

From: Northern Building Approvals
Sent: 24 Oct 2017 15:07:06 +1000
To: Natacha Jones;Carl Ewin
Subject: Northern Building Approvals- Planning Application for Reconfiguring 215 Malone Road Mareeba
Attachments: DA Form 1 - Development application details.DOCX, Planning Report for 215 Malone Road Mareeba.docx, Plan of Subdivision at 215 Malone Road Mareeba 4880.pdf

Hi MSC Planning Team

Please see the attached document for Planning Application for Reconfiguring a lot at 215 Malone Road Mareeba:

1. DA Form 1
2. Report
3. Site Plan

Please contact me for payment.

Kind Regards

Kenton Byrne
Northern Building Approvals
BBldSurvCert(Hons), MAIBS
Building Surveyor (LTD)
QBCC Certifiers Licence: A1107628
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DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Nyleve M Morris and Noel J Morris
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	PO Box 1611
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0409 346 478
Email address <i>(non-mandatory)</i>	morrisminor1100@bigpond.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	DA/17/0092

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		215	Malone Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	RP733075	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

Levison Creek

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

Name of airport:

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

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

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):*

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

☐ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☐ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

☒ Not required

Section 2 – Further development details

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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?

One

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

- | | |
|--|--|
| <input checked="" 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 construction 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:
				Rural
Number of lots created				Two

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? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <input type="text"/> | | |

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

- ☐ Yes – specify number of new lots:
- ☐ No

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*\$ **PART 4 – ASSESSMENT MANAGER DETAILS****15) Identify the assessment manager(s) who will be assessing this development application**

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS**17) Do any aspects of the proposed development require referral for any referral requirements?****Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

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

Matters requiring referral to the chief executive of the Planning Regulation 2017:

- ☐ Clearing native vegetation
- ☐ Contaminated land *(unexploded ordnance)*

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government : <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
Matters requiring referral to the chief executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works, or development in a coastal management district

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST**19) Information request under Part 3 of the DA Rules**

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS**20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)**

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ 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 – the yellow local government/private certifier's 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

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 EM941) 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 “EM941” 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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

Environmental offsets

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

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

☒ No

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

Koala conservation

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

☐ Yes

☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

☒ No

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

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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

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

☒ No**Decision under section 62 of the *Transport Infrastructure Act 1994***

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

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)☒ No**PART 8 – CHECKLIST AND APPLICANT DECLARATION****24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application☐ Yes☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

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*.☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see *DA Forms Guide: Relevant plans*.☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

☐ Yes☒ Not applicable**25) Applicant declaration**☒ By making this development application, I declare that all information in this development application is true and correct☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001***Note:** It is unlawful to intentionally provide false or misleading information.**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

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

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

PART 9 – FOR 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	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Planning Report for 215 Malone Road Mareeba Proposed Reconfiguration

Prepared for: Noel Morris

Site Description

215 Malone Road is located on the eastern side of Mareeba. The property is described as 3/RP733075. The subject lot is 3.893ha in size. The land is currently zoned Rural under the current Mareeba Shire Planning Scheme. Existing buildings located on the property include one dwelling and one farm shed. Below is an image showing the subject land.



Development Proposal

This application is for Building Works assessable against the Mareeba Shire Planning Scheme:

- Level of Assessment -- Compliance Assessment
- Assessment Criteria:
 - a. Rural code
 - b. Reconfiguring a lot code
 - c. Landscaping code

- d. Parking and access code
- e. Works, services and infrastructure

Attachment 1 is the Proposed Reconfiguration Plan.

Referrals

No referrals are required.

Planning Assessment Summary

This development is for Reconfiguration of 215 Malone Road Mareeba into two Lots. The property is within the Rural Zone of the Mareeba as identified on the Zone Map ZM016a.

The property is divided by defining feature of significant gully in the centre of the lot. The gully runs across a number of properties starting at Wright Road. The gully is the bases for the reconfiguring this property and with the additional development of neighbouring lots (at the beginning of Wright Road), has cause the current farming actives to become unsustainable.

The proposed reconfiguration development is compliant with the most assessment provisions, except for the follow matter:

1. Reconfiguring a lot code - Area and frontage of lots – Rural Zone - each proposed lot will not be less than 60 hectares in size and the frontage will be less than 400 metres long

Both proposed Lots will not comply with Table 9.4.4.3B as the current size of the property is 3.893 hectares with a frontage of 125 metres. However, the proposed reconfiguration will produce two lots consistent in size with the Rural Residential lots on the western side of Malone Road. Additionally, Council has just approved the similar format of reconfiguration of the neighbouring property 23 Wright Road Mareeba which will also produce two lots consistent in size.

Therefore, the development is consistent with existing development in this location. The fact is that the development is appropriate for this lot and generally complies with all relevant aspects of the planning scheme. Your swift action to approve this development is appreciated.

Mandatory Supporting Information

Assessment of application against relevant Development Codes

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

- 6.2.7 Rural zone code
- 9.4.4 Reconfiguring a lot code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

6.2.9 Rural zone code

6.2.9.1 Application

(1) This code applies to assessing development where:

- (a) located in the Rural zone; and**
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.**

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.

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For self-assessable and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street 	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	N/A	No Development proposed in this application.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	N/A	No Development proposed in this application.

Performance outcomes	Acceptable outcomes	Complies	Comments
frontage length.			

Performance outcomes	Acceptable outcomes	Complies	Comments
Siting, where not involving a Dwelling house			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	N/A	No Development proposed in this application.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	N/A	No Development proposed in this application.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road; 	N/A	No Development proposed in this application.

Performance outcomes	Acceptable outcomes	Complies	Comments
Accommodation density			
PO3 The density of Accommodation activities: <ul style="list-style-type: none"> (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site. 	AO3.1 Residential density does not exceed one dwelling house per lot.	✓	No Development proposed in this application. However, the proposed lots are of size which will allows both current (existing buildings) and future development to comply with the necessary requirements of the reconfiguring a lot code.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: <ul style="list-style-type: none"> (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or (c) Rural worker's accommodation. 	N/A	No Development proposed in this application.
For assessable development			
Site cover			
PO4 Buildings and structures occupy the site in a manner that:	AO4 No acceptable outcome is provided.	N/A	No Development proposed in this application.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</p> <p>(c) appropriately balances built and natural features.</p>			
<p>PO5</p> <p>Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p>AO5</p> <p>No acceptable outcome is provided.</p>	N/A	No Development proposed in this application.
Amenity			
<p>PO6</p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p>	<p>AO6</p> <p>No acceptable outcome is provided.</p>	N/A	No Development proposed in this application.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	A07 No acceptable outcome is provided.	N/A	No Development proposed in this application.

9.4.2 Landscaping code

9.4.2.1 Application

This code applies where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.2.2 Purpose

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

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

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

Landscaping is a functional part of development design and is commensurate with the intended use;

Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;

Landscaping treatments complement the scale, appearance and function of the development;

Landscaping contributes to an attractive streetscape;

Landscaping enhances the amenity and character of the local area;

Landscaping enhances natural environmental values of the site and the locality;

Landscaping provides effective screening both on site, if required, and between incompatible land uses;

Landscaping provides shade in appropriate circumstances;

Landscape design enhances personal safety and reduces the potential for crime and vandalism; and

Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

Table 9.4.2.3A—Landscaping code - For self-assessable and assessable development

For self-assessable and assessable development			
PO1 Development, other than in the Rural zone, includes landscaping that: contributes to the landscape character of the Shire; compliments the character of the immediate surrounds;	AO1 Development, other than in the Rural zone, provides: a minimum of 10% of the site as landscaping; planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; for the integration of retained significant vegetation into landscaping areas;	N / A	Proposed reconfiguration in the Rural zone.

<p>provides an appropriate balance between built and natural elements; and</p> <p>provides a source of visual interest.</p>	<p>on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>		
<p>PO2</p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <p>creates an attractive streetscape;</p> <p>compliments the character of the immediate surrounds;</p> <p>assists to break up and soften elements of built form;</p> <p>screen areas of limited visual interest or servicing;</p> <p>provide shade for pedestrians; and</p> <p>includes a range and variety of planting.</p>	<p>AO2</p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <p>with a minimum width of 2 metres where adjoining a car parking area;</p> <p>with a minimum width of 1.5 metres in all other locations; and</p> <p>in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>N /A</p>	<p>Proposed reconfiguration in the Rural zone.</p>
<p>PO3</p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <p>screens and buffer land</p>	<p>AO3.1</p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>N /A</p>	<p>No Development proposed in this application.</p>

<p>uses;</p> <p>assists to break up and soften elements of built form;</p> <p>screens areas of limited visual interest;</p> <p>preserves the amenity of sensitive land uses; and</p> <p>includes a range and variety of planting.</p>	<p>AO3.2</p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <p>are planted at a maximum spacing of 1 metre;</p> <p>will grow to a height of at least 2 metres;</p> <p>will grow to form a screen of no less than 2 metres in height; and</p> <p>are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	N /A	No Development proposed in this application.
	<p>AO3.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	N /A	No Development proposed in this application.
<p>PO4</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <p>provides visual interest;</p> <p>provides a source of shade for pedestrians;</p> <p>assists to break up and soften elements; and</p> <p>improves legibility.</p>	<p>AO4.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <p>a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</p> <p>a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>where involving a car parking area in excess of 500m2:</p> <p>shade structures are provided for 50% of parking spaces; and</p>	N /A	No Development proposed in this application.

	<p>a minimum of 10% of the parking area as landscaping.</p> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>		
	<p>AO4.2</p> <p>Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	N / A	No Development proposed in this application.
<p>PO5</p> <p>Landscaping areas include a range and variety of planting that:</p> <p>is suitable for the intended purpose and local conditions;</p> <p>contributes to the natural character of the Shire;</p> <p>includes native species;</p> <p>includes locally endemic species, where practical; and</p> <p>does not include invasive plants or weeds.</p>	<p>AO5.1</p> <p>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	N / A	No Development proposed in this application.
	<p>AO5.2</p> <p>A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	N / A	No Development proposed in this application.
<p>PO6</p> <p>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1</p> <p>Tree planting is a minimum of 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</p>	N / A	No Development proposed in this application.

	4 metres from any inspection chamber.		
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	N /A	No Development proposed in this application.
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: a height of less than 4 metres; and no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	N /A	No Development proposed in this application.
For assessable development			
PO7 Landscaping areas are designed to: be easily maintained throughout the ongoing use of the site; allow sufficient area and access to sunlight and water for plant growth; not cause a nuisance to occupants of the site or members of the public; and maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	AO7 No acceptable outcome is provided.	N /A	No Development proposed in this application.

9.4.3 Parking and access code

9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.3.2 Purpose

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

parking areas are appropriately designed, constructed and maintained;

the efficient functioning of the development and the local road network; and

all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

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

Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;

Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;

Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;

Premises are adequately serviced to meet the reasonable requirements of the development; and

End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Criteria for assessment

Table 9.4.3.3A—Parking and access code – For self-assessable and assessable development

For self-assessable and assessable development			
Car parking spaces			
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: nature of the use; location of the site; proximity of the use to public transport services; availability of active transport infrastructure; and accessibility of the use to all members of the community.	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	N / A	No Development proposed in this application (However, the site is of size which will allow future development to comply with the any necessary car parking requirements).
Vehicle crossovers			
PO2 Vehicle crossovers are provided to:: ensure safe and efficient access between the road and premises; minimize interference with the function and operation of roads; and minimise pedestrian to vehicle conflict.	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	✓	The additional proposed Lot will have the able to connect to road network via the front boundary with driveway/crossover in accordance with FNQROC Regional Development Manual (note: the existing house already connected)
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: the primary frontage where involving	N/A	The proposed reconfiguration is on a site with a single road frontage.

	<p>Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</p> <p>from the lowest order road in all other instances.</p>		
	<p>AO2.3</p> <p>Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	N / A	No Development proposed in this application.
<p>PO3</p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>the intensity of anticipated vehicle movements;</p> <p>the nature of the use that they service; and</p> <p>the character of the surrounding locality.</p>	<p>AO3</p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	N / A	No Development proposed in this application.
For assessable development			
Parking area location and design			
<p>PO4</p> <p>Car parking areas are located and designed to:</p> <p>ensure safety and efficiency in operation; and</p> <p>be consistent with the character of the surrounding locality.</p>	<p>AO4.1</p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	N / A	No Development proposed in this application.
	<p>AO4.2</p> <p>Disabled access and car parking spaces are</p>	N / A	No Development proposed in this application.

	located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.		
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	N / A	No Development proposed in this application.
	AO4.4 Parking and any set down areas are: wholly contained within the site; visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and provided at the side or rear of a building in all other instances.	N / A	No Development proposed in this application.
Site access and manoeuvring			
PO5 Access to, and manoeuvring within, the site is designed and located to: ensure the safety and efficiency of the external	AO5.1 Access and manoeuvrability is in accordance with :	N / A	No Development proposed in this application.

<p>road network;</p> <p>ensure the safety of pedestrians;</p> <p>provide a functional and convenient layout; and</p> <p>accommodate all vehicles intended to use the site.</p>	<p>AS28901 – Car Parking Facilities (Off Street Parking); and</p> <p>AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>		
	<p>AO5.2</p> <p>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	✓	<p>The additional proposed Lot will have the able to connect to road network via the front boundary with access which has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>
	<p>AO5.3</p> <p>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	<p>The additional proposed Lot will have the able to connect to road network via the front boundary with vehicular access designed so that all vehicles enter and exit the site in a forward gear.</p>
	<p>AO5.4</p> <p>Pedestrian and cyclist access to the site:</p> <p>is clearly defined;</p>	N / A	<p>No Development proposed in this application.</p>

	easily identifiable; and provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).		
PO6 Development that involves an internal road network ensures that it's design: ensure safety and efficiency in operation; does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: hours of operation; noise light; and odour; accommodates the nature and volume of vehicle movements anticipated to be generated by the use; allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and in the Rural zone, avoids environmental degradation.	AO6.1 Internal roads for a Tourist park have a minimum width of: 4 metres if one way; or 6 metres if two way.	N / A	No Development proposed in this application.
	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: a minimum approach and departure curve radius of 12 metres; and a minimum turning circle radius of 8 metres.	N / A	No Development proposed in this application.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	N / A	No Development proposed in this application.
	AO6.4 Speed control devices are installed along all internal roads, apart	N / A	No Development proposed in this application.

	from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.		
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	N / A	No Development proposed in this application.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	N / A	No Development proposed in this application.
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: are no steeper than 1:5; or are steeper than 1:5 and are sealed.	N / A	No Development proposed in this application.
Servicing			
PO7 Development provides access, maneuvering and	AO7.1 All unloading, loading, service and waste	N / A	No Development proposed in this application.

<p>servicing areas on site that:</p> <p>accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>do not adversely impact on the safety or efficiency of the road network;</p> <p>provide for all servicing functions associated with the use; and</p> <p>are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p>disposal areas are located:</p> <p>on the site;</p> <p>to the side or rear of the building, behind the main building line;</p> <p>not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>		
	<p>AO7.2</p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	N / A	No Development proposed in this application.
	<p>AO7.3</p> <p>Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p>	N / A	No Development proposed in this application.
Maintenance			
<p>PO8</p> <p>Parking areas are used and maintained for their intended purpose.</p>	<p>AO8.1</p> <p>Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	N / A	No Development proposed in this application.
	<p>AO8.2</p> <p>All parking areas will be compacted, sealed, drained, line marked and maintained until such</p>	N / A	No Development proposed in this application.

	time as the development ceases.		
End of trip facilities			
PO9	AO9.1	N / A	No Development proposed in this application.
Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:	The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.		
meet the anticipated demand generated from the use;	AO9.2	N / A	No Development proposed in this application.
comprise secure and convenient bicycle parking and storage; and	End of trip facilities are provided in accordance with Table 9.4.3.3D.		
provide end of trip facilities for all active transport users.			
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
PO10	AO10	N / A	No Development proposed in this application.
The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	A traffic impact report is prepared by a suitably qualified person that identifies:		
	the expected traffic movements to be generated by the facility;		
	any associated impacts on the road network; and		
	any works that will be required to address the identified impacts.		
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
PO11	AO11	N / A	No Development proposed in this application.
The level of traffic generated by the development on the	A traffic impact report is prepared by a suitably		

<p>surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>qualified person that identifies:</p> <p>the expected traffic movements to be generated by the facility;</p> <p>any associated impacts on the road network; and</p> <p>any works that will be required to address the identified impacts.</p>		

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: 100mm for parking areas; and 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

This code applies to assessing development where:

for Reconfiguring a lot; and

it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.4.2 Purpose

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

arranged in a manner which is consistent with the intended scale and intensity of development within the area;

provided with access to appropriate movement and open space networks; and

contributes to housing diversity and accommodates a range of land uses.

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

Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;

Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.

Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;

A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;

Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;

Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;

Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;

Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;

Subdivision within the Rural zone maintains rural landholdings in viable parcels; and

Land in historical townships is not reconfigured to be used for urban purposes.

9.4.4.3 Criteria for assessment

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

Area and frontage of lots			
PO1 Lots include an area and frontage that: is consistent with the design of lots in the surrounding area; allows the desired amenity of the zone to be achieved; is able to accommodate all buildings, structures and works	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.	x	Non-compliant The property is divided by defining feature of significant gully in the centre of the lot. The gully runs across a number of properties starting at Wright Road. The gully is the bases for the reconfiguring this property and with development of neighbouring lot, has

<p>associated with the intended land use;</p> <p>allow the site to be provided with sufficient access;</p> <p>considers the proximity of the land to:</p> <p>centres;</p> <p>public transport services; and</p> <p>open space; and</p> <p>allows for the protection of environmental features; and</p> <p>accommodates site constraints.</p>			<p>cause the current farming activities to become unsustainable.</p> <p>Both proposed Lots will not comply with Table 9.4.4.3B as the size of each proposed lot will be less than 60 hectares in size and the frontage will be less than 400 metres long. However, the proposed lots will be consistent in size and frontage with the Rural Residential lots on the western side of Malone Road.</p>
Existing buildings and easements			
<p>PO2</p> <p>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>any continuing use is not compromised by the reconfiguration.</p>	<p>AO2.1</p> <p>Each land use and associated infrastructure is contained within its individual lot.</p>	✓	<p>The existing infrastructure for the existing dwelling will be contained within the proposed rear lot.</p>
	<p>AO2.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	✓	<p>The new side and rear setback for the existing dwelling on the rear proposed Lot will have a compliant 1.5 setback to the OMP (as per QDC MP1.2 setback requirements). Additionally, the new side and rear setback for the existing farm shed will have a compliant 10m setback required under the Rural zone code.</p>

PO3	AO3	N/A	No existing easements
<p>Reconfiguring a lot which contains an existing easement ensures:</p> <p>future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	No acceptable outcome is provided.		
Boundary realignment			
PO4	AO4	N/A	N/A
The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	No acceptable outcome is provided.		
Access and road network			
PO5	AO5	✓	The additional proposed Lot will have the ability to connect to existing road network via the direct road frontage in accordance with FNQROC Regional Development Manual (Note: the existing dwelling is already connected to the road network)
<p>Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <p>safety;</p> <p>drainage;</p> <p>visual amenity;</p> <p>privacy of adjoining premises; and</p> <p>service provision.</p>	No acceptable outcome is provided.		
PO6	AO6	✓	The additional proposed Lot will have the ability to connect to existing road network via the
Reconfiguring a lot ensures that access to a lot can be provided that:	Vehicle crossover and access is provided in accordance with the design guidelines and		

<p>is consistent with that provided in the surrounding area;</p> <p>maximises efficiency and safety; and</p> <p>is consistent with the nature of the intended use of the lot.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>		<p>direct road frontage in accordance with FNQROC Regional Development Manual (Note: the existing dwelling is already connected to the road network)</p>
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <p>the intended use of the lots;</p> <p>the existing use of surrounding land;</p> <p>the vehicular servicing requirements of the intended use;</p> <p>the movement and turning requirements of B-Double vehicles.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>AO7</p> <p>No acceptable outcome is provided.</p>	N/A	N/A
Rear lots			
<p>PO8</p> <p>Rear lots are designed to:</p> <p>provide a high standard of amenity for residents and other users of the site;</p> <p>provide a high standard of amenity for adjoining</p>	<p>AO8.1</p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	✓	The proposed rear lot will overlook Levison Creek (open space).
	<p>AO8.2</p>	✓	Only one rear lot is proposed to be

<p>properties; and</p> <p>not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>No more than two rear lots are created behind any lot with a road frontage.</p>		<p>created behind any lot with a road frontage.</p>
	<p>AO8.3</p> <p>Access to lots is via an access strip with a minimum width of:</p> <p>4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>8 metres otherwise.</p>	✓	<p>The access to rear lot is via an access strip with a minimum width of 8 metres.</p>
	<p>AO8.4</p> <p>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	✓	<p>The access to rear lot is via a single access strip along one side of the lot with direct frontage to the street.</p>
	<p>AO8.5</p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	N/A	N/A
	<p>AO8.6</p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>	N/A	N/A
Crime prevention and community safety			
<p>PO9</p> <p>Development includes design features which enhance public</p>	<p>AO9</p>	✓	<p>The proposed reconfiguration will not change any</p>

<p>safety and seek to prevent opportunities for crime, having regard to:</p> <p>sightlines;</p> <p>the existing and intended pedestrian movement network;</p> <p>the existing and intended land use pattern; and</p> <p>potential entrapment locations.</p>	No acceptable outcome is provided.		existing pedestrian movement networks.
Pedestrian and cycle movement network			
<p>PO10</p> <p>Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO10</p> <p>No acceptable outcome is provided.</p>	N/A	N/A
Public transport network			
<p>PO11</p> <p>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>does not prejudice the future provision of the identified infrastructure;</p> <p>appropriately treats the common boundary with the future corridor; and</p> <p>provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	N/A	N/A
Residential subdivision			

PO12	AO12	N/A	N/A.
<p>Residential lots are:</p> <p>provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>located to increase variety and avoid large areas of similar lot sizes.</p>	<p>No acceptable outcome is provided.</p>		
Rural residential zone			
PO13	AO13	N/A	N/A
<p>New lots are only created in the Rural residential zone where land is located within the 4,000m2 precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>No acceptable outcome is provided.</p>		
Additional provisions for greenfield development only			
PO14	AO14	N/A	N/A
<p>The subdivision design provides the new community with a local identity by responding to:</p> <p>site context</p> <p>site characteristics</p> <p>setting</p> <p>landmarks</p> <p>natural features; and</p> <p>views.</p>	<p>No acceptable outcome provided.</p>		
PO15	AO15	N/A	N/A
<p>The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles,</p>	<p>No acceptable outcome provided.</p>		

public transport, pedestrians and cyclists.			
<p>PO16</p> <p>The road network is designed to:</p> <p>minimise the number of cul-de-sacs;</p> <p>provide walkable catchments for all residents in cul-de-sacs; and</p> <p>include open cul-de-sacs heads.</p> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16</p> <p>No acceptable outcome provided.</p>	N/A	N/A
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	N/A	N/A
<p>PO18</p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>	N/A	N/A
<p>PO19</p> <p>Provision is made for sufficient open space to:</p> <p>meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</p> <p>retain riparian corridors, significant vegetation and habitat areas and provides</p>	<p>AO19.1</p> <p>A minimum of 10% of the site area is dedicated as open space.</p>	N/A	N/A
	<p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as</p>	N/A	N/A

<p>linkages between those areas; and</p> <p>meet regional, district and neighbourhood open space requirements.</p>	<p>significant vegetation or riparian corridor buffer.</p>		
<p>PO20</p> <p>A network of parks and community land is provided:</p> <p>to support a full range of recreational and sporting activities;</p> <p>to ensure adequate pedestrian, cycle and vehicle access;</p> <p>which is supported by appropriate infrastructure and embellishments;</p> <p>to facilitate links between public open spaces;</p> <p>which is co-located with other existing or proposed community infrastructure;</p> <p>which is consistent with the preferred open space network; and</p> <p>which includes a diversity of settings;</p>	<p>AO20</p> <p>No acceptable outcome is provided.</p>	N/A	N/A

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

Rural	All lots	60 hectares	400 metres

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

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

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

Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;

Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;

Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;

Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;

Development provides electricity and telecommunications services that meet its desired requirements;

Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;

Development does not affect the efficient functioning of public utility mains, services or installations;

Infrastructure dedicated to Council is cost effective over its life cycle;

Work associated with development does not cause adverse impacts on the surrounding area; and

Development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Criteria for assessment

Table 9.4.5.3 - Works, services and infrastructure code – For self-assessable and assessable development

For self-assessable and assessable development			
Water supply			
PO1 Each lot has an adequate volume and supply of water that: meets the needs of users; is adequate for fire-fighting purposes; ensures the health, safety and convenience of the	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:	N/A	N/A (Outside a reticulated water supply service area)

community; and minimises adverse impacts on the receiving environment.	in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated water supply service area.		
	<p>AO1.2</p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <p>a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</p> <p>on-site water storage tank/s:</p> <p>with a minimum capacity of 90,000L;</p> <p>fitted with a 50mm ball valve with a camlock fitting; and</p> <p>which are installed and connected prior to the occupation or use of the development.</p>	✓	<p>The existing dwelling is already connected to water supply from Levison Creek with 12MI water supply.</p> <p>The additional proposed lot will be provided with an access and 2MI water supply from Levison Creek.</p>
Wastewater disposal			
<p>PO2</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>meets the needs of users;</p> <p>is adequate for fire-fighting purposes;</p> <p>ensures the health, safety</p>	<p>AO2.1</p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p>	N/A	<p>N/A</p> <p>(Outside a reticulated sewerage service area)</p>

<p>and convenience of the community; and</p> <p>minimises adverse impacts on the receiving environment.</p>	<p>in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>outside a reticulated sewerage service area.</p>		
	<p>AO2.2</p> <p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <p>in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>outside a reticulated sewerage service area.</p>	✓	<p>The existing dwelling on proposed rear Lot is already connected to an effluent disposal system.</p> <p>The additional proposed lot has the ability to be provide An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management.</p> <p>Note: the proposed lot is in the Rural zone and outside a reticulated sewerage service area.</p>
Stormwater infrastructure			
<p>PO3</p> <p>Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1</p> <p>Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	N/A	N/A
	<p>AO3.2</p>	✓	Can be conditioned to comply

	<p>On-site drainage systems are constructed:</p> <p>to convey stormwater from the premises to a lawful point of discharge; and</p> <p>in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>		
Electricity supply			
<p>PO4</p> <p>Each lot is provided with an adequate supply of electricity</p>	<p>AO4</p> <p>The premises:</p> <p>is connected to the electricity supply network; or</p> <p>has arranged a connection to the transmission grid; or</p> <p>where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where:</p> <p>it is approved by the relevant regulatory authority; and</p> <p>it can be demonstrated that no air or noise emissions; and</p> <p>it can be demonstrated that no adverse impact on visual amenity will occur.</p>	✓	<p>The existing dwelling on proposed rear Lot is already connected to electricity supply network. The additional proposed lot has the ability to be connected to the electricity supply network.</p>
Telecommunications infrastructure			

PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	✓	The existing dwelling on proposed rear Lot is already connected to telecommunication network. The additional proposed lot has the ability to be connected to the telecommunication network.
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A	N/A (Outside a public utility service area)
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: streetscape; scenic amenity; environmental values; slope stability; accessibility; or privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	N/A	No Development proposed in this application.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	N/A	No Development proposed in this application.
	AO7.3 Earthworks batters: are no greater than 1.5 metres in height;	N/A	No Development proposed in this application.

	<p>are stepped with a minimum width 2 metre berm;</p> <p>do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;</p> <p>have a slope no greater than 1 in 4; and</p> <p>are retained.</p>		
	<p>AO7.4</p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>adjoining premises; or</p> <p>a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	N/A	No Development proposed in this application.
	<p>AO7.5</p> <p>All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	N/A	No Development proposed in this application.
	<p>AO7.6</p> <p>Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	N/A	No Development proposed in this application.

	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	N/A	No Development proposed in this application.
For assessable development			
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	The additional Lot has the ability to connect to the road network via the front boundary with a driveway/crossover in accordance with FNQROC Regional Development Manual.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	N/A	N/A
Public infrastructure			
PO9	AO9	N/A	No new infrastructure is required as part of

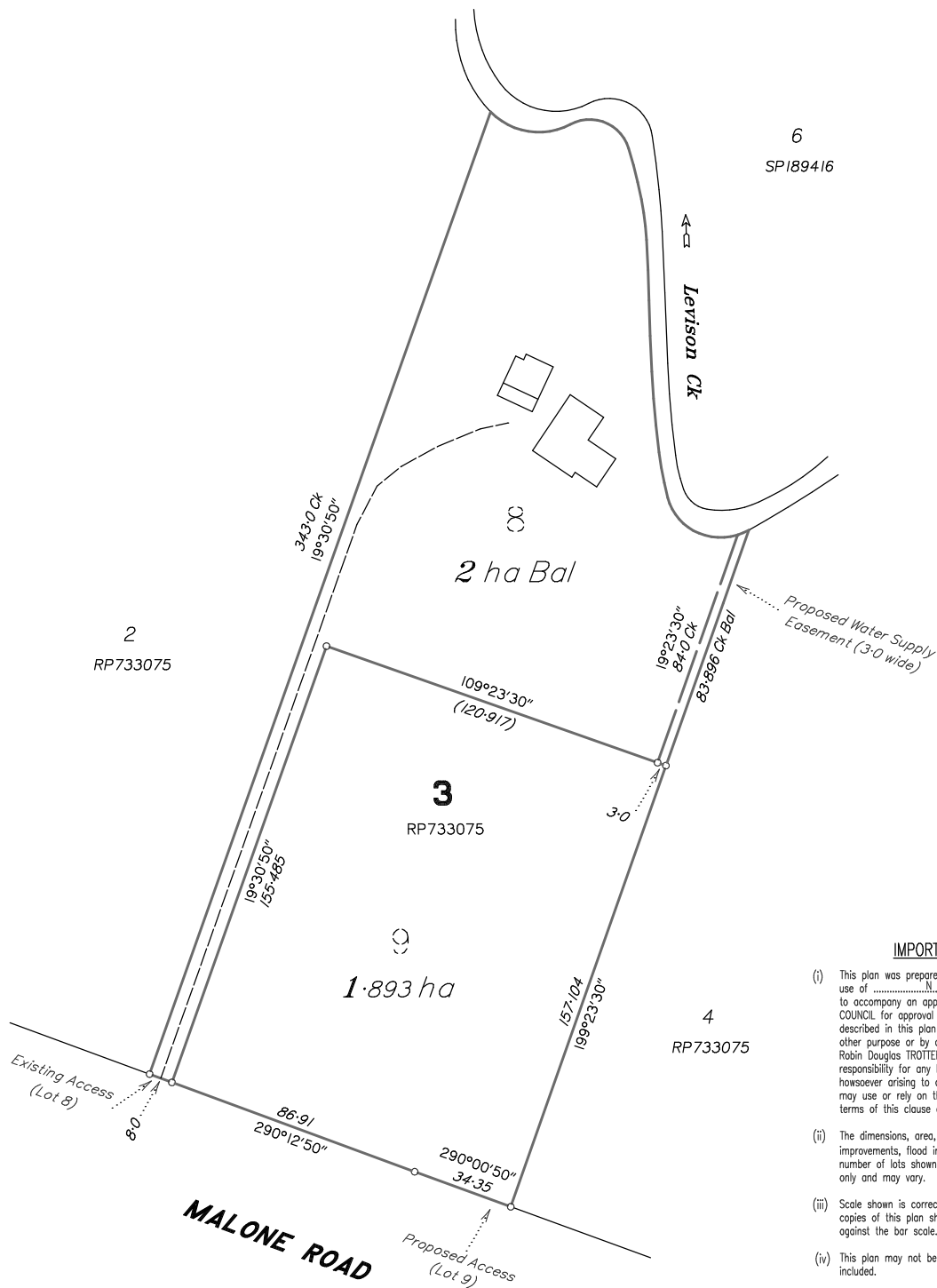
The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		the proposed reconfiguration.
Stormwater quality			
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; achieve specified water quality objectives; minimise flooding; maximise the use of natural channel design principles; maximise community benefit; and minimise risk to public safety.	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: drainage control; erosion control; sediment control; and water quality outcomes.	N/A	Can be conditioned as part of the approval for any future development to the proposed new Lot.
	AO10.2 For development on land greater than 2,500m ² or that result in more than 5 lots or	N/A	N/A

	<p>more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <p>meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</p> <p>is consistent with any local area stormwater water management planning;</p> <p>accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>		
<p>PO11</p> <p>Storage areas for stormwater detention and retention:</p> <p>protect or enhance the environmental values of receiving waters;</p> <p>achieve specified water quality objectives;</p> <p>where possible, provide for recreational use;</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	N/A	N/A

<p>maximise community benefit; and</p> <p>minimise risk to public safety.</p>			
Excavation or filling			
<p>PO12</p> <p>Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1</p> <p>Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	N/A	N/A – No filling or excavation is required as part of the proposed reconfiguration.
	<p>AO12.2</p> <p>Transportation of fill to or from the site does not occur:</p> <p>within peak traffic times; and</p> <p>before 7am or after 6pm Monday to Friday;</p> <p>before 7am or after 1pm Saturdays; and</p> <p>on Sundays or Public Holidays.</p>	N/A	N/A
<p>PO13</p> <p>Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1</p> <p>Dust emissions do not extend beyond the boundary of the site.</p>	N/A	N/A
	<p>AO13.2</p> <p>No other air pollutants, including odours, are detectable at the boundary of the site.</p>	N/A	N/A
	<p>AO13.3</p> <p>A management plan for control of dust and air</p>	N/A	N/A

	pollutants is prepared and implemented.		
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: safety; drainage; visual amenity; and privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): must follow as close as possible to the existing contours; be contained within the premises and not the road reserve, and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	N/A	N/A
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	N/A	N/A
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: soils are not contaminated by pollutants which represent a health or safety risk to users; or contaminated soils are remediated prior to plan sealing, operational works	N/A	N/A

	permit, or issuing of building works permit.		
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: 120 metres for residential development; and 90 metres for any other development.	N/A	N/A Outside of town reticulated water supply with street hydrant.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	N/A	N/A




IMPORTANT NOTE

- This plan was prepared for the purpose and exclusive use of N & N MORRIS to accompany an application to the MAREEBA SHIRE COUNCIL for approval for a reconfiguration of a lot described in this plan and is not to be used for any other purpose or by any other person or corporation. Robin Douglas TROTTER Licensed Surveyor accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses 2 to 4 hereof.
- The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
- This plan may not be photocopied unless this note is included.

Scale 1:1500 - Lengths are in Metres.



Dimensions and areas subject to final survey

ROBIN TROTTER Cadastral Surveyor  PO Box 481 Mareeba Qld 4880 email robt@ledanet.com.au mobile 0409 080017		N & N MORRIS		Scale : 1:1500	
Surveyed by : RDT Designed by : RDT Checked by : RDT		Date : 12/7/17 Date : 12/7/17		Sheet Size : A3 FB Ref : Meridian : RP733075 Level Datum :	
Notes :		PROPOSED RECONFIGURATION LOT 3 on RP733075 215 MALONE ROAD MAREEBA		Origin of Co-ords : Digital Data Ref : Sheet Number :	
Amendments :				Drawing No : 421_01 Issue :	