

Our Ref: M2-21

18 March 2021

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE – TOURIST PARK (UP TO 74 VISITORS)
LOCATED AT 127 HUME ROAD, BIBOOHRA
FORMALLY DESCRIBED AS LOT 201 ON SP177750**

We act on behalf of our client, Robyn Simmonds in preparing and submitting the following development application which seeks a Development Permit for a Material Change of Use under the *Planning Act 2016* located at 127 Hume Road, Biboohra to facilitate the development of a Tourist Park (up to 74 Visitors) on the property.

The subject site is approximately 15 hectares in area, with a frontage of approximately 175 metres along Hume Road. The site is vacant with no improvements other than a fence around the perimeter of the property, which is currently utilised for cattle grazing. The proposed campground facility is suitably located within close proximity to the Mulligan Highway and provides a great outback camping experience for the self-contained travellers to stay when visiting the region. The Tourist Park will be operated in line with the 'Leave no Trace' principles which encourages users to leave the site in the same or better condition than when arriving, leaving no evidence that they had ever been there.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed within the attached planning report and associated plans for the development. The report will include a complete assessment of the proposed development against the relevant assessment benchmarks within the Mareeba Shire Planning Scheme 2016. In terms of application fees, the current fees and charges schedule stipulates that the **application fee for the proposed Material Change of Use – Tourist Park (Impact Assessment), comes to \$2,750.00**. Please contact our office on 0411 344 110 to process the payment over the phone.

Should there be any questions or queries in relation to the development application presented, we would appreciate if you could contact our office immediately. We also ask if possible that a copy of all correspondence be forwarded to our office via email.

Yours faithfully,



Ramon Samanes
Director, U&I Town Plan
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – TOURIST PARK (UP TO 74 PEOPLE)

PROJECT LOCATION:

SITUATED AT 127 HUME ROAD, BIBOOHRA
FORMALLY DESCRIBED AS LOT 201 ON SP177750

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	3
2.0	BACKGROUND / HISTORY	3
3.0	SITE DESCRIPTION	3
4.0	DEVELOPMENT PROPOSAL	6
5.0	DEVELOPMENT APPLICATION DETAILS	8
6.0	PLANNING JUSTIFICATION	8
6.1	Assessment Benchmarks	9
6.1.1	Strategic Framework	9
6.1.2	Rural Zone Code	14
6.1.3	Accommodation Activities Code	16
6.1.4	Landscape Code	20
6.1.5	Parking and Access Code	21
6.1.6	Works, Services and Infrastructure Code	21
6.1.7	Transport Infrastructure Overlay Code	22
6.2	State Development Assessment Provisions	23
6.3	Far North Regional Plan 2009-2031	23
7.0	CONCLUSION	23

APPENDICES

Appendix 1: Development Application Forms 1
Appendix 2: Owner's Consent
Appendix 3: Development Plans
Appendix 4: SARA Pre-lodgement Written Advice

ASSESSMENT MANAGER:	MAREEBA SHIRE COUNCIL, PLANNING DEPARTMENT
DEVELOPMENT TYPE:	DEVELOPMENT PERMIT – MATERIAL CHANGE OF USE (IMPACT ASSESSABLE)
PROPOSED WORKS:	TOURIST PARK (UP TO 74 PEOPLE)
REAL PROPERTY DESCRIPTION:	LOT 201 ON SP177750
LOCATION:	127 HUME ROAD, BIBOOHRA
ZONE:	RURAL ZONE
APPLICANT:	ROBYN SIMMONDS C/- U&I TOWN PLAN
ASSESSMENT CRITERIA:	MATERIAL CHANGE OF USE (IMPACT ASSESSABLE)
REFERRAL AGENCIES:	THE PROPOSAL DOES NOT TRIGGER ASSESSMENT AGAINST THE RELEVANT STATE AGENCIES.
STATE PLANNING:	THE PROPOSAL DOES TRIGGER ASSESSMENT AGAINST THE STATE DEVELOPMENT ASSESSMENT PROVISIONS.

IMPORTANT NOTE

Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the Copyright Act, no part of this Report may be reproduced by any process without the written consent of R&A Samanes Pty Ltd ('U&i Town Plan').

This Report has been prepared for Robyn Simmonds for the sole purpose of making a Development Application seeking a Development Permit for a Material Change of Use on land at 127 Hume Road, Bibbohra (over lot 201 on SP177750) for the purpose of establishing a Tourist Park facility on the site. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilised for any other purpose, use, matter or application.

U&i Town Plan has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;*
- b) That information obtained as a result of a search of a government register or database is complete and accurate.*

U&i Town Plan is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, U&i Town Plan does not accept any responsibility in relation to any financial or business decisions made by parties' other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of U&i Town Plan, U&i Town Plan disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified U&i Town Plan from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

1.0 EXECUTIVE SUMMARY

This development application is seeking a development permit for a Material Change of Use under the Planning Act 2016 at 127 Hume Road, Bibbohra to establish a Tourist Park operation on the property for up to 74 people. The Mareeba Shire Council Planning Scheme 2016 supports the establishment of tourist parks within the Rural Zone provided they do no impact on the Shire's agricultural sector. This particular area of Hume and Coyle Road does not include any intensive farming activity that will likely conflict with the proposed tourist park. Given the self-contained nature of the proposed tourist park, and the lack of permanent improvements proposed on the subject site, the development is not likely to permanently alienate the sites agricultural potential. By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

The conclusion of this report is that all the requirements set by the assessment criteria can be met and that the strategic level policy outcomes sought by the planning scheme and any applicable State planning instruments can be achieved. It is the opinion of the applicant that once all the policy requirements have been taken into account by assessing authorities and equitably balanced with the site constraints and benefits of the proposal; the assessment process established under the Planning Act will result in the approval of this development application and the issuing of a development permit subject to conditions. This opinion is based on the level of strategic and analytical justification provided in support of the proposal and the decision-making requirements imposed on regulatory authorities under the Planning Act.

2.0 BACKGROUND / HISTORY

The subject site was subdivided as part of an approval (your ref: MC2004/14) issued on the 01.06.2004. As part of the approval the subject site was provided with a newly constructed dual width/ combined access crossover in accordance with the relevant standard drawings for rural access under the FNQROC Development Manual.

3.0 SITE DESCRIPTION

The subject land is described as Lot 201 on SP177750, located at 127 Hume Road, Bibbohra. The site encompasses one (1) freehold allotment with road frontage of approximately 175 metres to Hume Road which is constructed to a gravel standard from its intersection with Coyle Road, which is also a gravel standard that extends through approximately 1km to the intersection with the Mulligan Highway. In total the property is just over 2.1km from the Mulligan Highway. The subject site covers a total area of 15 hectares and is a regular shaped allotment. The site is vacant with no improvements other than a fence around the perimeter of the property, which is currently utilised for cattle grazing. The surrounding allotments are zoned rural and are all owned and operated for cattle grazing by the one property owner, the Simmonds family.



Figure 1: Aerial View of the Subject Land

In terms of the zoning of the property, the subject site is designated within the 'Rural Zone' under the Mareeba Shire Planning Scheme 2016. An insert of the subject property and the relevant zoning from the Mareeba Shire Planning Scheme is provided in figure 2 below.

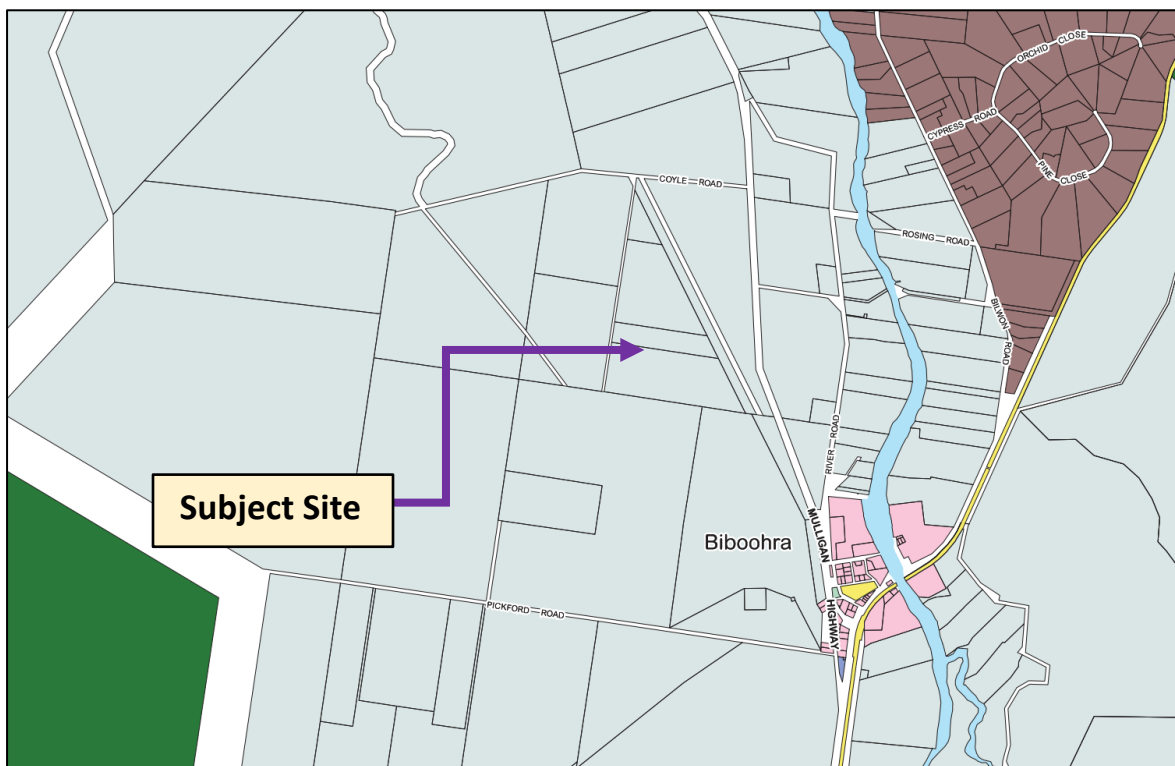


Figure 2: Rural Zone Mapping, Mareeba Shire Planning Scheme 2016

Table 2.0: Site summary

Street address:	127 Hume Road, Bibbohra
Real property description:	Lot 201 on SP177750
Local government area	Mareeba Shire Council
Tenure:	Freehold title
Site area:	15 hectares
Zone:	Rural zone
Precinct:	N/A
Sub-precinct:	N/A
Current use:	Rural – Cattle Grazing
Road frontage:	Hume Road
Adjacent uses:	Rural Zone
Topography:	The site is very flat, and inaccessible during the wet season as it is comprised of clay soils.
Vegetation:	The site contains a small number of trees within the property, with the majority covered by grass for grazing.
Easements:	No easements exist over the property.
Existing infrastructure:	The site has an existing dual width access crossover from Hume Road, which provides access to lot 201 on SP177750 and Lot 202 on SP227855 on to Hume Road. The access crossover was constructed as part of recent subdivision approval (your ref: MC2004/14) in accordance with the relevant FNQROC standard drawings.



Figure 3: Site Locality

4.0 DEVELOPMENT PROPOSAL

This development application is seeking a development permit for a Material Change of Use under the Planning Act 2016 at 127 Hume Road, Bibbohra to establish a Tourist Park operation on the property for up to 74 people. The subject site is formally described as Lot 201 on SP177750 and is located 2.1km from the Mulligan Highway. As such, the proposed campground facility is suitably located within close proximity to the Mulligan Highway and provides a great outback camping experience for the self-contained travellers to stay when visiting the region.

It is proposed to utilize the cleared areas located outside the mapped regulated vegetation to accommodate motor homes and caravans alike for short terms stays. The proposed location is positioned within a picturesque country outback setting looking over the mountains to the west and cattle grazing in the properties surrounding the campground.

The tourist park is proposed to cater for up to 74 people, operating from 1st May through to the 31st December weather permitting corresponding with the peak drive tourism season. It is expected that the tourist park would typically operate at 55% of its maximum capacity, based on the national average for occupancy rates for caravan parks.

The facility is proposed in response to the increasing demand from self-sufficient travelers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.

The Tourist Park will be operated in line with the 'Leave no Trace' principles which encourages users to leave the site in the same or better condition than when arriving, leaving no evidence that they had ever been there. One or more refuse bin/s (wheelie bin) will be provided in a screened enclosure in proximity to Hume Road frontage of the site adjacent to the entry into the Tourist Park.

Access will be via the existing property access point off Hume Road, and once in the property an all-weather internal driveway that will be approximately 5m wide by 285m long will provide a clear point of access into the site, where they can then go and find a camp spot wherever they please within the fenced designated area. No formal parking arrangement will be provided, instead allowing users to choose their own preferred camp location.

Overnight park fees will be collected on-site by the park manager every afternoon at 5pm. Each visitor will have to register as part of their stay and provide details on the number of guests and vehicle registration to ensure a log is recorded. This will assist in monitoring and controlling the number of guests on-site to ensure that the number of visitors never exceeds 74 people at any given time. The system may evolve to an online registration and payment system (similar to covid registration systems) which keeps a tally of numbers and doesn't allow bookings to be processed over 74 people.

Site Plan - Tourist Park (Self Contained Camping - up to 74 people)

Located at 127 Hume Road, Bibboohra (Lot 201 on SP177750)

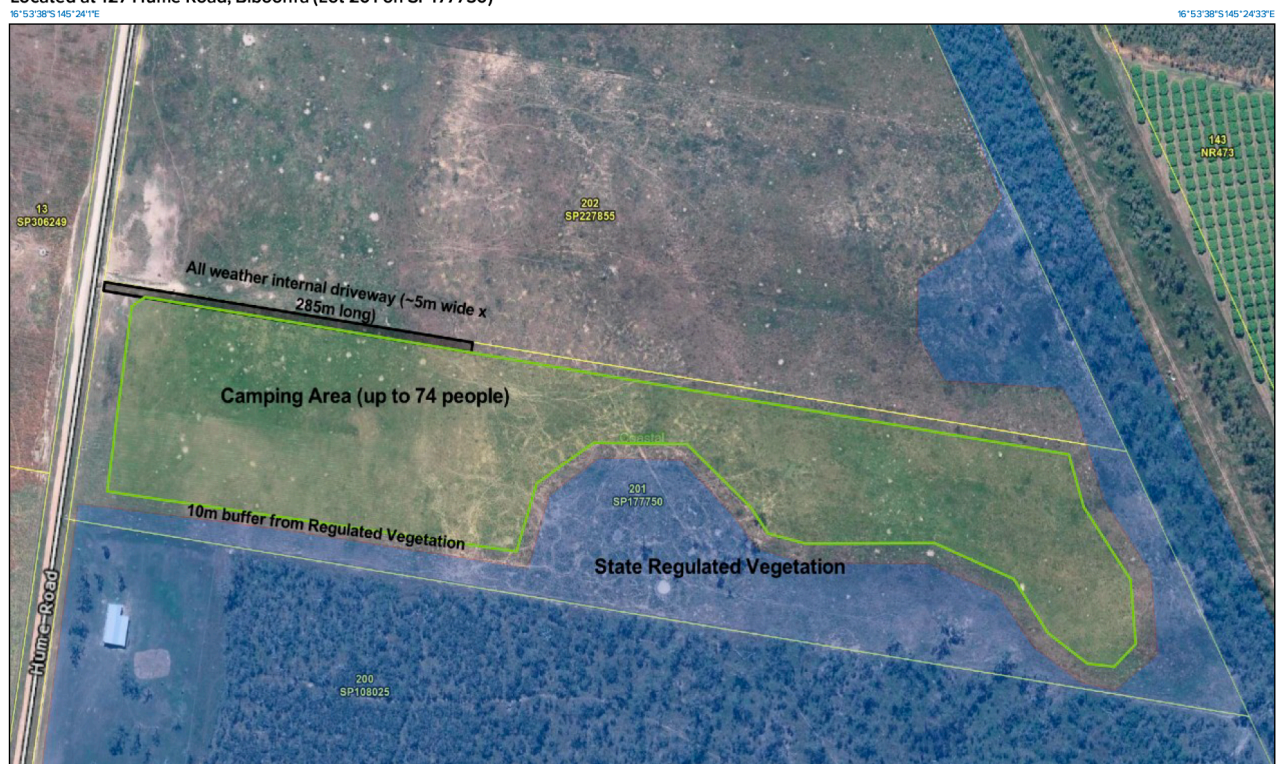


Figure 4: Extract from Development Plans

Map Disclaimer: Includes material © State of Queensland (Department of Resources); © Commonwealth of Australia (Geoscience Australia); © 21AT, © Earth-i, all rights reserved, 2021. | © State of Queensland (Department of Resources) 2021 | © State of Queensland (Department of Natural Resources, Mines and Energy) 2020

4.1 Development Definition

The proposal is described as a “Material Change of Use” under the Planning Act and planning scheme. The proposal is defined under the Planning Act as follows:

material change of use, of premises, means any of the following that a regulation made under [section 284\(2\)\(a\)](#) does not prescribe to be minor change of use—

- (a) the start of a new use of the premises;
- (b) the re-establishment on the premises of a use that has been abandoned;
- (c) a material increase in the intensity or scale of the use of the premises.

4.2 Tourist Park

The proposed use that you are seeking to establish for the site is either defined under the Mareeba Shire Planning Scheme 2016 as the following:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

5.0 DEVELOPMENT APPLICATION DETAILS

This development application is seeking a development permit for a Material Change of Use over the subject allotment under the Planning Act 2016 located at 127 Hume Road, Bibbohra to facilitate the development of a new Tourist Park (up to 74 people) on the property. By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

6.0 PLANNING JUSTIFICATION

This development application is made in accordance with the requirements of the *Planning Act 2016* and is for the Material Change of Use over Lot 201 on SP177750, located at 127 Hume Road, Bibbohra. The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Rural Zone Code and Accommodation Activities Code. The Mareeba Shire Council Planning Scheme 2016 supports the establishment of tourist parks within the Rural Zone provided they do no impact on the Shire's agricultural sector. This particular area of Hume and Coyle Road does not include any intensive farming activity that will likely conflict with the proposed tourist park. Given the self-contained nature of the proposed tourist park, and the lack of permanent improvements proposed on the subject site, the development is not likely to permanently alienate the sites agricultural potential.

6.1 Mareeba Shire Planning Scheme 2016

Given that the application is code assessable, the application is required to be assessed against only the relevant codes within the planning scheme where applicable to the development. In particular, the following sections of the planning scheme are considered relevant to this development:

- Strategic Framework
- Rural Zone Code
- Accommodation Activities Code
- Landscape Code
- Parking and Access Code
- Works, Services and Infrastructure Code
- Transport Infrastructure Overlay Code

Accordingly, an assessment of the proposed development against the above listed codes has been completed. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the overall “Purpose” of the code was inherently satisfied, as was the Strategic Framework for the planning scheme. In terms of the assessment documented in this report, should any part of the development not comply with any sections of the codes, the relevant sections will be adequately referenced and addressed in further detail to ensure compliance has been achieved.

6.1.1 Strategic Framework

The Strategic Intent, and the Strategic Framework (SF) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into various themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc; inherently satisfies the intent of the Framework.

3.2.2 The way forward: Mareeba Shire in 2031

Mareeba Shire in 2031 Mareeba Shire thrives as a vibrant and diverse community comprising a range of urban, semi-urban, natural and rural settings, which together provide a unique local and regional character. Urban settlements have a distinct small town feel through features including prominent, wide main streets, character streetscapes and buildings that capture the evolution of Mareeba Shire. This existing character is maintained, promoted and enhanced by development in the shire, including sensitive redevelopment of activity centres.

Mareeba continues to form the prominent regional centre for the shire, being designated as a major regional activity centre, and thrives through intensified land uses and services which promote and support ongoing economic activity throughout the shire. The Shire's proximity to the regional City of Cairns facilitates residential growth of those that work outside the Shire, either in Cairns, fly-in fly-out or internationally.

*Kuranda, Mareeba Shire's 'Village in the Rainforest' capitalises on its proximity to Cairns and continues to attract visitors in its own right as the gateway to Mareeba and the Tablelands. **Tourism continues to strengthen for the savannah areas of the Shire, especially at Chillagoe and the Wheelbarrow Way, further solidifying Mareeba Shire's place on the tourism trail of Far North Queensland by capitalising on its unique hinterland tourism culture and array of small and large scale tourist experiences.***

The shire is a living museum that is rich in historic and culturally significant places that signify the evolution of the Shire. Culturally significant places are protected and enhanced in contribution to the lifestyle offering of the shire and the tourist experience.

***Mareeba Shire continues to foster the development of a range of economic activity including** primary industries, **tourism**, renewable energy, mining and resource activity, regionally significant industry, education and research, cultural and arts activities. New and expanding industries contribute to the ongoing prosperity of Mareeba Shire, through economic diversification and increases in activity of regional, national and international significance. Mareeba airport continues to expand as a regional hub for aviation services, and its broader contribution to economic activity and employment is recognised and maintained.*

Mareeba Shire provides a diverse collection of landscape settings within the rural areas, from productive agricultural land to internationally significant rainforests, open grazing country to dry savannah. These rural areas continue to contribute to the shire's unique character through their preservation and enhancement.

*Agriculture strengthens the character and identity of the area and is recognised for its contribution to the local economy, food security and stewardship of the land for future generations. The sustainable use of the regions vast natural resources, including but not limited to agricultural land and extractive resources, is acknowledged as providing one of the pillars for the economic prosperity of the Mareeba Shire. **Value add rural activities capitalise on synergies with the tourism industry and further strengthen high quality paddock to plate enterprise within the shire and extending to Cairns and boutique markets in other Australian and international cities.***

*Conservation areas and areas of ecological significance are maintained to support the ecological sustainability of the shire. Greater appreciation for both rural areas and conservation areas is recognised through sensitive increases in activity that respect the significance of the natural environment. **Activities may include rural activities, environmental education and research and nature and rural based tourism. Environmental and active transport linkages further promote the appreciation of the diversity and significance of the rural areas of Mareeba Shire.***

Mareeba Shire's residents and visitors are supported by a range of services and infrastructure, providing for improved liveability, and community health and increased levels of social interaction. The community and settlement pattern is resilient in the face of bushfires, cyclones, flooding, landslides and other related weather events. New development incorporates appropriate mitigation measures to reduce the associated increased risks and severity forecast from climate change.

Physical infrastructure networks are provided commensurate with the needs of activity centres and key destinations, as part of a coordinated effort to unite the people of Mareeba shire. Centre areas provide a source of eclectic activity which enhances the appeal and character of Mareeba Shire as a living community and quality tourist destination.

Ultimately, Mareeba Shire balances a range of competing interests in a manner that ensures the shire's ongoing economic prosperity, self-sufficiency, environmental health, sustainability and community well-being. Development is also respectful of the shire's past, its unique character and its diverse people that truly define it as a place like no other, a place where quality of life and lifestyle is paramount.

As outlined in the way forward for the Mareeba Shire statement above, tourism within rural areas is an important part of solidifying Mareeba Shire's place on the tourism trail of Far North Queensland, and the greater Cape York Experience. Being located only two (2) kilometres away from the Gateway to the Cape, is such an important element that will contribute to the success of this tourism venture. The tourist park will value add to the existing cattle grazing activities conducted on the surrounding properties, which capitalise on synergies between the attraction of the country outback nature of the park whilst operating a working grazing property.

Moving forward, the SF sets the policy direction for the Shire for the life of the Planning Scheme. Regarding this development the relevant provisions of the SF are:

- Settlement pattern and built environment – Rural Areas; and
- Economic Development – tourism development.

3.3 Settlement Pattern and built environment – Rural Areas

Regarding Urban Expansion Areas the SF states:

3.3.1 Strategic outcomes

- (5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

- (1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.
- (2) Land in *rural areas* is maintained in economically viable lot sizes, ensuring that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses.
- (3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the *rural area* in a way which:
 - (a) does not impede or conflict with agricultural activities and production; and
 - (b) does not compromise rural character and scenic qualities; and
 - (c) does not adversely impact on ecological and biodiversity values.
- (4) *Other rural areas* will be largely maintained in their current configuration, only being subdivided where viable holdings are achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.
- (5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in *other rural areas* where appropriately located, serviced and otherwise consistent with the Strategic Framework.
- (6) *Agricultural areas* will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.

Statement of Compliance:

The Mareeba Shire Council Planning Scheme 2016 supports the establishment of tourist parks within the Rural Zone provided they do no impact on the Shire's agricultural sector. This particular area of Hume and Coyle Road does not include any intensive farming activity that will likely conflict with the proposed tourist park.

Given the self-contained nature of the proposed tourist park, and the lack of permanent improvements proposed on the subject site, the development is not likely to permanently alienate the sites agricultural potential.

3.7 Economic Development

Regarding the development of tourism in the shire the SF states:

3.7.1 Strategic outcomes

- (1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.
- (2) The *rural area* includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.
- (3) Mareeba Shire is increasingly provided with retail and business opportunities and improved government services to enhance self-sufficiency. These opportunities and services are consolidated through the clustering and co-location of commercial uses in *activity centres* and are particularly focussed within Mareeba. Kuranda, as a *village activity centre*, maintains its level of self-reliance through servicing its local catchment with a range of services and employment opportunities.
- (4) The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key *activity centres*, landscape features and *scenic routes* which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.

Statement of Compliance:

As outlined in the statements above, tourism within the natural environment, rural and scenic landscapes of Mareeba Shire provide the basis for development of sustainable tourism enterprises. It is an important part of solidifying Mareeba Shire's place on the tourism trail of Far North Queensland, and the greater Cape York Experience. Being located only two (2) kilometres away from the Gateway to the Cape, is such an important element that will contribute to the success of this tourism venture. The tourist park will value add to the existing cattle grazing activities conducted on the surrounding properties, which capitalise on synergies between the attraction of the country outback nature of the park whilst operating a working grazing property.

The facility is proposed in response to the increasing demand from self-sufficient travellers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.

The Mareeba Shire Council Planning Scheme 2016 supports the establishment of tourist parks within the Rural Zone provided they do no impact on the Shire's agricultural sector. This particular area of Hume and Coyle Road does not include any intensive farming activity that will likely conflict with the proposed tourist park. Given the self-contained nature of the proposed tourist park, and the lack of permanent improvements proposed on the subject site, the development is not likely to permanently alienate the sites agricultural potential.

6.1.2 Rural Zone Code

6.2.9.2 Purpose

- (1) 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.
- (2) 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.

- (3) 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.

Statement of Compliance:

As outlined in the statements above, tourism activities are anticipated within the rural zone. It is an important part of solidifying Mareeba Shire's place on the tourism trail of Far North Queensland, and the greater Cape York Experience. Being located only two (2) kilometres away from the Gateway to the Cape, is such an important element that will contribute to the success of this tourism venture. The tourist park will value add to the existing cattle grazing activities conducted on the surrounding properties, which capitalise on synergies between the attraction of the country outback nature of the park whilst operating a working grazing property.

The facility is proposed in response to the increasing demand from self-sufficient travellers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.

The Mareeba Shire Council Planning Scheme 2016 supports the establishment of tourist parks within the Rural Zone provided they do no impact on the Shire's agricultural sector. This particular area of Hume and Coyle Road does not include any intensive farming activity that will likely conflict with the proposed tourist park. Given the self-contained nature of the proposed tourist park, and the lack of permanent improvements

proposed on the subject site, the development is not likely to permanently alienate the sites agricultural potential.

Accordingly, the development is compliant with the relevant Rural Zone purpose outcomes in that it does not compromise the long-term use of the land for rural purposes. The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Rural Zone. Based on the various reasons listed above and the proposed controls to be implemented, we consider that this development certainly has merit on solid planning grounds to justify and support the creation of an additional allotment. It is considered that this development in these particular and unique circumstances, meets the performance outcomes and purpose statements outlined within the Rural Zone Code and Accommodation Activities Code.

6.1.3 Accommodation Activities Code

9.3.1.2 Purpose

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

Statement of Compliance:

As outlined in the statements above, tourism activities are located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses. It is an important part of solidifying Mareeba Shire's place on the tourism trail of Far North Queensland, and the greater Cape York Experience. Being located only two (2) kilometres away from the Gateway to the Cape, is such an important element that will contribute to the success of this tourism venture. The tourist park will value add to the existing cattle grazing activities conducted on the surrounding properties, which capitalise on synergies between the attraction of the country outback nature of the park whilst operating a working grazing property.

The Tourist Park will be operated in line with the 'Leave no Trace' principles which encourages users to leave the site in the same or better condition than when arriving, leaving no evidence that they had ever been there.

The facility is proposed in response to the increasing demand from self-sufficient travellers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.

The Mareeba Shire Council Planning Scheme 2016 supports the establishment of tourist parks within the Rural Zone provided they do no impact on the Shire's agricultural sector. This particular area of Hume and Coyle Road does not include any intensive farming activity that will likely conflict with the proposed tourist park. Given the self-contained nature of the proposed tourist park, and the lack of permanent improvements proposed on the subject site, the development is not likely to permanently alienate the sites agricultural potential.

ASSESSMENT BENCHMARKS

<i>Performance Outcomes</i>	<i>Acceptable Outcomes</i>	<i>Proposal Justification</i>
<i>For accepted development subject to requirements and assessable development</i>		
<i>All Accommodation activities, apart from Dwelling house</i>		
PO1	AO1	<p><i>The tourist park is located on a suitably sized allotment which covers 15 hectares with a frontage of 175m, all of which are significantly over the minimum 1ha site area and 50m road frontage.</i></p> <p><i>Satisfied.</i></p>
<i>All Accommodation activities, apart from Tourist park and Dwelling house</i>		
PO2	AO2.1	<p><i>Not applicable to a Tourist Park development.</i></p> <p><i>Satisfied.</i></p>

All Accommodation activities, except for Dwelling House		
PO3	AO3	Not applicable to this development as there are no structures proposed nor any neighbours nearby in which privacy will be affected as part of this development.
PO4	AO4.1, AO4.2, AO4.3 & AO4.4	None of these acceptable outcomes apply to this development as there are no structure proposed as part of this development. Satisfied.
If for Caretaker's Accommodation		
PO5	AO5.1 & AO5.2	Not applicable as this development does not involve a caretaker's accommodation component. Satisfied.
If for Dwelling House		
PO6	AO6.1 & AO6.2	Not applicable as this development is for a Tourist Park. Satisfied.
If for Dual Occupancy		
PO7	AO7.1 & AO7.2	Not applicable as this development is for a Tourist Park. Satisfied.
If for Multiple Dwelling, Residential care facility or Retirement Facility		
PO8	AO8	Not applicable as this development is for a Tourist Park. Satisfied.
PO9	AO9.1	Not applicable as this development is for a Tourist Park. Satisfied.
	AO9.2	Not applicable as this development is for a Tourist Park. Satisfied.
	AO9.3	Not applicable as this development is for a Tourist Park. Satisfied.
	AO9.4	Not applicable as this development is for a Tourist Park. Satisfied.
If for Residential Care Facility or Retirement Facility		
PO10	All listed outcomes.	Not applicable as this development is for a Tourist Park. Satisfied.

If for Home Based Business		
PO11 & PO12	All listed outcomes.	Not applicable as this development is for a Tourist Park. Satisfied.
If for Rural Worker's Accommodation		
PO13 & PO14	All listed outcomes.	Not applicable as this development is for a Tourist Park. Satisfied.
For Assessable development		
If for Caretaker's Accommodation		
PO15	N/A	Not applicable as this development is for a Tourist Park. Satisfied.
If for Residential Care Facility or Retirement Facility		
PO16	N/A	Not applicable as this development is for a Tourist Park. Satisfied.
If for Tourist Park		
PO17, PO18, PO19 & PO20	All listed outcomes.	<p>The tourist park density is commensurate with the size, scale and character of the self-contained outback camping experience proposed.</p> <p>It is proposed to utilize the cleared areas located outside the mapped regulated vegetation to accommodate motor homes and caravans alike to for short terms stays. The proposed location is in positioned within a picturesque country outback setting looking over the mountains to the west and cattle grazing in the properties surrounding the campground.</p> <p>The tourist park is proposed to cater for up to 74 people, operating from 1st May through to the 31st December weather permitting corresponding with the peak drive tourism season. It is expected that the tourist park would typically operate at 55% of its maximum capacity, based on the national average for occupancy rates for caravan parks.</p> <p>The facility is proposed in response to the increasing demand from self-sufficient travelers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.</p> <p>The Tourist Park will be operated in line with the 'Leave no Trace' principles which encourages users to leave the site in the same or better</p>

		<p><i>condition than when arriving, leaving no evidence that they had ever been there. One or more refuse bin/s (wheelie bin) will be provided in a screened enclosure in proximity to Hume Road frontage of the site adjacent to the entry into the Tourist Park.</i></p> <p><i>Access will be via the existing property access point off Hume Road, and once in the property an all-weather internal driveway that will be approximately 5m wide by 285m long will provide a clear point of access into the site, where they can then go and find a camp spot wherever they please within the fenced designated area. No formal parking arrangement will be provided, instead allowing users to choose their own preferred camp location.</i></p> <p><i>Overnight park fees will be collected on-site by the park manager every afternoon at 5pm. Each visitor will have to register as part of their stay and provide details on the number of guests and vehicle registration to ensure a log is recorded. This will assist in monitoring and controlling the number of guests on-site to ensure that the number of visitors never exceeds 74 people at any one time. The system may evolve to an online registration and payment system (similar to covid registration systems) which keeps a tally of numbers and doesn't allow bookings to be processed over 74 people.</i></p> <p><i>Satisfied.</i></p>
--	--	--

6.1.4 Landscaping Code

The proposed tourist park is positioned within a picturesque country outback setting looking over the mountains to the west and cattle grazing in the properties surrounding the campground. It is proposed to utilize the cleared areas located outside the mapped regulated vegetation to accommodate motor homes and caravans alike to for short terms stays.

The tourist park is proposed to cater for up to 74 people, operating from 1st May through to the 31st December weather permitting corresponding with the peak drive tourism season. It is expected that the tourist park would typically operate at 55% of its maximum capacity, based on the national average for occupancy rates for caravan parks.

The Tourist Park will be operated in line with the 'Leave no Trace' principles which encourages users to leave the site in the same or better condition than when arriving, leaving no evidence that they had ever been there. One or more refuse bin/s (wheelie bin) will be provided in a screened enclosure in proximity to Hume Road frontage of the site adjacent to the entry into the Tourist Park.

The facility is proposed in response to the increasing demand from self-sufficient travellers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.

The Mareeba Shire Council Planning Scheme 2016 supports the establishment of tourist parks within the Rural Zone provided they do no impact on the Shire's agricultural sector. This particular area of Hume and Coyle Road does not include any intensive farming activity that will likely conflict with the proposed tourist park. Given the self-contained nature of the proposed tourist park, and the lack of permanent improvements proposed on the subject site, the development is not likely to permanently alienate the sites agricultural potential.

6.1.5 Parking and Access Code

The proposal is for a self-contained Tourist Park activity catering for up to 74 people over a 15 hectare site. Access will be via the existing property access point off Hume Road, and once in the property an all-weather internal driveway that will be approximately 5m wide by 285m long will provide a clear point of access into the site, where they can then go and find a camp spot wherever they please within the fenced designated area. No formal parking arrangement will be provided, instead allowing users to choose their own preferred camp location.

As such, this code is not considered applicable to this development in terms of controlling parking demands and requirements given the nature of the development. In terms of standard of access, the subject site was subdivided as part of an approval (your ref: MC2004/14) issued on the 01.06.2004. As part of the approval the subject site was provided with a newly constructed dual width/ combined access crossover in accordance with the standard drawings in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.

6.1.6 Works, Service and Infrastructure Code

The proposed Tourist Park development is located within the Rural Zone, and is designed to cater for self-contained travellers and as such limited services and infrastructure are required to be provided.

Access to the tourist park will be via the existing property access point off Hume Road, and once in the property an all-weather internal driveway that will be approximately 5m wide by 285m long will provide a clear point of access into the site, where they can then go and find a camp spot wherever they please within the fenced designated area. No formal parking arrangement will be provided, instead allowing users to choose their own preferred camp location.

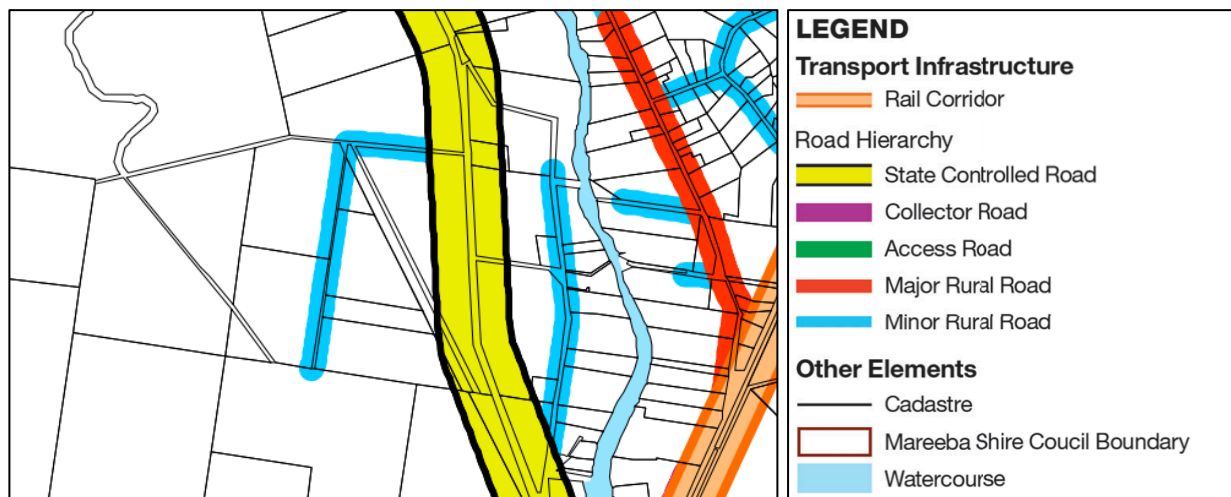
In terms of standard of access, the subject site was subdivided as part of an approval (your ref: MC2004/14) issued on the 01.06.2004. As part of the approval the subject site was provided with a newly constructed dual width/ combined access crossover in accordance with the standard drawings in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.

It is considered that the proposed Tourist Park development achieves compliance with the outcomes sought to be achieved within Works, Services and Infrastructure Code.

6.1.7 Transport Infrastructure Overlay Code

8.2.12.2 Purpose

- (1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
 - (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
 - (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
 - (d) Development compliments the use of 'Rail corridors' for tourist activities.



ASSESSMENT BENCHMARKS

Performance Outcomes	Acceptable Outcomes	Proposal Justification
For accepted development subject to requirements and assessable development		
PO1	AO1	Not acceptable to this development as there are no structure proposed as part of this development. Satisfied.

For assessable development		
PO2	AO2	<p><i>Not applicable to this development as it relates to 'Rail Corridors' in which there are none which adjoins the subject site.</i></p> <p>Satisfied.</p>

6.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP identifies the matters of interest – where relevant they have been addressed by heading in this section. Where the State is a referral agency for a development application under the provisions, the state code applies.

In this instance, the proposed development does not trigger referral for any matter of state interest. Formal pre-lodgement advice received from State Assessment and Referral Agency (SARA) on 26 February 2021, clarifies the referral trigger parameters and how we are outside the relevant thresholds to avoid referral.

See Appendix 4: SARA Pre-lodgement Written Advice.

6.3 Far North Regional Plan 2009-2031

The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009- 2031. Hence, compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

7.0 CONCLUSION

This application has been prepared by U&i Town Plan on behalf Robyn Simmonds in relation to the use of Lot 201 on SP177750 located at 127 Hume Road, Bibbohra for the purposes of establishing a 'Tourist Park (up to 74 people)' on the property. Accordingly, this application seeks the following approval:

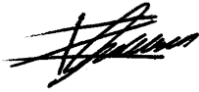
- **Development Permit for a Material Change of Use – Tourist Park (up to 74 people)**

The applicant strongly believes that an assessment of the common material forming part of this development application in accordance with the decision-making rules established under the Planning Act will result in the approval of the development application and the issuing of a development permit subject to conditions.

The proposal is consistent with the "Purpose" of the Rural Zone and the applicable State level policy. The proposal constitutes works and a use of the site in a manner that meets the strategic outcomes sought by the planning instruments and the expectations of the community. The conclusion of this report is that all the requirements set by the assessment benchmarks can be met and that the strategic level policy outcomes sought by the planning scheme for the site and locality can be achieved. The common material provided as part of this development application contains sufficient justification to establish compliance with the assessment benchmarks. It is the applicant's opinion

that the development application contains sufficient justification to warrant approval subject to reasonable and relevant conditions.

We request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice for the development. If you have any queries please do not hesitate to contact our office on 0411 344 110.



Ramon Samanes, MPIA

Director, U&i Town Plan

Bachelor of Applied Science, Majoring in Environmental and Urban Planning

APPENDIX 1: DEVELOPMENT APPLICATION FORMS 1

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

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

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Robyn Simmonds c/- U&i Town Plan
Contact name (only applicable for companies)	Ramon Samanes
Postal address (P.O. Box or street address)	PO Box 657
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0411344110
Email address (non-mandatory)	Ramon@uitownplan.com.au
Mobile number (non-mandatory)	0411344110
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M2-21

2) Owner's consent

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

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (all lots must be listed), **or**

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		125	Hume Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	201	SP177750	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
c)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="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)*:

Tourist Park (Up to 74 people)

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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of visitors	Gross floor area (m ²) (if applicable)
Self-Contained Campground	Tourist Park	Up to 74 people	n/a

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

☐ Yes

☒ No

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Emerging Communities
Number of lots created				Two (2) allotments

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> 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?	
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No	

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

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

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

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

Quarry materials from land under tidal waters

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

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

Referable dams

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

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

APPENDIX 2: OWNER'S CONSENT

CLIENT ACCEPTANCE FORM / OWNER'S CONSENT



(TO BE COMPLETED AND RETURNED)

PROJECT:	Material Change of Use – Tourist Park
PROJECT ADDRESS:	126 HUME ROAD, BIBOOHRA (LOT 201 ON SP177750)

Client Details

Client:	ROBIN SIMMONDS
Invoice Address:	PO Box 657 MAREEBA Q 4880
Phone:	ph 0428 979 175
Email:	grsimmonds4@gmail.com
Accounts Contact:	AS ABOVE

Landowner Details

Landowner Name/s:	GLEN, ROBIN SIMMONDS
Address:	89 HUME RD BIBOOHRA Q 4880
All Owners Signatures:	 

I/we, the party named below (the Client), confirm the commission of R&A Samanes Pty Ltd t/a U&i Town Plan (the Consultant), in relation to the project referenced above and accept all terms and conditions of the Quote and in particular confirm responsibility for payment of fees generated by this commission and payable to the Consultant strictly prior to lodgement of the Application and in other cases within 7 days of the date of invoice.

Signed:



Name:

ROBIN SIMMONDS

Date:

26/2/2021

Please complete, sign and return to: ramon@uitownplan.com.au

APPENDIX 3: DEVELOPMENT PLANS

Site Plan - Tourist Park (Self Contained Camping - up to 74 people)

Located at 127 Hume Road, Bibbohra (Lot 201 on SP177750)

16°53'38"S 145°24'1"E

16°53'38"S 145°24'33"E



16°54'2"S 145°24'1"E

16°54'2"S 145°24'33"E

APPENDIX 4: SARA PRE-LODGE MENT WRITTEN ADVICE



SARA reference: 2102-21199 SPL
Applicant reference: M2-21

26 February 2021

GJ & RM Simmonds
C/- U&i Town Plan
PO Box 426
COOKTOWN QLD 4895
ramon@uitownplan.com.au

Attention: Ramon Samanes

Dear Glen and Robyn

SARA Pre-lodgement advice - 125 Hume Road, Bibbohra (Lot 201 on SP177750)

I refer to your pre-lodgement request received on 19 February 2021 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

The proposed development is for a material change of use to establish a campground (tourist park) for up to 75 people. The tourist park will cater for self-contained travellers and no permanent structures such as ablutions or toilet block will be built on site. Travellers are expected to utilise the local network of Dump Points provided in the region.

The lot is mapped with category B regulated vegetation areas, and there are no mapped watercourses, drainage features, wetlands or essential habitat.

A 10 metre buffer is proposed between the camping area and the areas of regulated vegetation.

Mareeba Shire Council's planning scheme includes the premises in the Rural Zone.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
----------------------	-------------	------

State Assessment and Referral agency (SARA) Lot plan report	SARA	19 Feb 2021
Site Plan – Tourist Park (Self Contained Camping – up to 75 people)	U&i Town Plan	19 Feb 2021
Mareeba Shire Council – Formal pre-lodgement submission	U&i Town Plan	19 Feb 2021

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

Vegetation clearing	
1.	<p>The application will not require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 3, Division 4, Table 3, Item 1 – Material change of use involving vegetation clearing <p>No clearing that is assessable development will occur as a result of the proposed development, and no new clearing exemptions are created.</p> <p>Referral may be required if the proposal involves electricity infrastructure (for powered sites) or water infrastructure (water tanks) that are situated within the firebreak/safety buffer distance of a category B area.</p> <p>Firebreaks/safety buffers around built infrastructure (other than fences, roads and underground services) are assessed with a width of 20m, or 1.5 times the height of the tallest adjacent tree to the infrastructure, whichever is greater.</p> <p>If clearing for built infrastructure is proposed at any point, it is recommended that the applicant request additional pre-lodgement advice and provide the location/extent in order to determine whether the proposal requires referral for native vegetation clearing.</p>
State transport infrastructure thresholds	
2.	<p>The application will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Material change of use impacting on State transport infrastructure thresholds <p>The Tourist Park use is located in local government area 2, and the development (as currently described) will meet the threshold, being premises designed to accommodate 75 people (or more).</p> <p>The development application will need to address the performance outcomes in the State Development assessment Provision (SDAP) State code 6: Protection of state transport networks.</p> <p>This will require fees to be paid in accordance with the following:</p> <ul style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 8(b)(ii) – \$3,373.00. <p>NOTE: If the Tourist Park is proposed to accommodate 74 people or less, then referral to SARA will not be required.</p>
Further pre-lodgement advice	
3.	<p>For further pre-lodgement advice please use the 'related actions' tab in the 2102-21199 SPL MyDAS2 record and select 'Request more pre-lodgement advice from SARA'. You will be</p>

	given an option to select either a meeting or written advice.
--	---

This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- valid for a period of 9 months unless a change in legislation or policy occurs that affects the advice
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Anthony Westbury, Planning Officer, on 40373215 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

Development details	
Proposal:	Material change of use for Tourist Park (self-contained camping – up to 75 people)
Street address:	125 Hume Road, Bibbohra
Real property description:	Lot 201 on SP177750
SARA role:	Referral Agency
Assessment Manager:	Mareeba Shire Council
Assessment criteria	State code 6: Protection of State transport networks
Existing use:	Vacant