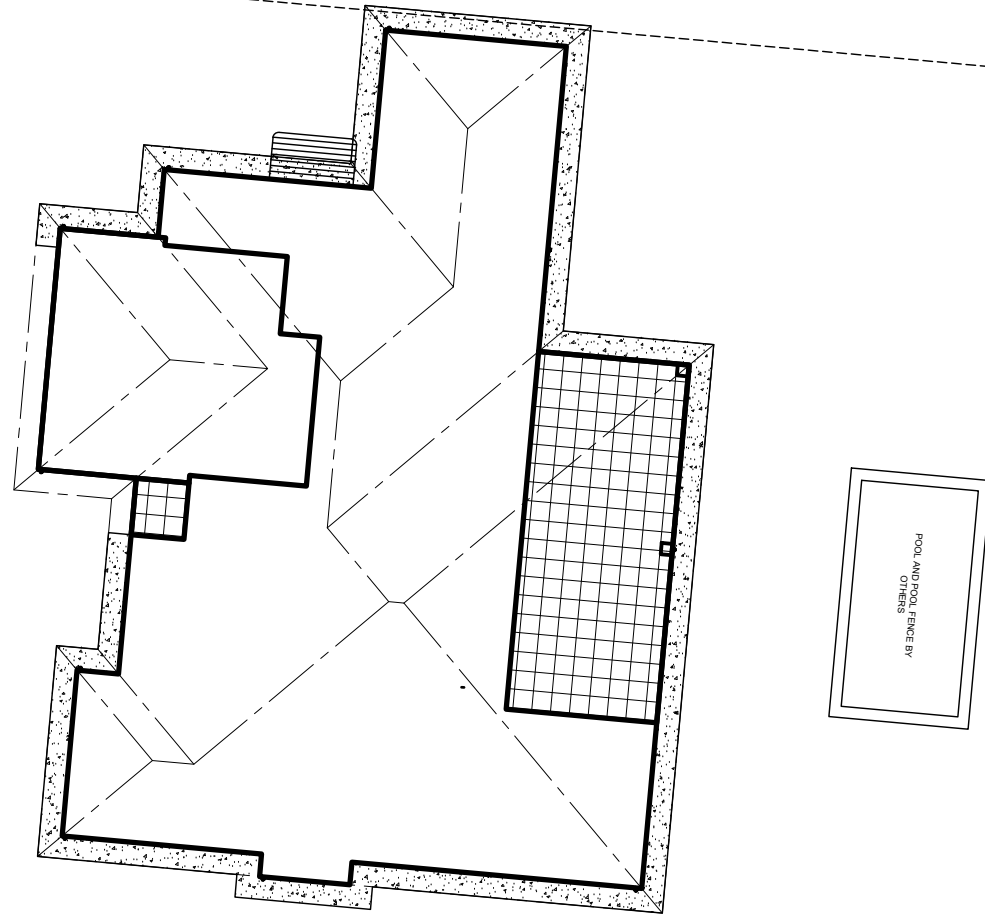
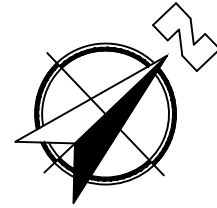
Sediment Barrier Techniques

- Geotextile sediment fabric attached to posts with geotextile buried in an upstream trench; or
- Place turf on a minimum 600mm width along kerb line.

LOT 86

WIND CLASSIFICATION - C2 (W50C)


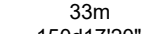
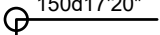
LOT NUMBER: **86**
HG NUMBER: **HG754**
PARISH: **MASTERTON**
COUNTY: **HODGKINSON**
AREA: **44.0168ha**



KEY

- B** BATH
- BN** BASIN
- WC** WATER CLOSET
- SH** SHOWER
- S** SINK
- T** LAUNDRY TROUGH
- 50VP** 50mm VENT PIPE
- FWG** FLOOR WASTE GULLY
- COS** CLEAN OUT TO SURFACE OUTLET
- ORG** OVERFLOW RELIEF GULLY
- IJ** INSPECTION JUNCTION
- IO** INSPECTION OPENING
- IS** INSPECTION SHAFT
- DP** 90mm Ø DOWNPIPE
- SR** STACK RISER
- SD** STACK DROPPER
- EPW** ELEVATED PIPEWORK

LEGEND

-  DENOTES 100mm Ø UPVC SEWER DRAIN
-  33m
-  150d17'20" DENOTES BOUNDARY LINE WITH LOCATED PEG

**CLIENT TO BE INVOLVED
IN SETTING OUT OF
BUILDING ON SITE.**

PLUMBING NOTES

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LICENSED PLUMBER TO CONFIRM FINAL
ALIGNMENT OF HOUSE SEWER AND
STORMWATER, WASTE POSITIONS AND
DOWNPIPE QUANTITIES AND POSITIONS.
CONFIRM ALL FALLS PRIOR TO
CONSTRUCTION.


PRELIMINARY

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CONSTRUCTION PURPOSES

WHERE AND IF ANY DISCREPANCIES OCCUR
BETWEEN THE PLAN AND SPECIFICATION
SCHEDULE, THE SPECIFICATION SCHEDULE
WILL ALWAYS HAVE PRECEDENCE

CLIENTS SIGNATURE _____ DATE _____

**CERTIFIED AS
STRUCTURALLY ADEQUATE**

 **KFB Engineers** Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: _____ Signed: _____

Job No: _____ RPEQ No: _____

CLIENT: JOHN JOSEPH GAUCI

ADDRESS: LOT 86 - PIN ROAD
MUTCHILBA
QLD - 4872

TITLE: PART SITE PLAN

SCALE: 1:200 DATE: NOV 2020

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PROJ. No: CH - 611 DWG. No: 03 OF 12

LOT 86

WIND CLASSIFICATION - C2 (W50C)

KEY

- DENOTES 200 SERIES CMB WALL EXTERNALLY
- DENOTES 150 SERIES CMB WALL INTERNALLY
- DENOTES 70/90mm THICK TIMBER STUD
- DENOTES SMOKE DETECTOR
- DENOTES ELEC. HOT WATER SYSTEM
- DENOTES DOWNPIPE POSITION
- DENOTES EXTERNAL TAP POSITION
- DENOTES TOWEL RAIL POSITION
- DENOTES TOILET ROLL HOLDER
- DENOTES DOOR TO OPEN FIRST
- DENOTES METER BOX POSITION
- DENOTES TAP POSITIONS
- DENOTES SHOWER ROSE/TAP POSITION
- DENOTES MIXER TAPS
- DENOTES GLASS SHOWER SCREEN
- DENOTES CEILING SHOWER ROSE
- DENOTES CEILING MANHOLE
- DENOTES FLOOR WASTE
- DENOTES SMART TILE FLOOR WASTE
- DENOTES FRIDGE SPACE
- DENOTES PANTRY
- DENOTES WASHING MACHINE SPACE
- DENOTES MICROWAVE SPACE
- DENOTES DISH WASHER SPACE
- DENOTES WALL OVEN SPACE
- DENOTES SPLIT SYSTEM AIR-CONDITIONING UNIT

ENERGY EFFICIENCY

COMPLY WITH THE CURRENT MANDATORY SUSTAINABLE HOUSING MEASURES UNDER THE QUEENSLAND DEVELOPMENT CODE MP-4.1 INCLUDING:-

- 3 STAR RATED SHOWER ROSES AND TAPWARE TO KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TUBS.
- 4 STAR RATED DUAL FLUSH TOILETS.
- ANY IRRIGATION SYSTEM USED MUST BE WATER EFFICIENT IN RELATION TO THE CODE.
- ENERGY EFFICIENT LIGHTING TO BE UTILISED FOR 80% OF ALL LIGHT FITTINGS TO ILLUMINATE THE INTERNAL FLOOR SPACE.
- INSTALLATION OF MIN. EER 2.9 FOR HARD WIRED AIR-CONDITIONERS.
- ALL AIR-CONDITIONERS MINIMUM 5 STAR RATED.

DOOR HARDWARE

ALL DOOR LOCKS / STRIKER PLATE AND DOOR FURNITURE WILL BE PLACED AT A HEIGHT TO THE DISCRETION OF THE BUILDER

CARPENTER NOTE

ALL DOORS TO HAVE FULL ARCHITRAVE SURROUND.
ALL INTERNAL DOORS TO BE 2340mm HIGH

CORNICE

LINEA CORNICE THROUGHOUT

FLOOR AREAS

GARAGE:	41.80m ²
PATIOS:	38.00m ²
ENTRY:	2.10m ²
LIVING:	200.12m ²
TOTAL:	282.020m²
ADDITIONAL AREAS UNROOFED	
600 WIDE EXPOSED AGGREGATE PATH:	44.25m ²

WINDOW/DOOR KEY

- X OPENING PANEL
 - 0 FIXED PANEL
 - DH DOUBLE HUNG WINDOW
 - AWN AWNING WINDOW
 - FG FIXED GLASS WINDOW
 - GL GLASS LOUVRE WINDOW
 - SGD SLIDING GLASS DOOR
 - OBS OBTUSCURE GLASS
 - FS DENOTES FLY SCREEN
 - SS DENOTES SECURITY SCREEN
 - AV DENOTES ALI VIEW SCREEN
 - SSS DENOTES STAINLESS STEEL SCREEN
 - GG DENOTES GREY GLASS
 - SB DENOTES SOLAR BLOCK
- EXAMPLE: 1518 X0 - DENOTES 1500mm HEIGHT BY 1800mm WIDE SLIDING GLASS WINDOW WITH ONE SLIDING AND ONE FIXED PANEL, SLIDING FROM LEFT TO RIGHT.
- CSD CAVITY SLIDING DOOR

NOTE A

SHOWER WALL HEIGHT
SHOWER WALL TO BE SET OUT SO FINISHED TILE HEIGHT LINES THROUGH WITH TOP OF WINDOW

NOTE B

ENSUITE AND BATHROOMS FLOOR TILING
UNENCLOSED SHOWER RECESSES WITH NO SCREEN DOORS SHALL REQUIRE FLOOR AREA OUTSIDE OF THE SHOWER RECESS TO BE GRADED TO FLOOR WASTES (QBCC REQUIREMENT)

WET AREA NICHES

REFER TO SHEET 4 FOR SHOWER NICHE DETAILS

POOL AND POOL FENCE BY OTHERS

CONSTRUCTION DETAILS

IT IS AT THE DISCRETION OF THE BUILDER TO CHANGE CONSTRUCTION DETAILS AS SHOWN ON ANY PAGE OF THE COUNCIL APPROVED DRAWINGS. ANY CHANGES WILL COMPLY AND BE DONE IN ACCORDANCE WITH THE RELEVANT BUILDING CODES AND AUSTRALIAN STANDARDS

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALED WORK
- ANY DISCREPANCIES WHICH MAY BE FOUND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF

COUGAR HOMES

PLEASE NOTE THAT DIMENSIONS SHOWN ARE NOMINAL SIZES AND ARE TO STRUCTURAL WALLS. ROOM AND NICHE SIZES WILL REDUCE SLIGHTLY WHEN THE WALL CLADDING AND TILING IS ADDED

ELECTRICAL / PLUMBING / GAS FIXTURES AND FITTINGS

ELECTRICAL, PLUMBING, GAS FIXTURES AND FITTINGS MAY NEED TO BE MOVED FROM POSITIONS INDICATED ON PLANS DUE TO UNFORSEEN CIRCUMSTANCES ON SITE

PLUMBING NOTES

PLUMBING SHOWN IS DIAGRAMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND STORMWATER, WASTE POSITIONS AND DOWNPIPE QUANTITIES AND POSITIONS. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.

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P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: _____

CLIENT: JOHN JOSEPH GAUCI

ADDRESS: LOT 86 - PIN ROAD
MUTCHILBA
QLD - 4872

TITLE: FLOOR PLAN

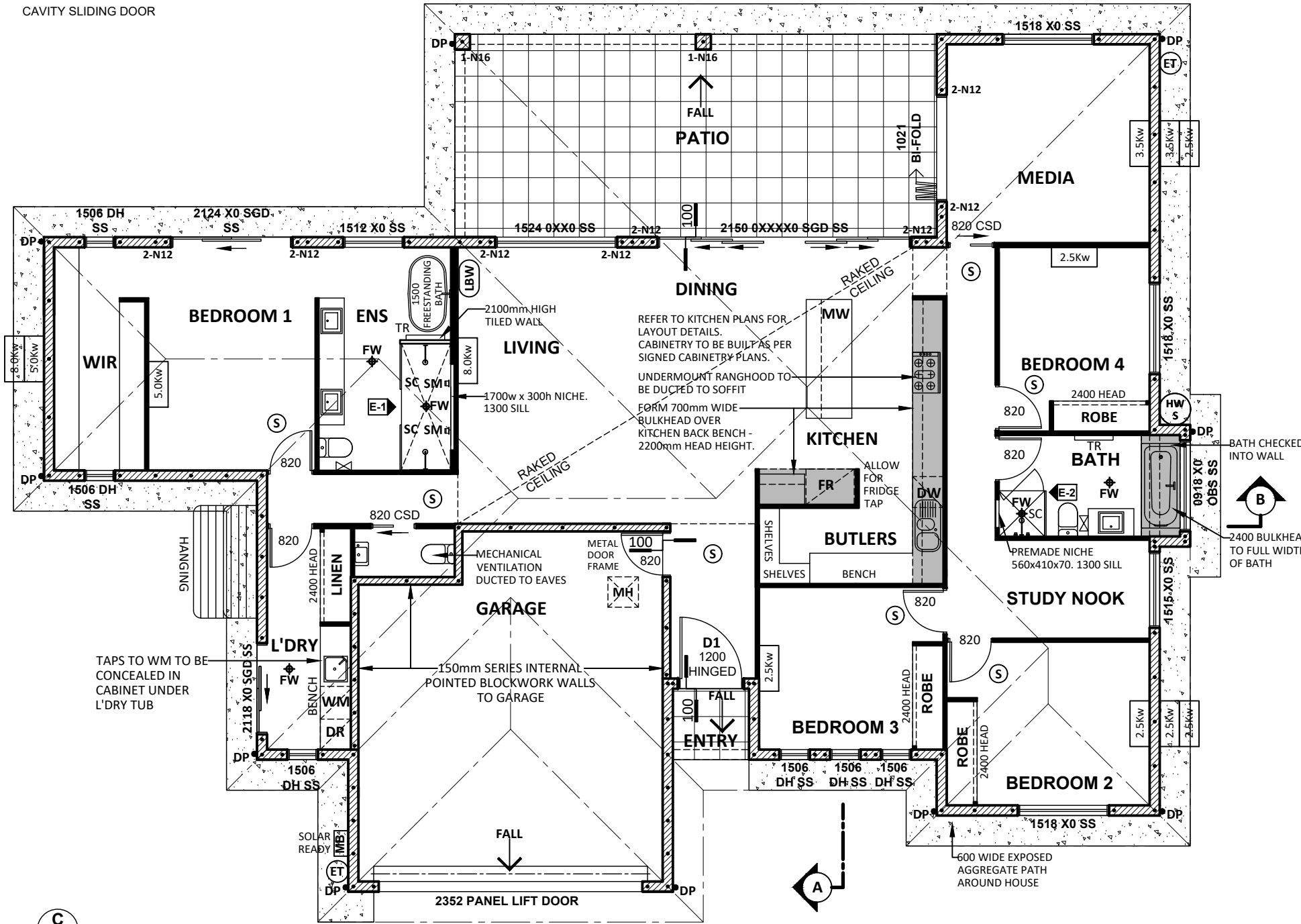
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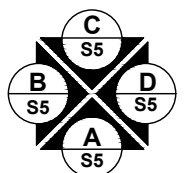
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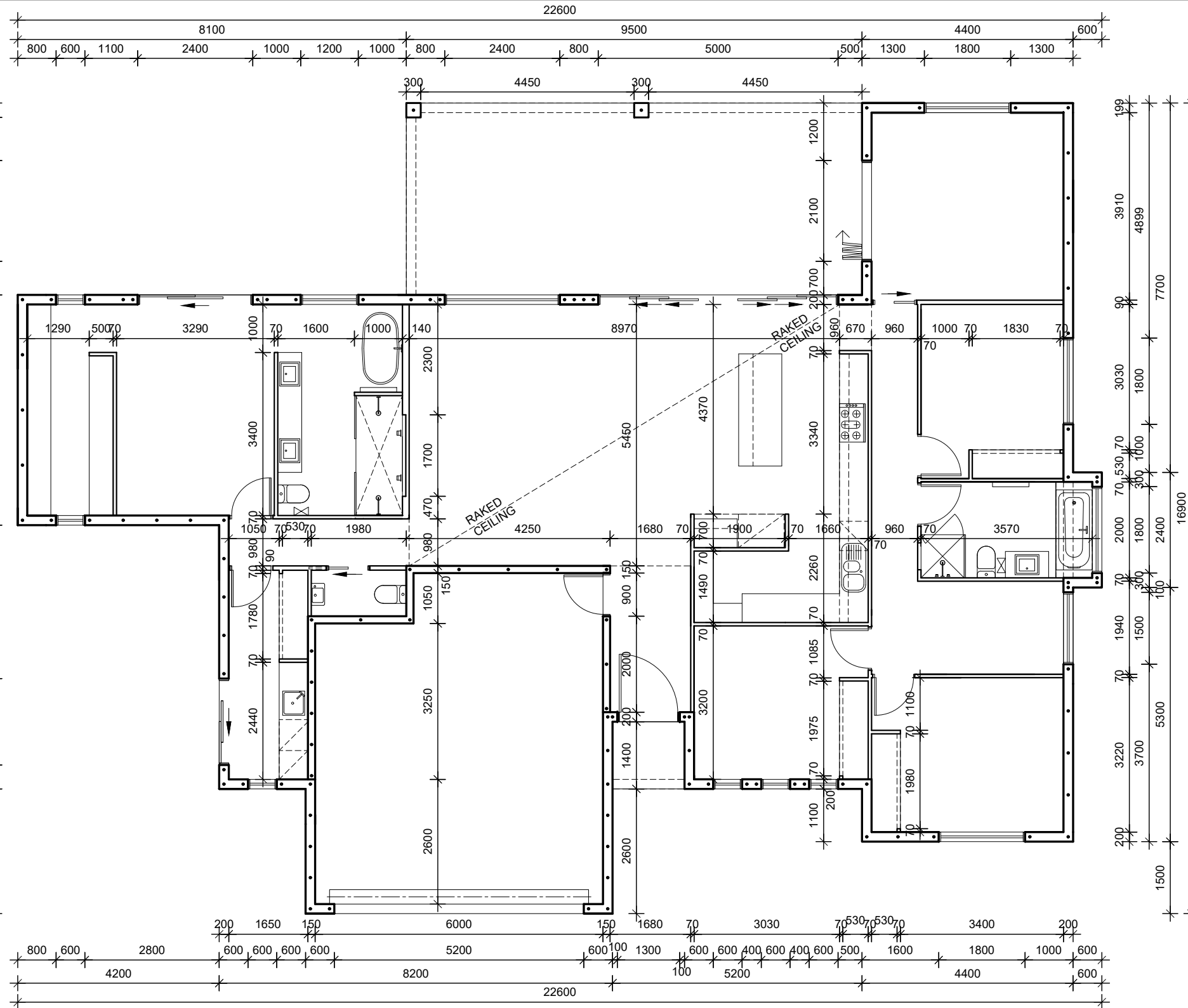
FLOOR PLAN SCALE 1:100



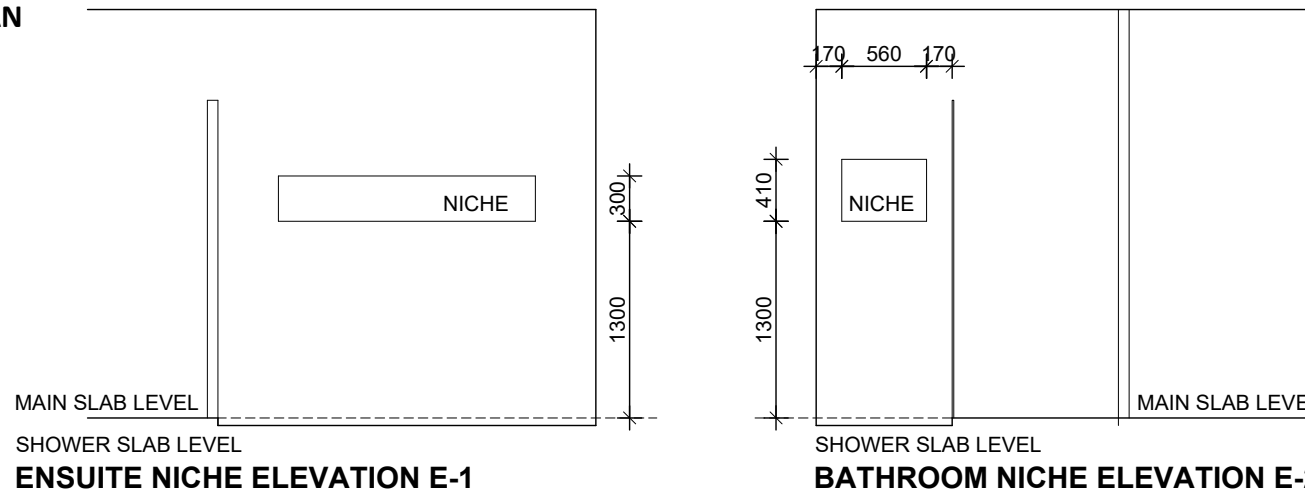
ELEVATION KEY

LOT 86

WIND CLASSIFICATION - C2 (W50C)



DIMENSIONED FLOOR PLAN
SCALE 1:100



MAIN SLAB LEVEL
SHOWER SLAB LEVEL
ENSUITE NICHE ELEVATION E-1

SHOWER SLAB LEVEL
MAIN SLAB LEVEL
BATHROOM NICHE ELEVATION E-2

GENERAL NOTES

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COUGAR HOMES

PLEASE NOTE THAT DIMENSIONS SHOWN ARE NOMINAL SIZES AND ARE TO STRUCTURAL WALLS. ROOM SIZES WILL REDUCE SLIGHTLY WHEN THE WALL CLADDING AND TILING IS ADDED

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P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: _____

CLIENT: JOHN JOSEPH GAUCI

ADDRESS: LOT 86 - PIN ROAD
MUTCHILBA
QLD - 4872

TITLE: DIM. PLAN / CONS. DETAILS

SCALE: 1:100 / 1:50 DATE: NOV 2020

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SECTION ELEVATION
TOILET ROLL HOLDER FIXING DETAIL

SECTION ELEVATION
TOWEL RAIL FIXING DETAIL

SECTION ELEVATION
CLOTHES DRYER DETAIL

MELAMINE BOARD
FIXED TO STUDS
WITH 4No. ANCHORS

LOT 86

WIND CLASSIFICATION - C2 (W50C)

GENERAL NOTE
DETAIL SHOWN IN ELEVATIONS IS SUBJECT TO MATERIAL/ PRODUCT CONSTRAINTS.

ROOF PITCH - 22.5°

ROOF OVERHANG - 600 U.N.O.

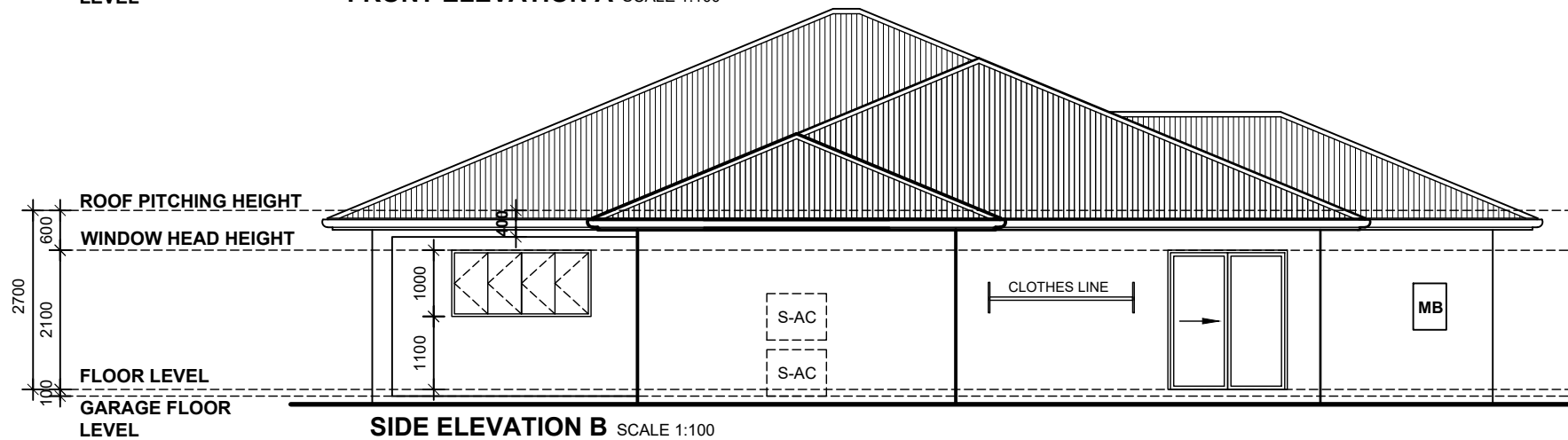
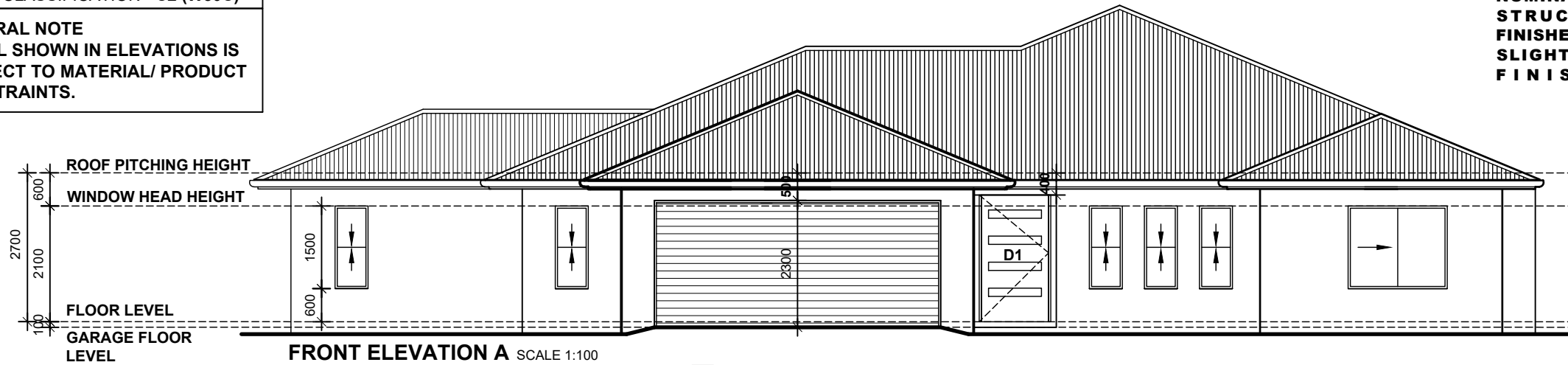
SOFFIT TYPE - FLAT

PLEASE NOTE THAT DIMENSIONS SHOWN ARE NOMINAL SIZES AND ARE TO STRUCTURAL OPENINGS. FINISHED SIZES WILL REDUCE SLIGHTLY WHEN THE WALL FINISH IS APPLIED

ELEVATION KEY

ROOF U.N.O
COLOURBOND / ULTRA STEEL CUSTOM ORB OR TRIMDEK ROOFING IRON FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION
COLOURBOND GUTTERS AND FASCIAS
WALLS U.N.O
RENDERED PAINTED WALLS
WINDOWS U.N.O
POWDERCOATED ALUMINIUM FRAMED WINDOWS - TYPE AS DENOTED ON PLAN
EXTERNAL SLIDING DOORS U.N.O
POWDERCOATED ALUMINIUM FRAMED SLIDING DOORS

S-AC DENOTES SPLIT SYSTEM AIR-CONDITIONING UNIT COMPRESSOR POSITIONS
MB DENOTES METER BOX POSITION



WINDOW SCHEDULE

UNLESS OTHERWISE NOTED:
-ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.
-ALL WINDOWS ARE VIEWED FROM THE OUTSIDE.
-GLAZING TO AS 1288-1994. CERTIFICATE TO BE SUPPLIED.
-ALL GLASS TO BE CLEAR GLASS U.N.O.
-FRAMES POWDERCOATED ALUMINIUM.
-REFER TO FLOOR PLAN FOR DETAILS OF ANY SCREENING IF APPLICABLE
-ALL LOUVRE BLADES TO BE 102mm POOL COMPLIANT U.N.O



DOOR SCHEDULE

EXTERNAL
D1 2340x1200mm FEATURE ENTRY DOOR IN 2413 METAL FRAME

INTERNAL

-INTERNAL DOORS TO BE 2340mm HIGH x WIDTH DENOTED ON PLAN.
-ALL INTERNAL DOORS TO HAVE TIMBER DOOR FRAMES.
-WC DOOR TO BE FITTED WITH 'LIFT-OFF' HINGES



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Date: _____ Signed: _____
Job No: _____ RPEQ No: _____

CLIENT: JOHN JOSEPH GAUCI

ADDRESS: LOT 86 - PIN ROAD
MUTCHILBA
QLD - 4872

TITLE: ELEVATIONS

SCALE: 1:100 DATE: NOV 2020

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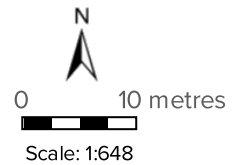


1 - Proposed new dwelling to be primary dwelling
 2 - Existing dwelling to be secondary dwelling
 3 - Existing dwelling to be rural workers accommodation

A product of



Legend located on next page



Printed at: A4
Print date: 23/12/2020

Datum: Geocentric Datum of Australia 1994
Projection: Web Mercator EPSG 102100

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Department of Natural Resources, Mines and Energy

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99 (Lot 86) Pin Road, Mutchilba

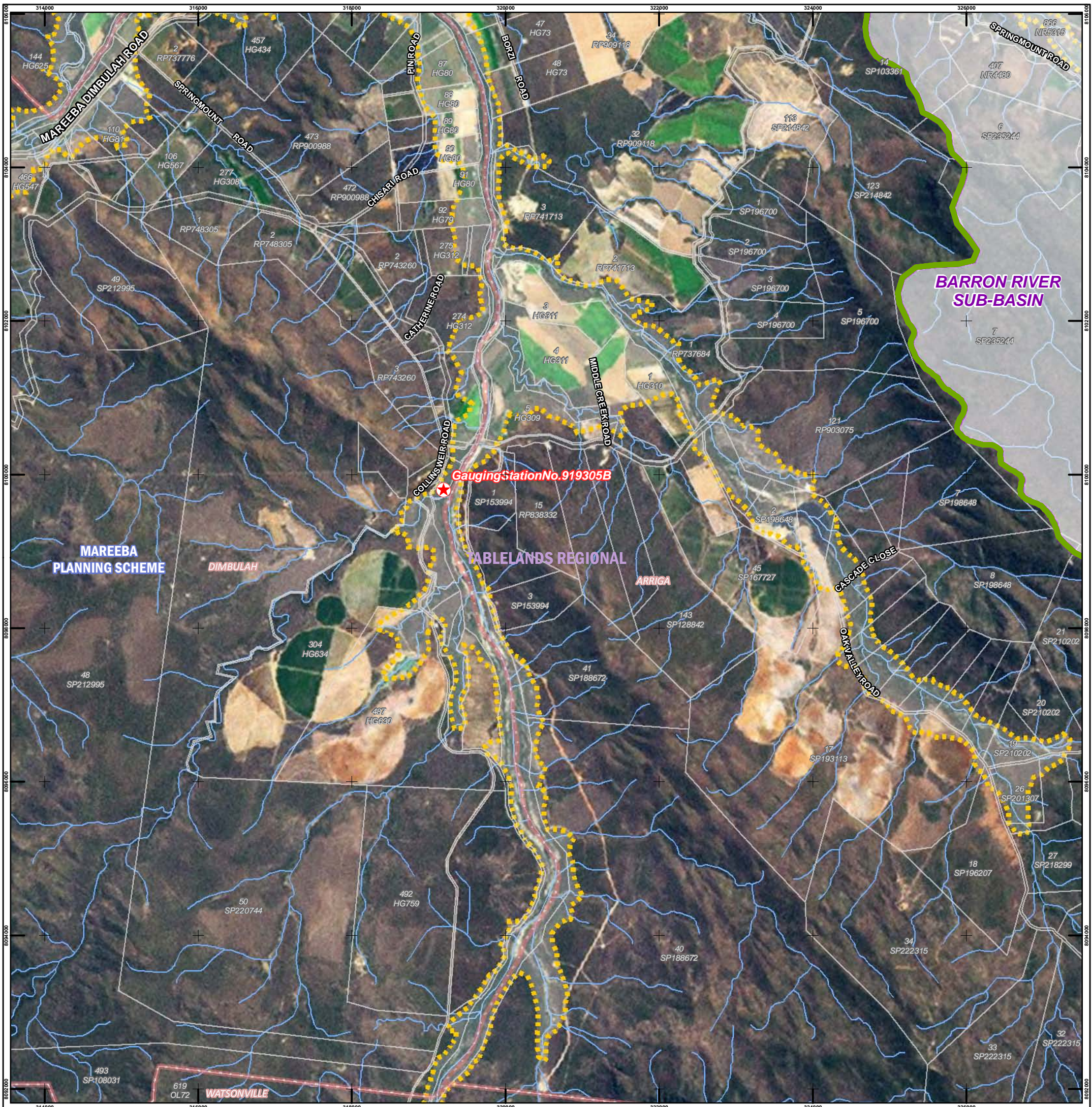


99 (Lot 86) Pin Road, Mutchilba - Existing main dwelling to be reverted to secondary dwelling use



99 (Lot 86) Pin Road, Mutchilba - Existing dwelling for Rural Workers Accommodation Use





INTERIM FLOODPLAIN ASSESSMENT OVERLAY WALSH RIVER SUB-BASIN 2012 V1.0

Technical enquiries:
The Manager
GIS Mapping Services (Client Outcomes), Spatial Information Group
Department of Environment and Resource Management
GPO Box 2454, Brisbane QLD 4001

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Produced for the Queensland Reconstruction Authority by the Department of Environment and Resource Management, January 2012.



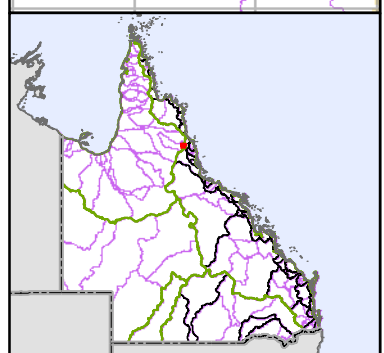
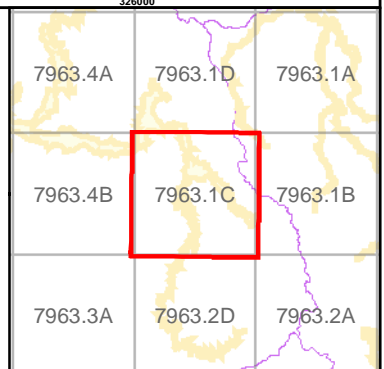
SCALE 1:50000
Original Size is A3

LEGEND

- Interim Floodplain Assessment Overlay
- Cadastre
- Planning Scheme Boundaries
- Locality Boundaries
- Current Local Government Boundaries
- Watercourses
- Drainage Divisions
- Drainage Basins
- Drainage Sub-Basins
- Gauging Stations

MAP INFORMATION

- Imagery: ESRI ArcGIS Online Imagery Basemap
- Cadastre: Digital Cadastral Database (DCDB) is current at January 2012. Positional accuracy representing the 'maximum error' has been calculated at ± 57 metres.
- Floodplain Assessment Overlay: For more information regarding the capture of this line please see the Foreword at the front of this atlas.
- Watercourses: The average accuracy of the data is plus or minus 25 metres in the horizontal position
- Drainage Sub-Basin: Walsh River
- Drainage Basin: Mitchell
- Drainage Division: Gulf
- Datum: Horizontal - Geocentric Datum of Australia 1994 (GDA94)
- Projection: Horizontal - GDA 1994 MGA Zone 55, which is a standard Universal Transverse Mercator (UTM) projection with Central Meridian 147°0'0"E
- Grid: Grid lines are at 2 kilometre intervals



Map No.:
7963.1C





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Ryan Wagemaker | The Building Approval Company

From: DNRME - Open Data <opendata@dnrme.qld.gov.au>
Sent: Thursday, 15 October 2020 12:03 PM
To: Troy Richardson | The Building Approval Company
Subject: RE: 99 Pin Road, Mutchilba - Flood Overlay mapping - CRM/20/08941 <85700>
Attachments: Guide for Flood Studies and Mapping in Queensland - Glossary (003).pdf

Hi Troy,

Thank you for your request.


DNRME's scope for flood imagery and data is for state-wide and major events. For the most up to date flood information at the property scale your first port of call should be the relevant [local council's](#) website, which may provide local flood data that is not part of our department's scope. Most councils will have a number of sources for flood mapping including reports over the required area.

I had a look on the Mareeba Shire councils website and on the [Planning Scheme Maps](#) page there is an [Overlay Map 6 Flood Hazard](#). Again this only shows the potential flood hazard area covering the property but does not contain any depth related information.

Map **6K** (page 11) shows the Floodplain assessment overlay mapping covering Pin Road. Link: https://websync.msc.qld.gov.au/public_documents/files/311/Overlay%20Map%206%20Flood%20Hazard.pdf

The legend shows it is a potential flood hazard area and explains what that means.

Queensland Floodplain Assessment Overlay Mapping⁽²⁾

 Potential Flood Hazard Area

Other

 Cadastre

 Watercourse

(1) *The Modelled Flood Hazard Levels are sourced from the Queensland Reconstruction Authority - Flood Hazard Mapping - Mareeba, Kuranda, Biboohra, Bilwon and Koah, 12 April 2013 which models the predicted flood impact of the Defined Flood Event (DFE).*

(2) *In areas outside the limits of the specific flood modelling undertaken in (1) above Flood Hazard Areas are sourced from the State Wide Queensland Floodplain Overlay mapping. These maps have been derived from various state-wide datasets and the result is a spatial extent of where flooding has previously or has the potential to occur. **These maps are not based on any flood model and do not represent a particular flood event.***

I could not find any modelling data or previous flood lines information covering the property on their or our Floodcheck mapping system. Unless the council can provide you with a report outlining this information it may not be available.

I am sorry we could not help further.

Kind regards,



Rebecca Mutton

Products Officer Open Data

LSI Client Engagement | Land and Spatial Information

Department of Natural Resources, Mines and Energy

E: OpenData@dnrme.qld.gov.au

Supporting: [Open Data](#), [Queensland Globe](#), [QImagery](#), [Property Search](#), [QTopo](#), [GeoRes Globe](#) and more

From: Troy Richardson | The Building Approval Company <troy@tbac.com.au>

Sent: Wednesday, 14 October 2020 3:04 PM

To: DNRME - Open Data

Cc: Matthew Carley

Subject: FW: 99 Pin Road, Mutchilba - Flood Overlay mapping - CRM/20/08941 <85700>

Hi, can you please advise how to obtain the flood level data for this property?

I went through the flood check online map attached but could not find a map which indicated flood levels?

Regards



Troy Richardson

SENIOR BUILDING CERTIFIER

QBCC Level 1 Certifier A707525



Direct: 07 4222 9822 | **Mobile:** 0438 546 088 | **Email:** troy@tbac.com.au

Office: Redlynch Central Commercial Hub, 2 Chelsea Lane, Redlynch, QLD 4870 | **Web:** www.tbac.com.au



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From: Matthew Carley <matthew@cougarhomes.com.au>

Sent: Tuesday, 13 October 2020 8:55 PM

To: Troy Richardson | The Building Approval Company <troy@tbac.com.au>

Subject: FW: 99 Pin Road, Mutchilba - Flood Overlay mapping - CRM/20/08941

Hi Troy,

How do we determine what level we are supposed to build at?

Do you know or can point in right direction please.

Thanks.

Matthew Carley

Cougar Homes

e-matthew@cougarhomes.com.au

t-0438 126 492

From: Brian Millard <BrianM@msc.qld.gov.au>

Date: 8 October 2020 at 4:15:37 pm AEST

To: "tara@jatplastics.com.au" <tara@jatplastics.com.au>

Subject: 99 Pin Road, Mutchilba - Flood Overlay mapping - CRM/20/08941

Hi Tara,

I refer to your request and attach a Pdf showing the extent of the Flood Hazard Overlay mapping for 99 Pin Road. The light blue area is mapped as Potential Flood Hazard Area.

The Potential Flood Hazard Area is based on the State Wide Queensland Floodplain Overlay mapping prepared by the Queensland Reconstruction Authority and is not based on any flood model. As such, Council does not have access to details such as predicted flood or water velocity.

Regards

Brian Millard
Senior Planner



Phone: 1300 308 461 | **Direct:** 07 4086 4657 | **Fax:** 07 4092 3323

Email: brianm@msc.qld.gov.au | **Website:** www.msc.qld.gov.au

65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

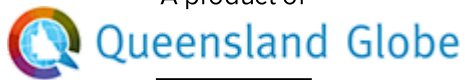
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A product of



Legend located on next page



0 250 metres

Scale: 1:8324

Printed at: A4
Print date: 22/12/2020

Datum: Geocentric Datum of Australia 1994
Projection: Web Mercator EPSG 102100

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Queensland Government

Department of Natural Resources, Mines and Energy

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FOLDED OR MUTILATED PLANS WILL BE REJECTED - PLAN MAY BE ROLLED

D.M.S. FORM S.B.11

1153 F.121

LINE	BEARING	DIST.
1 - 1 ^a	287° 50'	43.533
2 - 4	40° 20'	13.552
3 - 4 ^a	40° 19' 45"	13.881
4 - 8	351° 20'	390.273
4 ^a - 4 ^a	285° 50'	44.217
4 ^a - 5	351° 20' 40"	191.514
5 - 37 ^x	"	69.87
6 - 7	"	12.553
7 - 10	120° 33' 45"	89.305
10 - 11	40° 31'	28.52
A - B	35° 20'	2.611 Calc.
B - 8	351° 20'	68.964 Calc.

Branded Peg. pld at Stns 2, 3, 4, 4^a, 5, 8, 10, 11, 12
Peg. pld at Stn 37^x

Original information compiled from Plan H680 in the Department of Geographic Information.

P.M.	BEARINGS	DIST.	NO
8 - P.M.	321° 38'	0.99	99060

PERMANENT MARKS

STN	TO	REMARKS	BEARING	DIST.
1	Pin ORT.	No Mk	287° 50'	1.088
1 ^a	OIR. ORT. gone	I.S. 3316	120° 17'	10.732
			107° 50'	1.088
			90° 0'	5.572

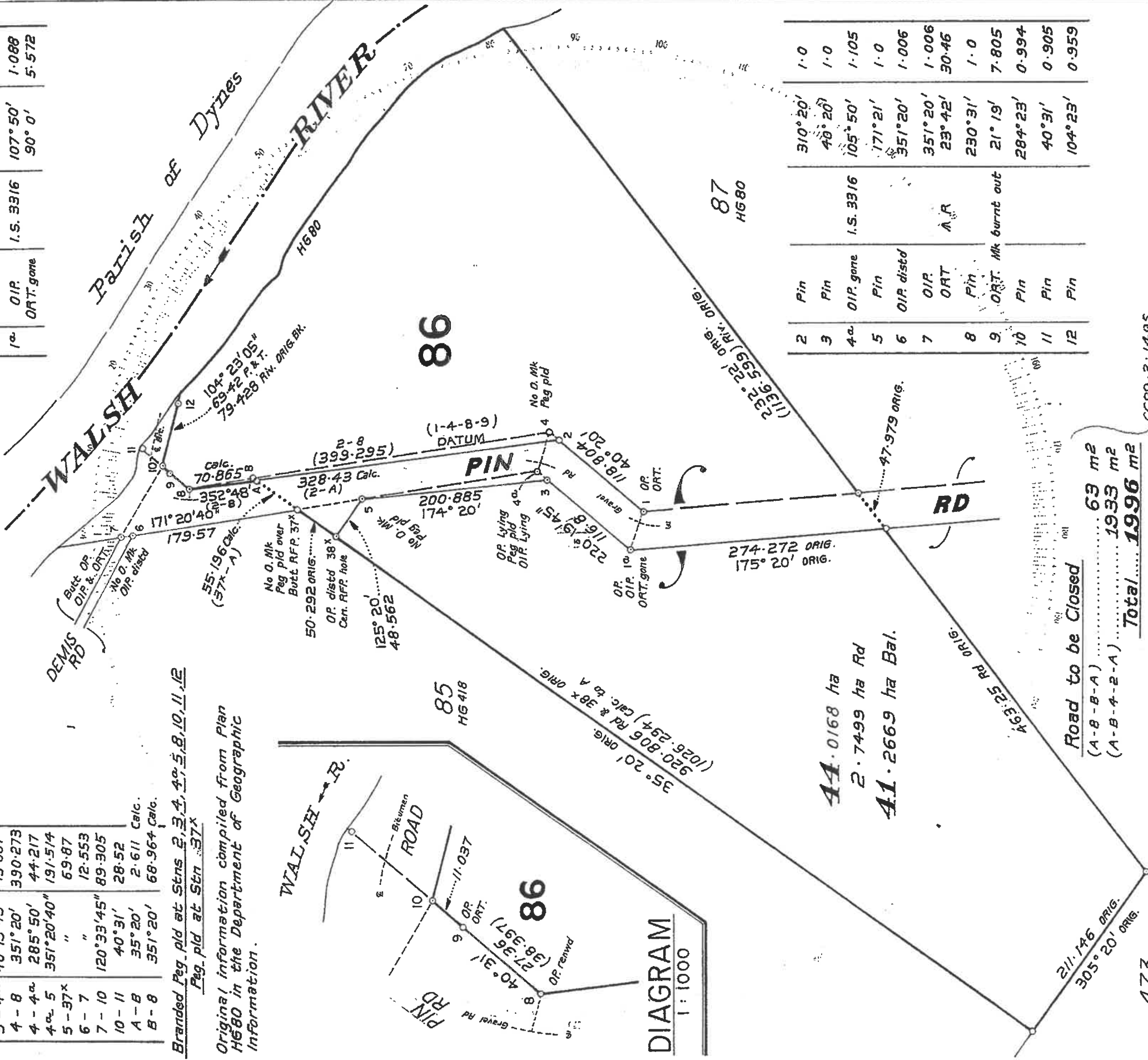


DIAGRAM
1:1000

44.0168 ha
2.7499 ha Rd
41.2669 ha Bal.

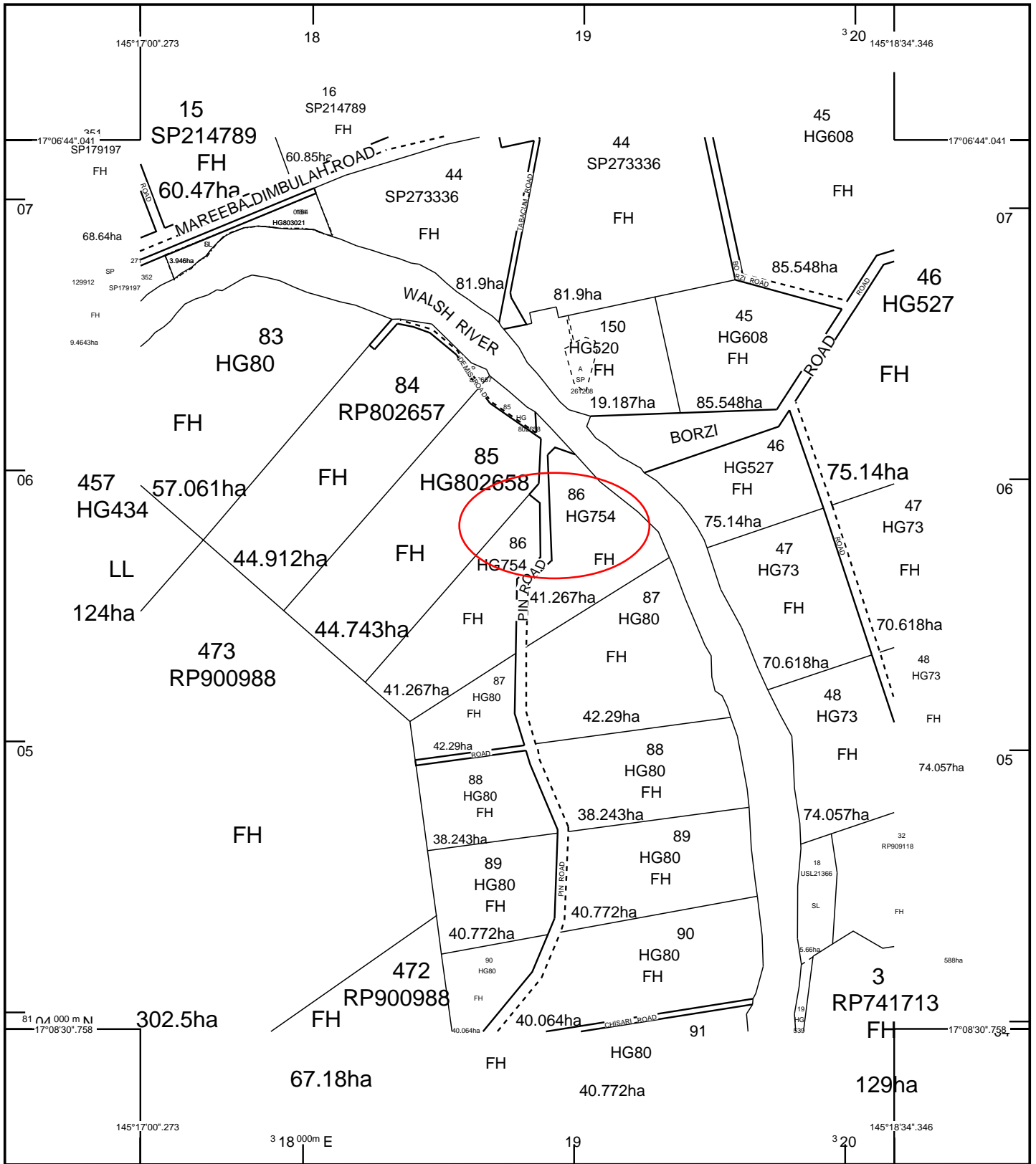
Road to be Closed
(A-B-B-A) 63 m²
(A-B-4-2-A) 1933 m²
Total 1996 m²
G589.3.1495

Road to be Opened
(3-5-14-3) 1003 m²
(12-10-11-River-12) 1103 m²
Total 2106 m²

For Additional Plans & Document Markings Refer to Cisp

PREVIOUS DESCRIPTION	LOT 86 ON PLAN H680	PROCLAIMED SURVEY AREA	MINING FIELD	LAND AGENTS DISTRICT	CAIRNS	LOCAL AUTHORITY	MAREEBA S.C.	
I, Cecil Ross Hunter, hereby certify that the information contained in this plan is true and correct to the best of my knowledge and belief, and that I am a duly qualified and registered surveyor under the provisions of the Survey Act 1977 and the Survey Regulations 1978 and 1985.		LINE	PLAN BEARING	A.M.S. BEARING	TOWN			
S. K. Ross, G. J. Musumeci, S. J. O'Sullivan, for whose work I am responsible, accept responsibility for the accuracy of the information contained in this plan and the Survey Act 1977 and the Survey Regulations 1978 and 1985.		C.A.M. vide H680		PARISH MASTERTON				
County Hodgkinson		PLAN HG754		SCALE 1:4000				
Authority	D.M.S. REF.	DRAWN	REGISTERED	CHARTED	MAP REF.			
AC 47915	692/89	7.6.89	B. J. J.	L.M.	21.11.89	7963-13		
Date		8.6.1989		PLAN HG754				
SURVEY RECORDS. FURTHER FURTHER NOTED								

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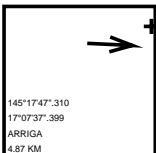
STANDARD MAP NUMBER
7963-13414



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	86/HG754
Area/Volume	41.267ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MUTCHILBA
Segment/Parcel	21350/39

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 23/09/2020

DCDB 22/09/2020 (Lots with an area less than 3000m² are not shown)

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DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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) <i>(individual or company full name)</i>	Cougar Homes Pty Ltd
Contact name <i>(only applicable for companies)</i>	Matthew Carley
Postal address <i>(P.O. Box or street address)</i>	7 Anderson Street
Suburb	Manunda
State	QLD
Postcode	4870
Country	Australia
Contact number	0438 126 492
Email address <i>(non-mandatory)</i>	matthew@cougarhomes.com.au
Mobile number <i>(non-mandatory)</i>	0438 126 492
Fax number <i>(non-mandatory)</i>	07 4042 7799
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 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
		99	Pin Road	Mutchilba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	86	HG754	Mareeba Shire Council
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: <input type="text"/>	

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: <input type="text"/>	

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

5) Are there any existing easements over the premises?

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

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

- Material change of use Reconfiguring a lot Operational work Building work

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

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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

Rural Workers Accommodation Use

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

- Material change of use Reconfiguring a lot Operational work Building work

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

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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

Dwelling House

e) Relevant plans

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

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

6.3) Additional aspects of development

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input checked="" 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Rural Workers Accommodation			

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

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)*

Subdivision *(complete 10)*

Dividing land into parts by agreement *(complete 11)*

Boundary realignment *(complete 12)*

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?

Yes – provide additional details below

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: _____ | | |

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*)

<input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government:
<input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input checked="" type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>

PART 7 – FURTHER DETAILS

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

- Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
 No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

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

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

Hazardous chemical facilities

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

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
 No

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

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

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

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

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

A certificate of title

No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

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 Yes

Note: See the *Planning Regulation 2017* for referral requirements

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 Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application Yes

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](#).

Relevant plans of the development are attached to this development application Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) Yes
 Not applicable

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- 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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work		Dwelling	
QLeave project number		TBA	
Amount paid (\$)	\$	Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form		Troy Richardson	

Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

Note: All terms used within the forms have the meaning given under the *Planning Act 2016* and the *Planning Regulation 2017*.

1) Referral requirements relevant to any building work identified on *Form 2 – Building work*

Note: The *Planning Regulation 2017* will determine if referral is required for a development application.

Matters requiring referral to the *Chief Executive of the Planning Act 2016*:

- Premises seaward of coastal building line
- Declared fish-habitat area
- State transport corridor
- Future state transport corridor
- Queensland heritage place

Matters requiring referral to the *local government*:

- Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts
- Particular buildings for residential purposes
- Design and siting
- Fire safety in particular budget accommodation building
- Higher risk personal appearance services
- Building work for residential services
- Building work for removal or rebuilding
- Building work for particular class 1 buildings relating to material change of use
- Temporary accommodation buildings
- Building work relating to end of trip facilities for Queensland Development Code, part 4.1
- Building work for class 1 building on premises with on-site wastewater management system
- Flood-hazard area
- Local heritage place

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

- Fire safety system – special fire services required or alternative solution proposed
- Fire safety system – budget accommodation buildings
- Fire safety system – residential care building
- Water-based fire safety installations
- Fire safety – farm buildings

Matters requiring referral to the *Safe Food Production QLD*:

- Retail meat premises

Matters requiring referral to the *Chief Health Officer under the Hospital and Health Boards Act 2011*:

- Private health facilities

Matters requiring referral to the *chief executive of the Pastoral Workers' Accommodation Act 1980*:

- Pastoral workers' accommodation

Matters requiring referral to the *relevant service provider*:

- Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4

DA Form 2 – Building work 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 building work**.

For a development application involving **building work only**, use this form (*DA Form 2*) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (*DA Form 2*).

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)	Cougar Homes Pty Ltd
Contact name (only applicable for companies)	Matthew Carley
Postal address (PO Box or street address)	7 Anderson Street
Suburb	Manunda
State	QLD
Postcode	4870
Country	Australia
Contact number	0438 126 492
Email address (non-mandatory)	matthew@cougarhomes.com.au
Mobile number (non-mandatory)	0438 126 492
Fax number (non-mandatory)	07 4042 7799
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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](#).

2.1) 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).

Unit No.	Street No.	Street Name and Type	Suburb
	99	Pin Road	Mutchilba
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4872	86	HG754	Mareeba Shire Council

2.2) 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

3) 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 the [DA Forms Guide](#)

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

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

Troy Richardson – The Building Approval Company

6) 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

7) 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](#).

8) Are there any associated development applications or current approvals?

- Yes – provide details below or include details in a schedule to this development application
- No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- 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)
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10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
 No – proceed to Part 5

13) 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 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 5 – BUILDING WORK DETAILS

14) Owner's details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	John Gauci
Contact name (applicable for companies)	Matthew Carley
Postal address (P.O. Box or street address)	99 Pin Road
Suburb	Mutchilba
State	QLD
Postcode	4872

Country	Australia
Contact number	0417 235 046
Email address <i>(non-mandatory)</i>	tara@jatplastics.com.au
Mobile number <i>(non-mandatory)</i>	0417 235 046
Fax number <i>(non-mandatory)</i>	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	Cougar Homes Pty Ltd
Contact name <i>(applicable for companies)</i>	Matthew Carley
QBCC licence or owner – builder number	1033596
Postal address <i>(P.O. Box or street address)</i>	7 Anderson Street
Suburb	Manunda
State	QLD
Postcode	4870
Contact number	0438 126 492
Email address <i>(non-mandatory)</i>	matthew@cougarhomes.com.au
Mobile number <i>(non-mandatory)</i>	0438 126 492
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

- Code assessment
 Impact assessment *(requires public notification)*

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Dwelling

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

g) New building use/classification? *(if applicable)*

Class 1a
h) Relevant plans Note: <i>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 works are attached to the development application

17) What is the monetary value of the proposed building work? TBA

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 9</i>)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) 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> Note: <i>It is unlawful to intentionally provide false or misleading information.</i>
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Class 1a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
Troy Richardson	A707525	TBA

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	Troy Richardson
Name of chosen assessment manager	Troy Richardson
Date chosen assessment manager engaged	23/12/2020
Contact number of chosen assessment manager	07 4222 9822
Relevant licence number(s) of chosen assessment manager	A707525

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work		Dwelling	
QLeave project number		TBA	
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form		Troy Richardson	

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)	412670m ²	Floor area (m ²)	282m ²