

11 February 2021

Our ref: P62152

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

**Reconfiguring a lot (Boundary realignment)
100 Henry Hannam Drive, Mareeba (Lot 1 on SP261006 & Lot 500 on CP843576)**

I am pleased to lodge this development application for the Reconfiguration of a lot (boundary realignment) at 100 Henry Hannam Drive, Mareeba between Lot 1 SP261006 and Lot 500 CP843576.

The relevant information for the application is:

Applicant: Lakeshore Pty Ltd – Matthew and Louise Kleyn
c/- Planz Town Planning Pty Ltd
Mailing address: PO Box 181
Edge Hill, Cairns QLD 4870
Landowners: Lakeshore Pty Ltd – Matthew and Louise Kleyn (1 SP261006)
Donald William Lavers and Dorothy Dell Lavers (500 CP843576)
Application Fee: \$1,065.00

If you require any further information please do call me.

Yours sincerely,



Jesse Marnock
Planz Town Planning

Att. DA Form 1
Landowners Consent
Planning Report
Survey Plans

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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>	Lakeshore Pty Ltd – Matthew and Louise Kleyn
Contact name <i>(only applicable for companies)</i>	c-/ Planz Town Planning Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4041 0445
Email address <i>(non-mandatory)</i>	info@planztp.com
Mobile number <i>(non-mandatory)</i>	0447 323 384
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	P62152

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		100	Henry Hannam Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	SP261006	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		100	Henry Hannam Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	500	CP843576	Mareeba Shire Council

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. Only one set of coordinates is required for this part.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- Additional premises are relevant to this development application and their details have been attached in a schedule to this 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:

- Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

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):*

Boundary realignment

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <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>

8.2) Does the proposed use involve the use of existing buildings on the premises?		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10))</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11))</i>
<input checked="" type="checkbox"/> Boundary realignment <i>(complete 12))</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road <i>(complete 13))</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
1 SP261006	1,051,000	1 SP261006	1,079,800
500 CP843576	1,895,740	500 CP843576	1,866,940

12.2) What is the reason for the boundary realignment?

To relocate the common boundary of Lot 1 and Lot 500 onto the north-western side of Henry Hannam Drive. The northern severance of Lot 500 becomes part of new Lot 1.

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: <input type="text"/> | | |

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
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- 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 – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>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 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 the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

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

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
\$		

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 conservation

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

Yes

No

Note: See 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:

Brothels

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

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <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. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR 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	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

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

I, DONALD WILLIAM LAVERS AND
DOROTHY DELL LAVERS

[Insert full name.]

as owner of the premises identified as follows:

[Insert street address, lot or plan description or coordinates of the premises the subject of the application.]
Lot 500 ON CP 843576
100 HENRY HANNAM DRIVE WALKAMIN

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

LARESHORE PTY LTD - MATTHEW AND LOUISE KLEYN [Insert name of applicant.]

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]
FARMING

Donald
Dell Lavers 29 August 2020

[signature of owner and
date signed]



DEVELOPMENT PERMIT

RECONFIGURING A LOT – BOUNDARY REALIGNMENT
100 HENRY HANNAM DRIVE, MAREEBA
LOTS 1SP261006 & 500CP843576

11 FEBRUARY 2021

PREPARED BY
PLANZ TOWN PLANNING PTY LTD
on behalf of
LAKESHORE PTY LTD
MATHEW AND LOUISE KLEYN

Contents

1	Proposed Development.....	1
1.1	Nature of the Proposal	1
	Figure 1: Site location - Lot 1 & Lot 500	2
	Figure 2: Proposed boundary realignment - 2.88ha land to be transferred to Lot 1	2
2	Planning Considerations.....	3
2.1	State Interest	3
	Figure 3: SARA DA mapping.....	3
2.2	Planning Scheme Assessment.....	4
2.3	Compliance	5
	Figure 4: Proposed boundary realignment.....	5
	Appendix 1: Assessment against the planning scheme	6
	6.2.9 Rural zone code	6
	8.2.1 Agricultural land overlay code	11
	8.2.3 Bushfire hazard overlay code	14
	8.2.4 Environmental significance overlay code	15
	8.2.6 Flood hazard overlay code.....	16
	8.2.8 Hill and slope overlay code.....	17
	8.2.9 Regional infrastructure corridors and substations overlay code	18
	9.4.2 Landscaping code	19
	9.4.3 Parking and access code	24
	9.4.4 Reconfiguring a lot code	31
	9.4.5 Works, services and infrastructure code	40
	Appendix 2: Proposal plans.....	50

Application Summary

Application details	
Proposal	Reconfiguring a lot (boundary realignment)
Applicant	Lakeshore Pty Ltd – Matthew and Louise Kleyn
Address	100 Henry Hannam Drive, Mareeba
Real Property Description	Lot 1 on SP261006 Lot 500 on CP843576
Property Owners	Lakeshore Pty Ltd – Matthew and Louise Kleyn (1 SP261006) Donald William Lavers and Dorothy Dell Lavers (500 CP843576)
Lot Size	Lot 1 – 105.1ha Lot 500 – 189.6ha
Zone	Rural
Current Use	Farming
Level of Assessment	Code Assessable
Referral Triggers	None

1 PROPOSED DEVELOPMENT

1.1 Nature of the Proposal

This application is over land located at 100 Henry Hannam Drive, Mareeba described as Lot 1 SP261006 and Lot 500 CP843576, and is a code assessable Reconfiguring of a lot (boundary realignment). The site of the boundary realignment is located approximately 3.3 kilometres north-east of Walkamin and 11.5 kilometres south of Mareeba. The site is located in the Rural zone and used for farming (**figure 1**).

Lot 500 is separated by Henry Hannam Drive with 2.88ha located on the northern side of the road, and 186.7ha located on the southern side of the road. The northern section of Lot 500 adjoins Lot 1. The boundary realignment will realign the boundary of lot 500 to be located along the southern side of Henry Hannam Drive (**figure 2**). The boundary realignment will result in a change to the lot sizes by 2.88ha; reducing Lot 500, and increase Lot 1. The changes to the lot sizes are summarised in the table below:

Lot Plan	Current size (ha)	Proposed size (ha)	Current Road frontage (m)	Proposed Road frontage (m)
1 SP261006	105.1	108	1,000	1,300
500 CP843576	189.6	186.7	320	No change

The current alignment allows Lot 500 to be located on each side of Henry Hannam Drive. The northern 2.88 ha area unofficially operates as if it is part of Lot 1, as can be seen in **figure 2**. The boundary realignment is a desirable outcome as it formally allows the northern 2.88ha area of Lot 500 to be integrated into Lot 1 on the northern side of the Henry Hannam Drive. There is an existing Easement B NR4209 which is located on the northern section of Lot 500. It will be transferred onto Lot 1 as a result of the boundary realignment.

No changes to the operation of the sites are proposed, changes to existing water supply and effluent disposal are not required, and referral to SARA is not required for this development. Excavation and fill is not required.

The main compliance considerations for the assessment are road frontage. These matters are addressed in **Section 2** of this report and the development complies with the performance outcomes for these provisions. Council is requested to approve the application subject to reasonable conditions.

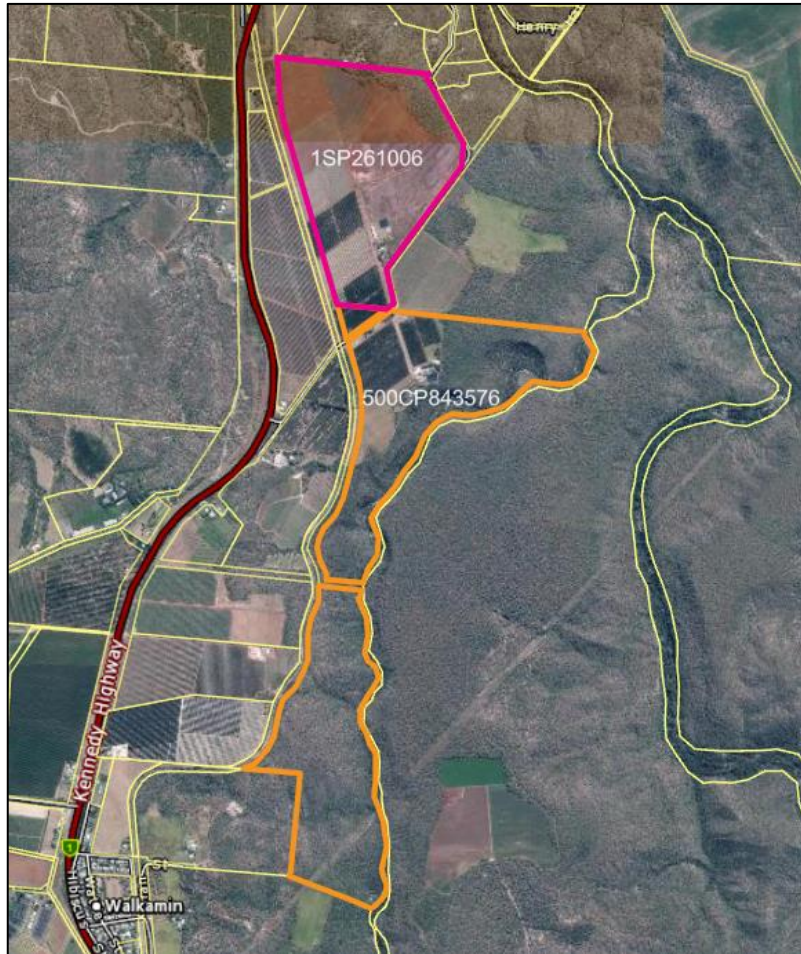


Figure 1: Site location - Lot 1 & Lot 500



Figure 2: Proposed boundary realignment - 2.88ha land to be transferred to Lot 1

2 PLANNING CONSIDERATIONS

2.1 State Interest

The Planning Regulations and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The sites are mapped as having:

- Fish habitat areas – Queensland waterways for waterway barrier works
- Native Vegetation clearing – Regulated vegetation management plan (Category A and B extract)

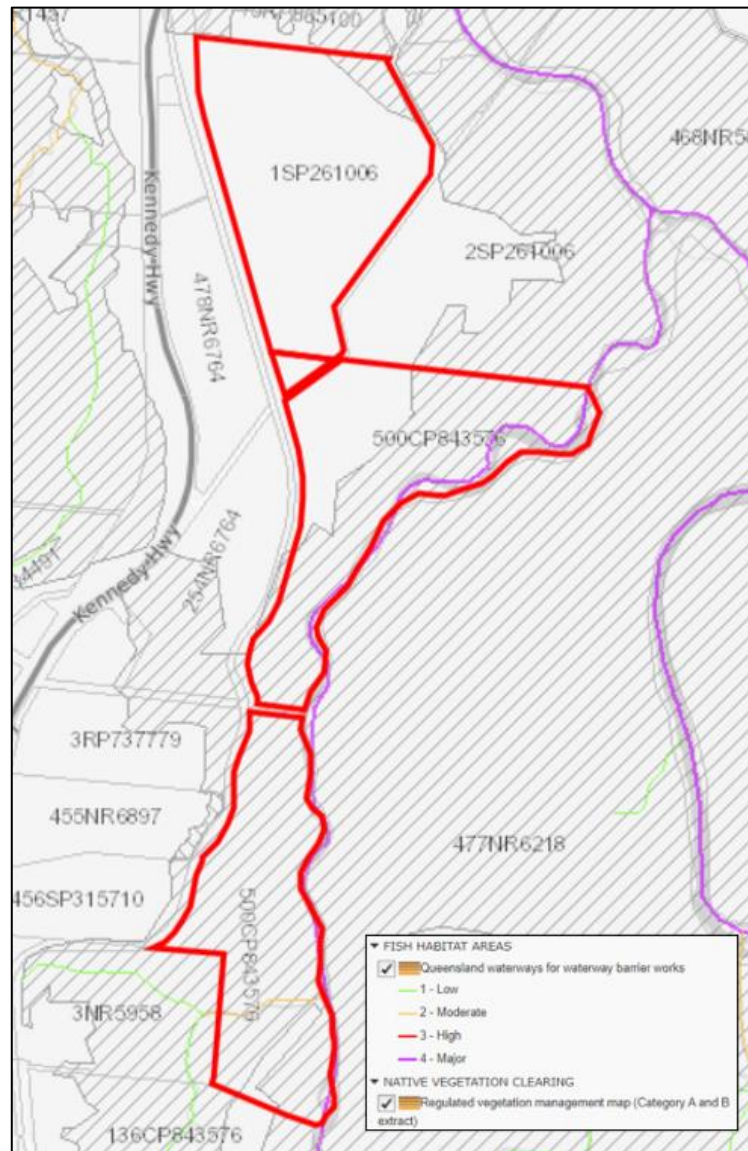


Figure 3: SARA DA mapping

Referral is not required for this application, as the development does not trigger assessment against Queensland's *Planning Regulations 2017* (Schedule 10, Part 3, and Schedule 10 Part 6).

2.2 Planning Scheme Assessment

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

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

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

Planning Scheme Assessment Table Codes		Applicability
Zone Code	6.2.9 Rural	✓
Local Plan Code	None	N/A
Overlay Codes	8.2.1 Agricultural land	✓
	8.2.2 Airport Environs	N/A
	8.2.3 Bushfire Hazard	✓
	8.2.4 Environmental significance	✓
	8.2.5 Extractive Resources	N/A
	8.2.6 Flood Hazard	✓
	8.2.7 Heritage	N/A
	8.2.8 Hill and slope	✓
	8.2.9 Regional infrastructure corridors and substations	✓
	8.2.10 Residential dwelling house and outbuilding	N/A
	8.2.11 Scenic amenity	N/A
	8.2.12 Transport infrastructure	N/A
Use Codes	None	N/A
Development Codes	9.4.1 Advertising devices	N/A
	9.4.2 Landscaping	✓
	9.4.3 Parking and access code	✓
	9.4.4 Reconfiguring a lot code	✓
	9.4.5 Works, services and infrastructure	✓

2.3 Compliance

Road Frontage

The Acceptable Outcome 1.1 of the Reconfiguring a lot code requires lots in the Rural zone to have a minimum area of 60 hectares with a road frontage of 400 metres. The proposed Lot 1 complies with the requirements, however Lot 500, though will be 186.7 hectares, will have a 320m road frontage to Henry Hannam Drive. See summary of compliance with AO in the table below:

Lot Plan	Proposed size (ha)	Proposed Road frontage (m)
1 SP261006	108 – Complies	1,300 - Complies
500 CP843576	186.7 - Complies	320 - Does not comply with AO

As Lot 500 is located on both sides of Henry Hannam Drive, the site has two existing road frontages (one for each side of Henry Hannam Drive). The proposed boundary realignment will transfer the northern road frontage of Henry Hannam Drive to Lot 1. No change to the southern side road frontage of Lot 500 will occur, retaining the existing 320 metre frontage. This is a shortfall of 80 metres.

However, Lot 500 complies with the Performance Outcome 1 criteria. Lot 500 is of a consistent size to the surrounding rural area with existing sufficient access. The development ensures the operation of the sites and surrounding area are not impacted. The boundary realignment solves boundary issues that are inconsistent with the use of the area.



Figure 4: Proposed boundary realignment

APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

6.2.9 Rural zone code

Purpose

The purpose of the Rural zone code is to:

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

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

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
- (b) protect the rural character of the region;
- (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
- (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
- (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
- (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
- (g) prevent adverse impacts of development on ecological values;
- (h) preserve land in large holdings; and
- (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

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

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

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

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises;	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Not applicable
	AO1.2	Not applicable

Performance outcomes	Acceptable outcomes	Applicant Response
(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.	Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	Complies
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not applicable
	AO2.3 Buildings and structures, except 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;	Not applicable
Accommodation density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use;	AO3.1 Residential density does not exceed one dwelling house per lot.	Not applicable
	AO3.2	Not applicable

Performance outcomes	Acceptable outcomes	Applicant Response
(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.	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 100m ² ; or (c) Rural worker’s accommodation.	
For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	Not applicable
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	Not applicable
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation;	AO6 No acceptable outcome is provided.	Not applicable Development is for a ROL boundary realignment.

Performance outcomes	Acceptable outcomes	Applicant Response
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<p>AO7 No acceptable outcome is provided.</p>	<p>Not applicable Development is for a ROL boundary realignment.</p>

8.2.1 Agricultural land overlay code

Purpose

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

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

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

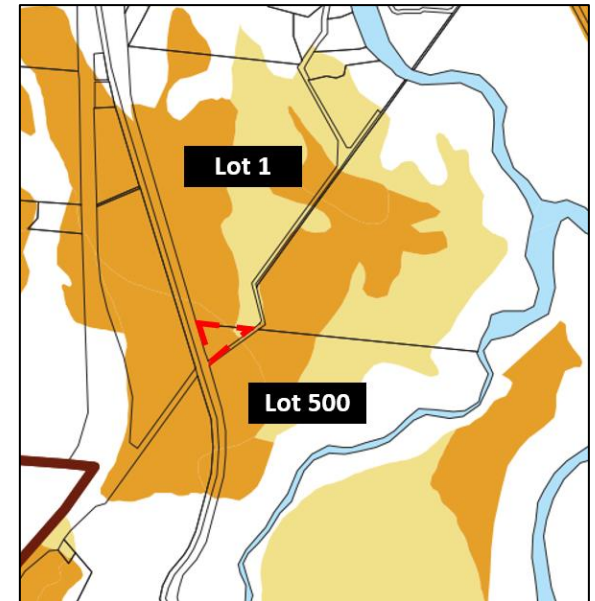


Table 8.2.1.3 – Agricultural land overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
PO1 The fragmentation or loss of productive capacity of land within the ‘Class A’ area or ‘Class B’ area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless: <ul style="list-style-type: none"> (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and 	AO1 Buildings and structures are not located on land within the ‘Class A’ area or ‘Class B’ area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with: <ul style="list-style-type: none"> (a) animal husbandry; or (b) animal keeping; or (c) cropping; or 	Complies

Performance outcomes	Acceptable outcomes	Applicant Response
<p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>(d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.</p>	
<p>For assessable development</p>		
<p>PO2 Sensitive land uses in the ‘Class A’ area, ‘Class B’ area or the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity. 	<p>AO2 No acceptable outcome is provided.</p>	<p>Not applicable Development is for a ROL boundary realignment.</p>
<p>PO3 Development in the ‘Class A’ area or ‘Class B’ area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and 	<p>AO3 No acceptable outcome is provided.</p>	<p>Complies with performance criteria Development is for a ROL boundary realignment which relocates the boundary of Lot 1 (farming land) to Lot 500 (farming land).</p>

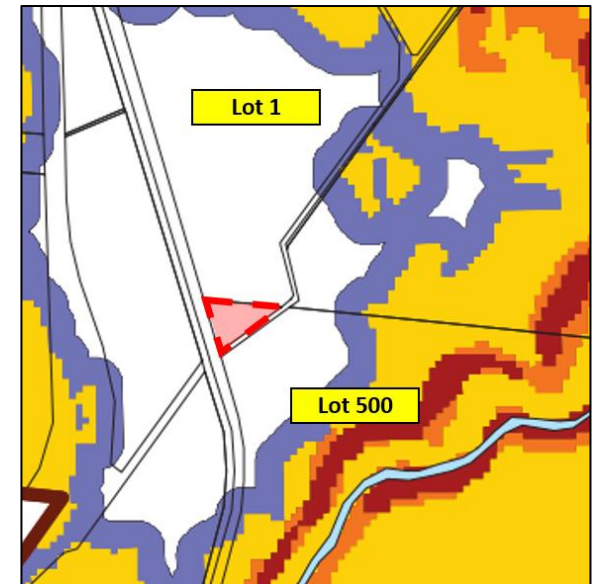
Performance outcomes	Acceptable outcomes	Applicant Response
(c) does not constrain the viability or use of agricultural land.		
If for Reconfiguring a lot		
<p>PO4 The ‘Broadhectare rural area’ identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p>AO4 Development does not involve the creation of a new lot within the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n).</p>	<p>Not applicable Development is not mapped as Broadhectare Rural.</p>
<p>PO5 Reconfiguring a lot in the ‘Class A’ area, ‘Class B’ area or the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p>AO5 No acceptable outcome is provided.</p>	<p>Complies with performance criteria ROL boundary realignment will not sever the gazetted road.</p>
<p>PO6 Any Reconfiguring a lot in the ‘Class A’ area, ‘Class B’ area or the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. 	<p>AO6 No acceptable outcome is provided.</p>	<p>Complies with performance criteria ROL boundary realignment will improve agricultural efficiency by resolving the issue of Lot 500 currently being severed by Henry Hannam Drive.</p>

8.2.3 Bushfire hazard overlay code

The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.

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

- (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
- (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
- (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
- (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.



Comment

Bushfire hazard overlay code is **not applicable** as the boundary realignment subject to this report is not mapped as Bushfire hazard.

8.2.4 Environmental significance overlay code

Purpose

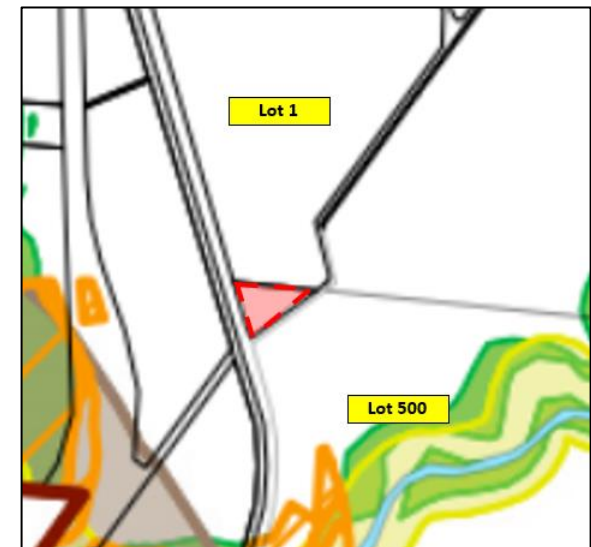
The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

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

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

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



Comment

Environmental significance overlay code is **not applicable** as the boundary realignment subject to this report is not mapped as Environmental significance.

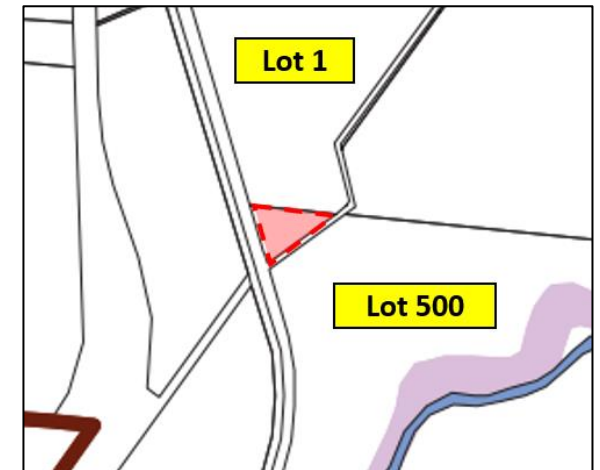
8.2.6 Flood hazard overlay code

Purpose

The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.

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

- (e) Development in the 'Potential flood hazard area':
 - i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
 - ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
 - iii. locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and
 - iv. locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.



Comment

Flood hazard overlay code is **not applicable** as the boundary realignment subject to this report is not mapped as Flood hazard.

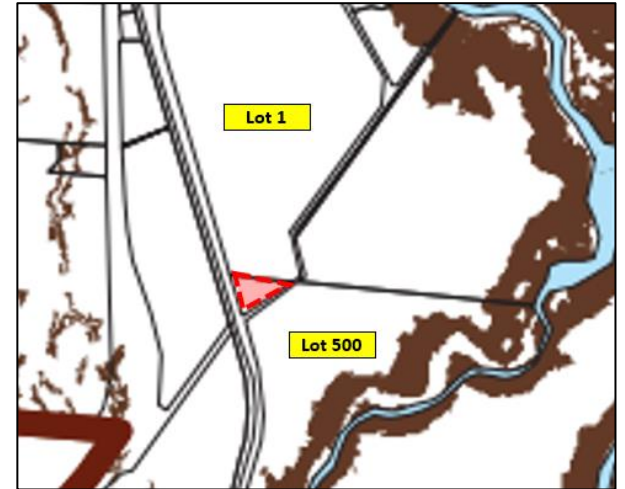
8.2.8 Hill and slope overlay code

Purpose

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

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

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



Comment

Hill and slope overlay code is **not applicable** as the boundary realignment subject to this report is not mapped as Hill and slope.

8.2.9 Regional infrastructure corridors and substations overlay code

Purpose

The purpose of the Regional infrastructure corridors and substations overlay code is to ensure that:

- (a) 'Stock routes' facilitate the proper and safe movement of stock and maintain public health and safety; and
- (b) 'Major electricity infrastructure' and 'Substations' are protected from development that may prejudice its ongoing operation.

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

- (a) 'Stock routes' are maintained free of impediments, obstructions or diversions;
- (b) development, other than for rural activities, is not located where it will increase the health and safety risk of people by exposure to vector borne disease; and
- (c) 'Major electricity infrastructure' and 'Substations' are appropriately separated from other land uses.



Comment

Regional infrastructure corridors and substation overlay code is **not applicable** as the boundary realignment subject to this report is not mapped as Regional infrastructure corridors and substation.

9.4.2 Landscaping code

Purpose

The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:

- (a) complements the scale and appearance of the development;
- (b) protects and enhances the amenity and environmental values of the site;
- (c) complements and enhances the streetscape and local landscape character; and
- (d) ensures effective buffering of incompatible land uses to protect local amenity.

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

- (a) Landscaping is a functional part of development design and is commensurate with the intended use;
- (b) Landscaping accommodates the retention of existing significant on-site vegetation where appropriate and practical;
- (c) Landscaping treatments complement the scale, appearance and function of the development;
- (d) Landscaping contributes to an attractive streetscape;
- (e) Landscaping enhances the amenity and character of the local area;
- (f) Landscaping enhances natural environmental values of the site and the locality;
- (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
- (h) Landscaping provides shade in appropriate circumstances;
- (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
- (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
PO1 Development, other than in the Rural zone, includes landscaping that: (a) contributes to the landscape character of the Shire;	AO1 Development, other than in the Rural zone, provides: (a) a minimum of 10% of the site as landscaping;	Complies

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) compliments the character of the immediate surrounds;</p> <p>(c) provides an appropriate balance between built and natural elements; and</p> <p>(d) provides a source of visual interest.</p>	<p>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</p> <p>(c) for the integration of retained significant vegetation into landscaping areas;</p> <p>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	
<p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <p>(a) creates an attractive streetscape;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) assists to break up and soften elements of built form;</p> <p>(d) screen areas of limited visual interest or servicing;</p> <p>(e) provide shade for pedestrians; and</p> <p>(f) includes a range and variety of planting.</p>	<p>AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <p>(a) with a minimum width of 2 metres where adjoining a car parking area;</p> <p>(b) with a minimum width of 1.5 metres in all other locations; and</p> <p>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>Not applicable Development site is in the rural zone</p>
<p>PO3 Development includes landscaping and fencing alongside and rear boundaries that:</p> <p>(a) screens and buffer land uses;</p>	<p>AO3.1 Development provides landscape treatments alongside and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>Complies Site is used for farming.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) assists to break up and soften elements of built form;</p> <p>(c) screens areas of limited visual interest;</p> <p>(d) preserves the amenity of sensitive land uses; and</p> <p>(e) includes a range and variety of planting.</p>	<p>AO3.2</p> <p>Shrubs and trees provided in landscape strips alongside and rear boundaries:</p> <p>(a) are planted at a maximum spacing of 1 metre;</p> <p>(b) will grow to a height of at least 2 metres;</p> <p>(c) will grow to form a screen of no less than 2 metres in height; and</p> <p>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>Complies</p> <p>Site is used for farming.</p>
	<p>AO3.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Not applicable</p>
<p>PO4</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <p>(a) provides visual interest;</p> <p>(b) provides a source of shade for pedestrians;</p> <p>(c) assists to break up and soften elements; and</p> <p>(d) improves legibility.</p>	<p>AO4.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <p>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</p> <p>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>(c) where involving a car parking area in excess of 500m²:</p> <p>(i) shade structures are provided for 50% of parking spaces; and</p> <p>(ii) a minimum of 10% of the parking area as landscaping.</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	
	<p>A04.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Not applicable</p>
<p>PO5 Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds. 	<p>A05.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Not applicable</p>
	<p>A05.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>Not applicable</p>
<p>PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>A06.1 Tree planting is a minimum of</p> <ul style="list-style-type: none"> (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber. 	<p>Not applicable</p>
	<p>A06.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p>Not applicable</p>
	<p>A06.3</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Vegetation adjoining an electricity substation boundary, at maturity, will have: <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 	
For assessable development		
<p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	<p>A07 No acceptable outcome is provided.</p>	<p>Not applicable</p>

9.4.3 Parking and access code

Purpose

The purpose of the Parking and access code is to ensure:

- (a) parking areas are appropriately designed, constructed and maintained;
- (b) the efficient functioning of the development and the local road network; and
- (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

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

- (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
- (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
- (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
- (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
- (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
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; 	<p>AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
(d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.		
Vehicle crossovers		
PO2 Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Will be complied with where necessary
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	Complies The sites are located in the rural zone and are used for farming
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	Not applicable Not a use listed in Table 9.4.3.3.E
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	A03 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	Will be complied with where necessary

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Parking area location and design		
<p>PO4 Car parking areas are located and designed to:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. 	<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>Will be complied with where necessary</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>Will be complied with where necessary</p>
	<p>AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p>Will be complied with where necessary</p>
	<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>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
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 (d) accommodate all vehicles intended to use the site. 	<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>	Not applicable
	<p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	Will be complied with where necessary
	<p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	Complies
	<p>AO5.4 Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). 	Not applicable
<p>PO6 Development that involves an internal road network ensures that it's design:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; 	<p>AO6.1 Internal roads for a Tourist park have a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres if one way; or (b) 6 metres if two way. 	Not applicable
	<p>AO6.2</p>	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
(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;	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.	
(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	Not applicable
(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	Not applicable
(e) in the Rural zone, avoids environmental degradation.	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.	Not applicable
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	Not applicable
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients:	Will be complied with where necessary Roads already exist.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	
Servicing		
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 areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	AO7.1 All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	Not applicable
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	Not applicable
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	Not applicable
Maintenance		
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.	Not applicable
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
End of trip facilities		
<p>PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <ul style="list-style-type: none"> (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. 	<p>AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.</p>	<p>Not applicable</p>
	<p>AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	<p>Not applicable</p>
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
<p>PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and <p>any works that will be required to address the identified impacts.</p>	<p>Not applicable</p>

9.4.4 Reconfiguring a lot code

Purpose

The purpose of the Reconfiguring a lot code is to ensure that land is:

- (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
- (b) provided with access to appropriate movement and open space networks; and
- (c) contributes to housing diversity and accommodates a range of land uses.

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

- (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
- (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
- (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
- (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
- (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
- (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
- (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
- (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
- (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;
- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
 - i. topography;
 - ii. climate responsive design and solar orientation;
 - iii. efficient and sustainable infrastructure provision;
 - iv. environmental values;

- v. water sensitive urban design;
- vi. good quality agricultural land; and
- vii. the character and scale of surrounding development.

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

Performance outcomes	Acceptable outcomes	Applicant response
Area and frontage of lots		
<p>PO1 Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	<p>AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>Complies with performance criteria A lot in the Rural zone requires to be a minimum area of 60 hectares and road frontage of 400 metres.</p> <p>Lot 1 will be 108 hectares and have a 1.3km road frontage to Henry Hannam Drive.</p> <p>Lot 500 will be 186.7 hectares and have a 320m road frontage to Henry Hannam Drive.</p> <p>See Section 2.3 for further discussions.</p>
Existing buildings and easements		
<p>PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <ul style="list-style-type: none"> (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and 	<p>AO2.1 Each land use and associated infrastructure is contained within its individual lot.</p>	<p>Complies</p>
	<p>AO2.2</p>	<p>Complies No changes to any existing buildings is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(b) any continuing use is not compromised by the reconfiguration.	All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	
PO3 Reconfiguring a lot which contains an existing easement ensures: <ul style="list-style-type: none"> (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement. 	A03 No acceptable outcome is provided.	Complies with performance criteria There is an existing easement B NR4209. No changes to the operation of the sites are proposed. The boundary realignment can ensure that: <ol style="list-style-type: none"> 1. future development on the site will avoid being sited on the easement 2. it does not compromise the purpose and operation of the easement.
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	A04 No acceptable outcome is provided.	Complies with performance criteria No changes to the operation of the sites are proposed. No changes to the existing and potential infrastructure connections is proposed.
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	A05 No acceptable outcome is provided.	Complies with performance criteria No changes to the access and operation of the sites are proposed.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that:	A06 Vehicle crossover and access is provided in accordance with the design guidelines and	Will be complied with where necessary No changes to the access and operation of the sites are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) is consistent with that provided in the surrounding area;</p> <p>(b) maximises efficiency and safety; and</p> <p>(c) is consistent with the nature of the intended use of the lot.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	
<p>PO7 Roads in the Industry zone are designed having regard to:</p> <p>(a) the intended use of the lots;</p> <p>(b) the existing use of surrounding land;</p> <p>(c) the vehicular servicing requirements of the intended use;</p> <p>(d) the movement and turning requirements of B-Double vehicles.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>A07 No acceptable outcome is provided.</p>	<p>Not applicable</p>
Rear lots		
<p>PO8 Rear lots are designed to:</p> <p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>A08.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Not applicable Development does not create a Rear lot</p>
	<p>A08.2 No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Not applicable Development does not create a Rear lot</p>
	<p>A08.3 Access to lots is via an access strip with a minimum width of:</p>	<p>Not applicable Development does not create a Rear lot</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.	
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.	Not applicable Development does not create a Rear lot
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	Not applicable Development does not create a Rear lot
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.	Not applicable Development does not create a Rear lot
Crime prevention and community safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	AO9 No acceptable outcome is provided.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Not applicable
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. 	AO11 No acceptable outcome is provided.	Not applicable
Residential subdivision		
PO12 Residential lots are: <ul style="list-style-type: none"> (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes. 	AO12 No acceptable outcome is provided.	Not applicable Development is not for a subdivision
Rural residential zone		
PO13	AO13	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
<p>New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>No acceptable outcome is provided.</p>	<p>Site is not located in Rural residential zone</p>
<p>Additional provisions for greenfield development only</p>		
<p>PO14 The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	<p>AO14 No acceptable outcome provided.</p>	<p>Not applicable Development is not greenfield development</p>
<p>PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15 No acceptable outcome provided.</p>	<p>Not applicable Development is not greenfield development</p>
<p>PO16 The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16 No acceptable outcome provided.</p>	<p>Not applicable Development is not greenfield development</p>
<p>PO17</p>	<p>AO17</p>	<p>Not applicable Development is not greenfield development</p>

Performance outcomes	Acceptable outcomes	Applicant response
Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	Not applicable Development is not greenfield development
PO19 Provision is made for sufficient open space to: <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements. 	AO19.1 A minimum of 10% of the site area is dedicated as open space.	Not applicable Development is not greenfield development
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	Not applicable Development is not greenfield development
PO20 A network of parks and community land is provided: <ul style="list-style-type: none"> (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; 	AO20 No acceptable outcome is provided.	Not applicable Development is not greenfield development

Performance outcomes	Acceptable outcomes	Applicant response
(f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;		

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

Zone	Type	Minimum area	Minimum frontage
Rural	All lots	60 hectares	400 metres

9.4.5 Works, services and infrastructure code

Purpose

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Water supply		
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users;	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning	Not applicable

<p>(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>	<p>Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.</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: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.</p>	<p>Complies with performance criteria The sites are already operating as farms. The boundary realignment will not have an effect on the existing operations of the sites. No changes to the operation of the sites in regards to water supply is proposed.</p>
<p>Wastewater disposal</p>		
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (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>	<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: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.</p>	<p>Not applicable</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 performance criteria The sites are already operating as farms. The boundary realignment will not have an effect on the existing operations of the sites. No changes to the operation of the sites in regards to wastewater disposal is proposed.</p>
Stormwater infrastructure		
<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</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 (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	<p>Complies with performance criteria The sites are already operating as farms. The boundary realignment will not have an effect on the existing operations of the sites. No changes to the operation of the sites in regards to stormwater drainage is proposed.</p>
Electricity supply		
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or 	<p>Complies</p>

	<p>(b) has arranged a connection to the transmission grid; or</p> <p>(c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where:</p> <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. (iv) 	
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</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 Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Complies</p>

Excavation or filling		
<p>PO7 Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	<p>AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	Not applicable
	<p>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.</p>	Not applicable
	<p>AO7.3 Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	Not applicable
	<p>AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	Not applicable
	<p>AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	Not applicable
	<p>AO7.6</p>	Not applicable

	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.	
	A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not applicable
For assessable development		
Transport network		
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.	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.	Not applicable
	A08.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Not applicable
Public infrastructure		
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is	A09 Development is in accordance with the Design Guidelines and Specifications set out in the Planning	Not applicable

<p>cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p>Scheme Policy 4 – FNQROC Regional Development Manual.</p>	
<p>Stormwater quality</p>		
<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>Complies with performance criteria The sites are already operating as farms. The boundary realignment will not have an effect on the existing operations of the sites, and will not have a worsening effect on the sites and surrounding lands in regards to stormwater quality.</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> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater 	<p>Not applicable</p>

	<p>Quality Planning Guideline and the Queensland Water Quality Guideline;</p> <p>(b) is consistent with any local area stormwater water management planning;</p> <p>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>	
<p>PO11 Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p>AO11 No acceptable outcome is provided.</p>	<p>Complies with performance criteria The sites are already operating as farms. The boundary realignment will not have an effect on the existing operations of the sites, and will not have a worsening effect on the sites and surrounding lands in regards to stormwater quality.</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</p>
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p> <p>(c) before 7am or after 1pm Saturdays; and</p>	<p>Not applicable</p>

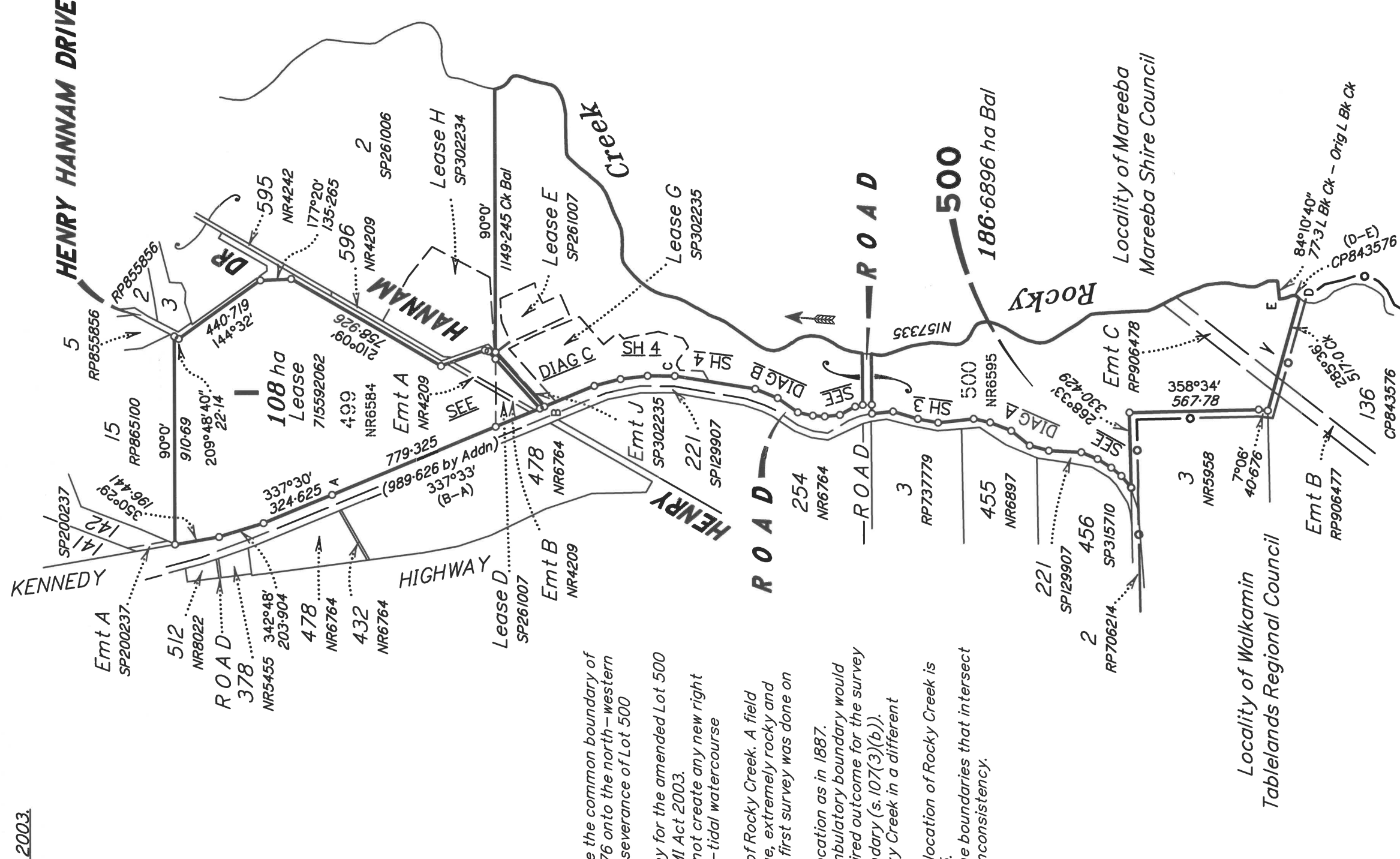
	(d) on Sundays or Public Holidays.	
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	Not applicable
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	Not applicable
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	Not applicable
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises. 	AO14 Access to the premises (including all works associated with the access): <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 (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. 	Not applicable
Weed and pest management		
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	Complies with performance criteria The sites are already operating as farms. The boundary realignment will not have an effect on the existing operations of the sites.
Contaminated land		
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where:	Not applicable

	<p>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</p> <p>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</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:</p> <p>(a) 120 metres for residential development; and</p> <p>(b) 90 metres for any other development.</p>	Not applicable
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	Not applicable

APPENDIX 2: PROPOSAL PLANS

Drawing or Document	Reference	Date
Survey Plan	Sheet 1 of 4	08/10/2020
Survey Plan	Sheet 2 of 4	08/10/2020
Additional Sheet	Sheet 3 of 4	08/10/2020
Additional Sheet	Sheet 4 of 4	08/10/2020

First New Plan of Survey for Lot 500 under s.107(3)(a) and s.107(3)(b) of the SMI Act 2003.



NATURAL FEATURE REPORT:

- The purpose of the survey plan is to relocate the common boundary of Lot 1 on SP261006 and Lot 500 on CP843576 onto the north-western side of Henry Hannam Drive. That northern severance of Lot 500 becomes part of new Lot 1 on this plan.
- This plan becomes a First New Plan of Survey for the amended Lot 500 under s.107(3)(a) and s.107(3)(b) of the SMI Act 2003.
- Compilation is allowed since this plan does not create any new right line boundaries that intersect with the non-tidal watercourse boundary (s107(3)(a)).
- The feature being compiled is the low bank of Rocky Creek. A field inspection reveals this bank is within a gorge, extremely rocky and stable and would not have moved since the first survey was done on NI57335 in 1887.
- The boundary at law remains at the same location as in 1887.
- The extra cost and effort to traverse the ambulatory boundary would be beyond that required to achieve the desired outcome for the survey and it is impracticable to resurvey the boundary (s.107(3)(b)).
- CP843576 surveys part of the L. Bk of Rocky Creek in a different location to NI57335 (Sect D-E).
- It is apparent from aerial imagery that the location of Rocky Creek is not consistent with that shown on NI57335.
- Any future surveys that create new right line boundaries that intersect this feature will be required to resolve this inconsistency.

CARDNO (QLD) PTY LTD (ACN 051 074 992) hereby certify that the corporation, by Pierre Jérôme VAN LANDEGHEM, Cadastral Surveyor, for whose work the corporation accepts responsibility, has made this plan under Section 16 of the Survey and Mapping Infrastructure Regulation 2014, and pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from CP843576, NI57335, SP261006 and SP261007 in the Department of Natural Resources, Mines and Energy.

P. Van Landeghem
Cadastral Surveyor
(Authorised Representative)

Date **8/10/2020**

Q204090

Metres 0 1000m 2000m 3000m
150 mm 3000m
Scale: **1:20000**
State copyright reserved.

Plan of Lots 1 and 500

Format: **STANDARD**

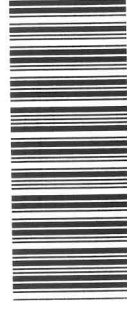
Cancelling Lot 1 on SP261006 and Lot 500 on CP843576

LOCAL MAREEBA SHIRE
GOVERNMENT: COUNCIL

LOCALITY: MAREEBA

Meridian: vide SP261006

Survey
Records: No



SP315911

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

4. Lodged by *DP302234 and DP302235 to be registered prior to registration of this plan*
Unregistered dealings 720310701 and 720310703 to be registered prior to registration of this plan

(Include address, phone number, email, reference, and Lodger Code)

Existing		Created	
Title Reference	Description	New Lots	Road
50934028 50109609	Lot 1 on SP261006 Lot 500 on CP843576	1 1 and 500	-

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716038174	-	1

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601490792 (Emt A on NR6584 under s.285 of the Land Act)	1
601484581 (Emt B on NR4209 under s.285 of the Land Act)	1
701716108 (Emt C on RP906478)	500
720310703 (Emt J on SP302235)	500

EXISTING LEASE ALLOCATIONS

Lease	Lots to be Encumbered
715592062	1
720310701 (Lease D on SP261007)	1
720310701 (Lease E on SP261007 and Lease G on SP302235)	500
715558644 (Lease D on SP261007)	1
715558644 (Leases E & F on SP261007)	500

Orig Grant Allocation :	Orig
1	Lot 499 on NR6584 and Lot 500 on NR6595
500	Lot 500 on NR6595
Lots	

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : **Q204090**

5. Passed & Endorsed :

By : **CARDNO (QLD) PTY LTD**
Date : **08/10/2020**
Signed : 
Designation : **Pierre Jerome VAN LANDEGHEM**
Liaison Officer

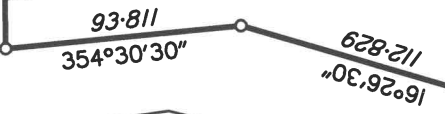
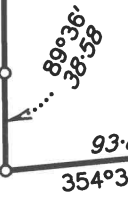
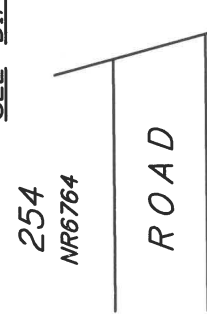
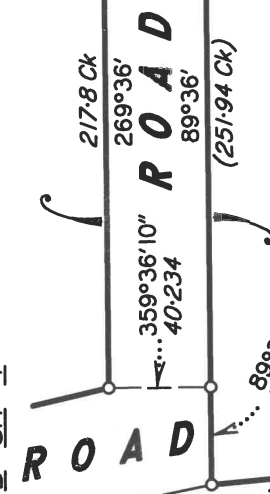
6. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.
* Part of the building shown on this plan encroaches onto adjoining * lots and road
Cadastral Surveyor/Director * Date
* Delete words not required

7. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
.....New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

8. Insert Plan Number
SP315911

DIAGRAM A
Scale 1:3000



3
RP737779

Locality of Mareeba
Mareeba Shire Council

455
NR6887

500
SEE SHEET 1
500
NR6595

221
SP129907

38°37'
103.185

14°29'
86.673

3°00'40\"
(NTS)
142.384

22°05'
77.114

32°25'
70.467

39°37'40\"
57.288

49°42'15\"
63.785

2
RP706214

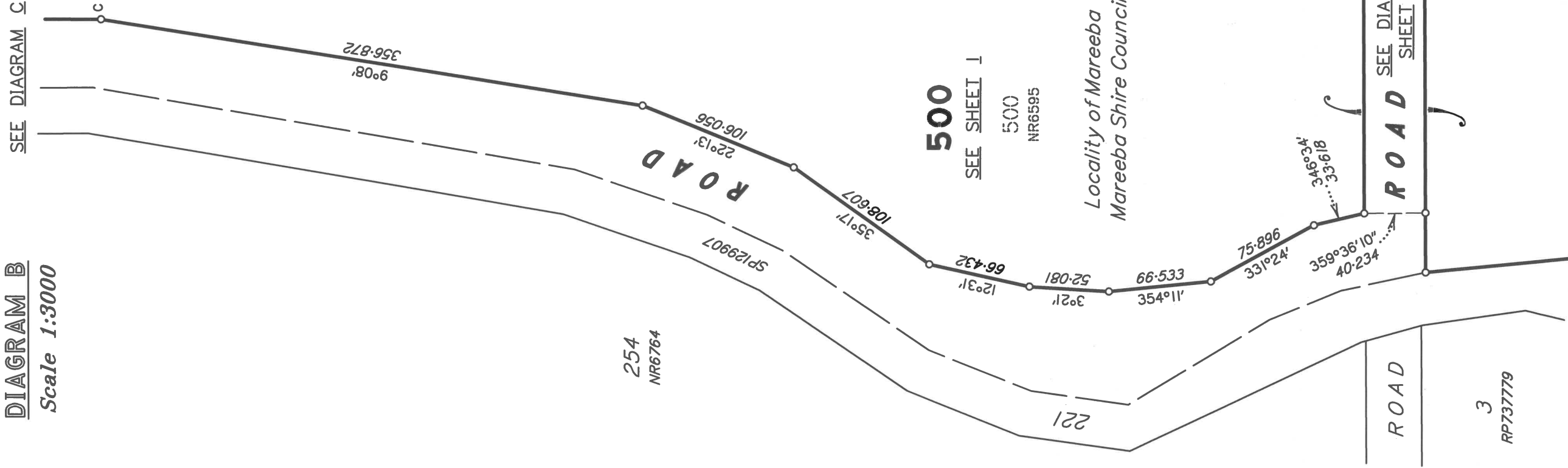
SEE
SHEET 1

3 Locality of Walkamin
NR5958 Tablelands Regional Council



DIAGRAM B
Scale 1:3000

DIAGRAM C
Scale 1:3000



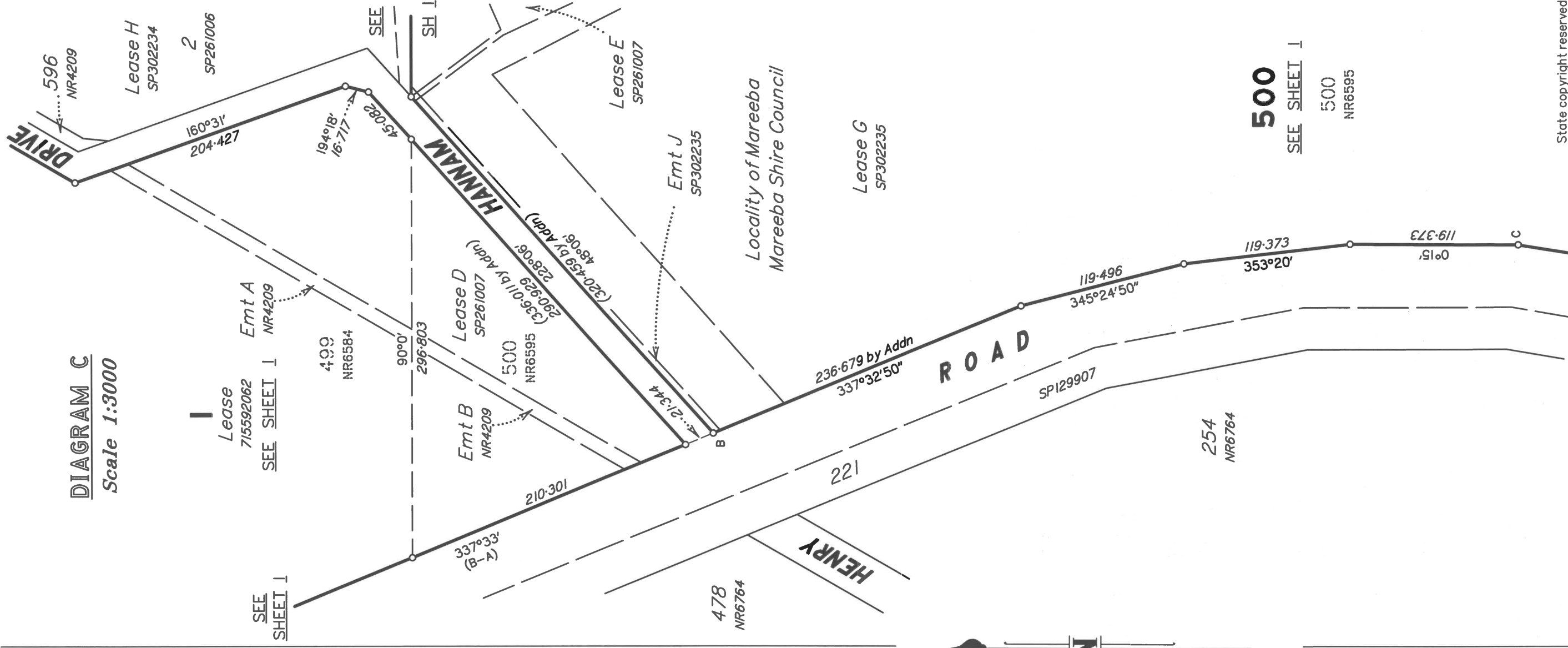
SEE DIAGRAM A
SHEET 3

Metres

0 150m 50|mm

300m 100|mm

450m 150|mm



SEE DIAGRAM B

State copyright reserved.

Insert
Plan
Number

SP315911