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44 McLeod Street, Cairns, QLD 4870
ABN: 23 087 899 076

5 April 2021

Our Ref: ARO0062

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

To: BrianM@msc.qld.gov.au (By Email)

Dear Brian,

Development Application: Reconfiguring a Lot - 1 Lot into 2 Lots

155 Hastie Road, Mareeba

RP: Lot 2 on RP730887

Kelly Reaston Development and Property Services has been engaged by Ian Wallace (the applicant) to prepare an application for Reconfiguring a Lot - 1 Lot into 2 Lots at 155 Hastie Road, Mareeba.

The proposal is to create a single residential dwelling lot and a lot containing the balance land. The residential dwelling lot will be created to build a dwelling for the landowner, Mrs Rosemary Wallace. The balance land will be masterplanned as per Council's planning scheme requirements and a subsequent development application will be submitted to Council.

In support of the Application, please find attached the following documents:

1. Completed DA Form 1 - **Attachment 1**;
2. Landowner's consent and Title Search – **Attachment 2**
3. Planning Report - **Attachment 3;**
4. Plans of Development - **Attachment 4;** and
5. Assessment of the applicable development codes under the Mareeba Shire Council Planning Scheme 2016 as **Attachment 5.**

In accordance with Council's Schedule of Fees for the 2020/21 Financial Year, Council's application fee is **$1,065.00**. This fee will be paid by the Applicant. Please provide an invoice to wallacequarrying@activ8.net.au.

Should you require any further information, please do not hesitate to contact Kelly Reaston on 0400 974 688 or at kelly@kellyreaston.com.au.

Kind regards

Kelly Reaston|Director

Attachment 1

Completed DA Form 1

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Ian Wallace
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	C/- Kelly Reaston Development and Property Services PO Box 6490
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	0400 974 688
Email address *(non-mandatory)*	kelly@kellyreaston.com.au
Mobile number *(non-mandatory)*	0400 974 688
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	ARO062

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		155	Hastie Road	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	2	RP730887	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(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)*:

Reconfiguring a Lot 1 Lot into 2 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	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

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)*	
☒ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13))*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify: Balance Lot
Number of lots created	1			1

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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 this development application, or include details in a schedule to this development application *(if applicable).*

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
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	

Brothels

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

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

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

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

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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation
23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?
☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered ☒ No ***Note**: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the 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 COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Attachment 2

Landowner's Consent and Title Search

KELLY REASTON

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DEVELOPMENT & PROPERTY SERVICES

23 March 2021

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

To: BrianM@msc.qld.gov.au (By Email)

Dear Brian,

Development Application: Reconfiguring a Lot - 1 Lot into 2 Lots

155 Hastie Road, Mareeba

RP: Lot 2 on RP730887

I confirm that I am the registered owner of 155 Hastie Road, Mareeba, Real Property description Lot 2 on RP730887.

I hereby give owner's consent as the registered owner to accompany the Development Application for the purpose of section 51 (2) of the *Planning Act 2016* for Reconfiguring a Lot - 1 Lot into 2 Lots over this site.

I have attached a current Title Search as proof of ownership.

Kind regards

RY Wallace

Rosemary Yvonne Wallace

Queensland Government

TITLES REGISTRY

Current Title Search

Department of Resources
ABN 59 020 847 551

Title Reference:	**21043097**	**Search Date:**	23/03/2021 12:27
Date Title Created:	21/04/1977	**Request No:**	36696558
Previous Title:	20401194		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 730887
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 719428457 28/05/2019

ROSEMARY YVONNE WALLACE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20124138 (POR 78V)

2. MORTGAGE No 704110930 16/06/2000 at 09:28
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ PROPERTY & TITLE SEARCH

Attachment 3

Planning Report

KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES

KELLY REASTON
DEVELOPMENT & PROPERTY SERVICES

PLANNING REPORT

Development Permit for Reconfiguring a Lot

1 Lot into 2 Lots

155 Hastie Road, Mareeba

Mareeba Shire Council

March 2021

A FRESH APPROACH TO DEVELOPMENT & PLANNING

1. INTRODUCTION

155 Hastie Road, Mareeba is in the Emerging Community zone in the Mareeba North-eastern Expansion Local Plan Area. The Mareeba North-eastern Local Plan Area has been identified for future urban residential development.

The site is currently 13.18 ha and is improved by two (2) dwelling houses and a number of other structures related to the rural use.

The Applicant is proposing to prepare a structure plan to guide the logical and sequential development of this site. To enable this to occur, the Applicant is seeking to create a single residential lot (881m2) immediately adjacent the existing Low Density Residential lot. The balance land (12.30ha) will be retained for future development.

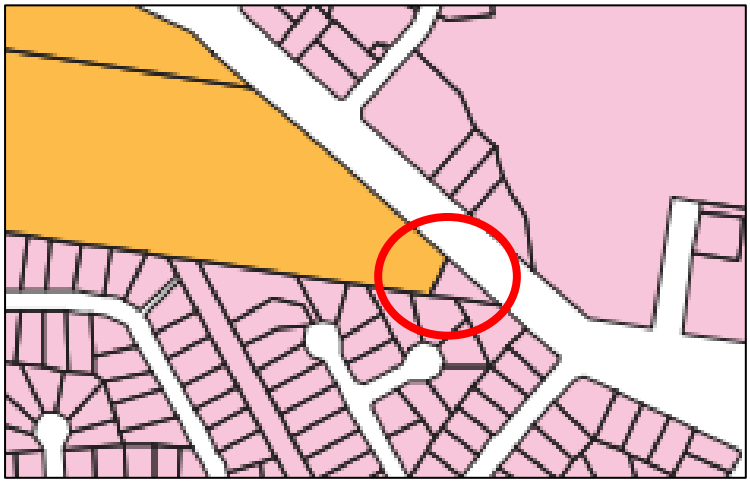


Image 1: Interface between Low Density Residential and Emerging Community Zone -Hastie Road.

The purpose of the single residential lot is to build a residential dwelling for Ms Rosemary Wallace, the current landowner. This will ensure Ms Wallace has a modern, private residence adjacent the site while the broader development occurs in time under the structure plan.

The site has existing services and requires a standard residential crossover to Hastie Road. No further development is proposed until such time as a structure plan is developed and approved.

SUMMARY OF KEY ISSUES

- The creation of a single residential lot does not compromise the Purpose of the Emerging community zone.

- The residential lot is created immediately adjacent an existing residential lot and is serviced by existing infrastructure.

- The balance parcel will be the subject of a future development application and structure plan.

- The residential lot creates an opportunity for the landowner to relocate to a modern residential dwelling to facilitate the future planning and development of the balance site.

-The proposal represents logical and sequential development and meets the anticipated density.

- The lot is of a size and scale anticipated in the Emerging Communities Zone and the Mareeba Local Plan.

2. APPLICATION DETAILS

2.1 Application Summary

Approvals Sought	Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots)
Applicant	Ian Wallace
Project Description	Two (2) lot subdivision to create one additional residential lot.
Assessment Details	
Assessment Manager	Mareeba Shire Council
Development Category	Assessable Development
Assessment level	Impact Assessable
Public Notification	Yes
Pre-lodgement Consultation	
Council	Yes- Verbal
State	No
Relevant State Planning Instruments	
Legislation	*Planning Act 2016* (Qld)
Planning Policy	State Planning Policy (July 2017)
Planning Policy Assessment Benchmarks	Natural Hazards Risk and Resilience
Regional Plan	Far North Queensland Regional Plan 2009-2031
Regional Plan Land Use	Urban Footprint
Development Assessment Mapping	Native Vegetation Clearing Water Resource
Referrals	No
Other State Interests	No
Relevant Local Planning Instruments	
Planning Scheme	Mareeba Shire Planning Scheme 2016
Local Plan	Mareeba North-eastern Expansion Local Plan
Local Plan Precinct	N/A
Zone:	Emerging Community
Zone Precinct	N/A
Overlays	Bushfire Hazard – Medium/Buffer; Environmental Significance – Waterways; Environmental Significance -MSES; Regional Infrastructure Corridors and Substations; Flood Hazard – Extreme/Low; Hill and Slope.

2.2 Reports

Document	Company	Reference	Issue	Date
Planning Report	KRDPS	ARO062	A	March 2021
Engineering Report	N/A	N/A	N/A	N/A

2.2 Plans of Development

Drawing	Company	Drawing No.	Rev	Date
Reconfiguration of Lot 2 on RP7308887, Mareeba: Proposal Plan.	ARO	ARO0062-SK01		6 April 2021

Plans of Development are attached as **Attachment 4.**

3. SITE DETAILS

3.1 Site Description

Registered Landowners	Rosemary Yvonne Wallace
Site Location	155 Hastie Road, Mareeba
Real Property Description	Lot 2 on RP730887
Site Area	13.18 ha
Tenure	Freehold
Easements/Encumbrances	N/A
Local Government Authority	Mareeba Shire Council

Image 2- Site Location: *(Source, QLD Globe, State of Queensland (Department of Resources) 2021*

3.2 Site Analysis

Current Use/s	Rural
Existing Improvements	Dwelling houses (2) and structures associated with rural use.
Topography	The topography is relatively flat at Hastie Road. There is a gully that transects the centre of site. The site falls away towards watercourse at the rear of the property.
Waterways	Approximately two (2) waterways traverse the site.
Vegetation	The site has some mapped vegetation along the watercourse corridor/s.
EMR/CLR	N/A
Heritage Places	N/A

3.3 Infrastructure and Services

Road Frontage	This site fronts Hastie Road, Mareeba.
Water Supply	The site is capable of being serviced by Council's reticulated water supply.
Wastewater	The site is capable of being serviced by Council's existing wastewater infrastructure.
Stormwater	Comment about drainage
Electricity	The site is connected to electricity services.
Telecommunications	The site is connected to telecommunication services.

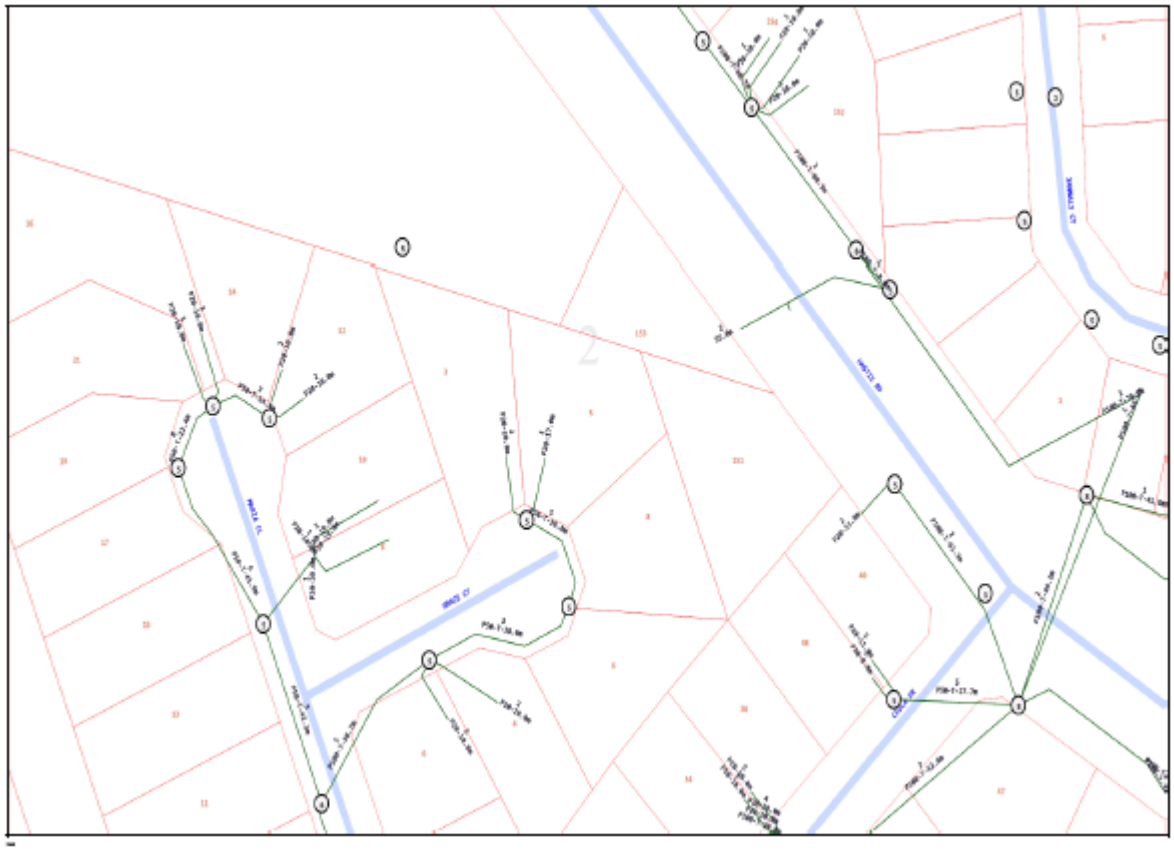


Image 3- NBN Service Plan

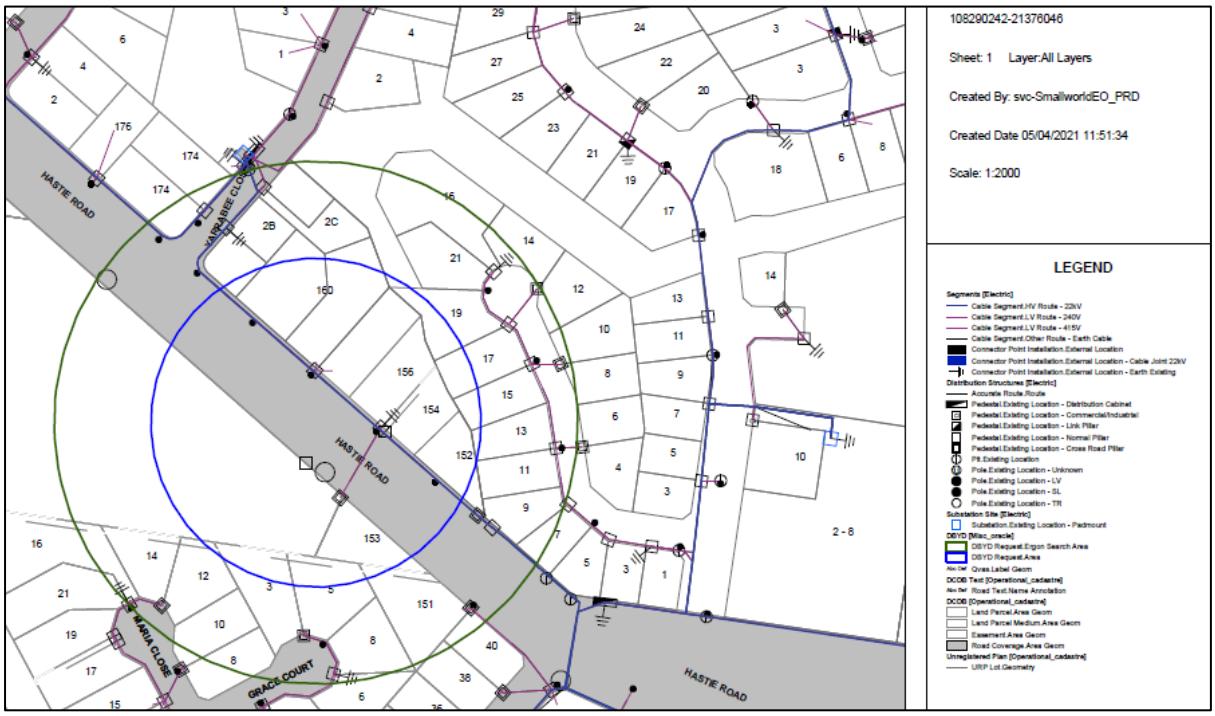


Image 4- Ergon Services All Layers

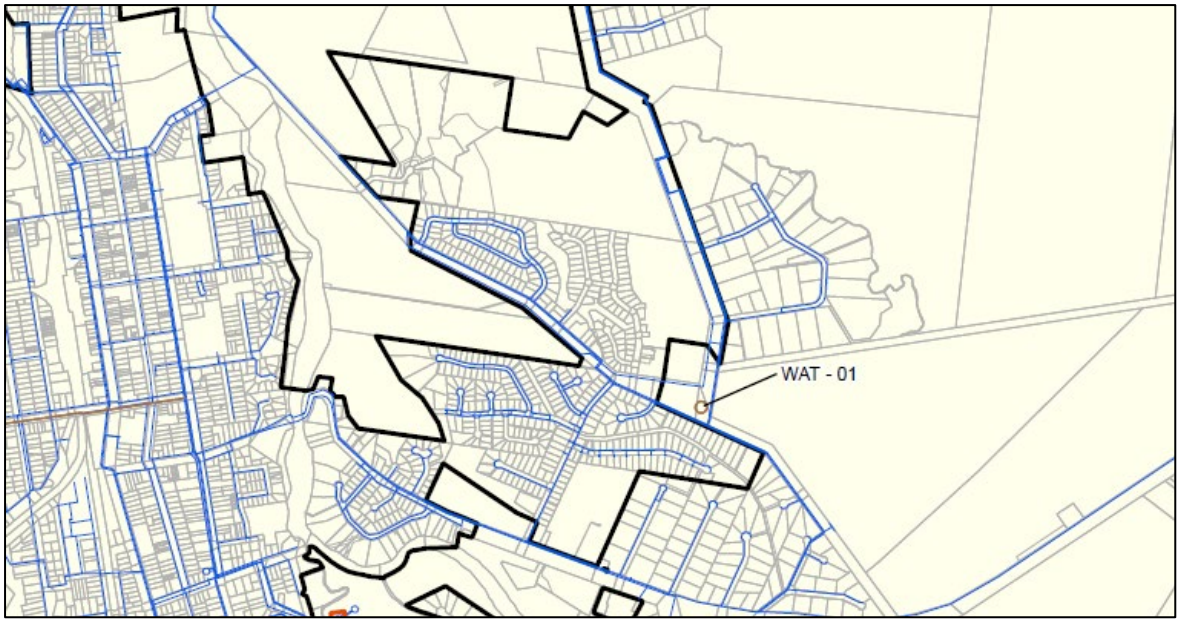


Image 5- Water Services MSC LGIP

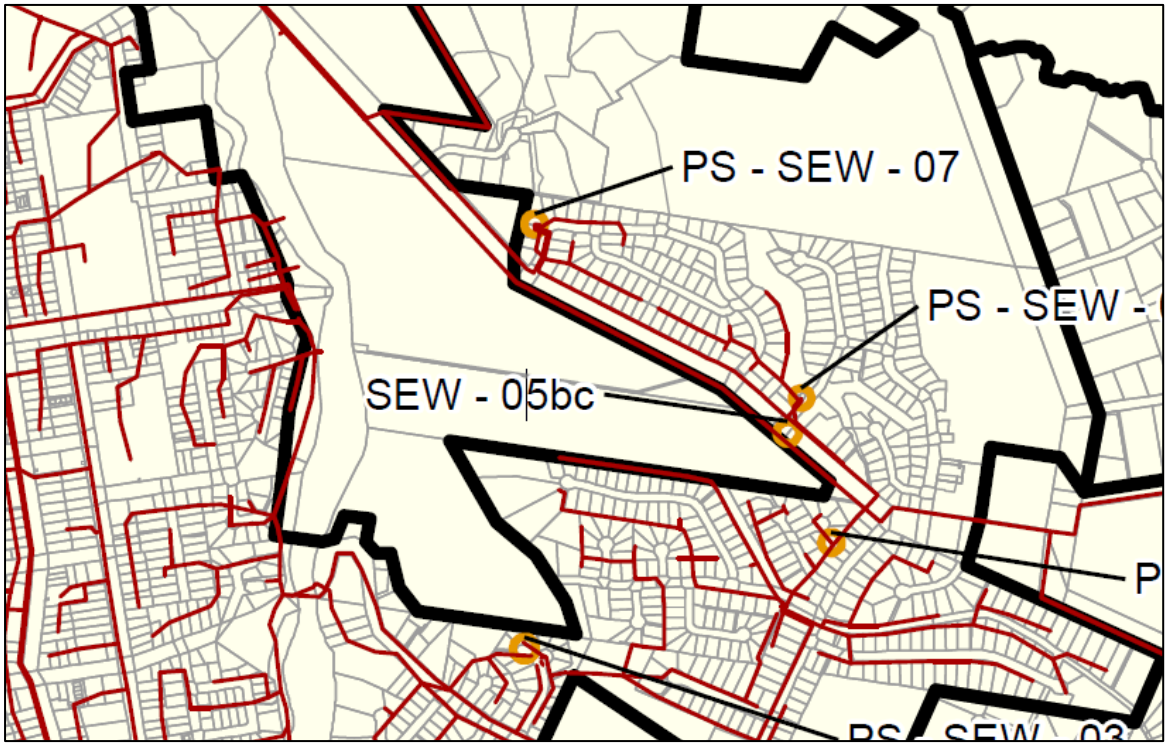


Image 6 – Sewer Plan MSC LGIP

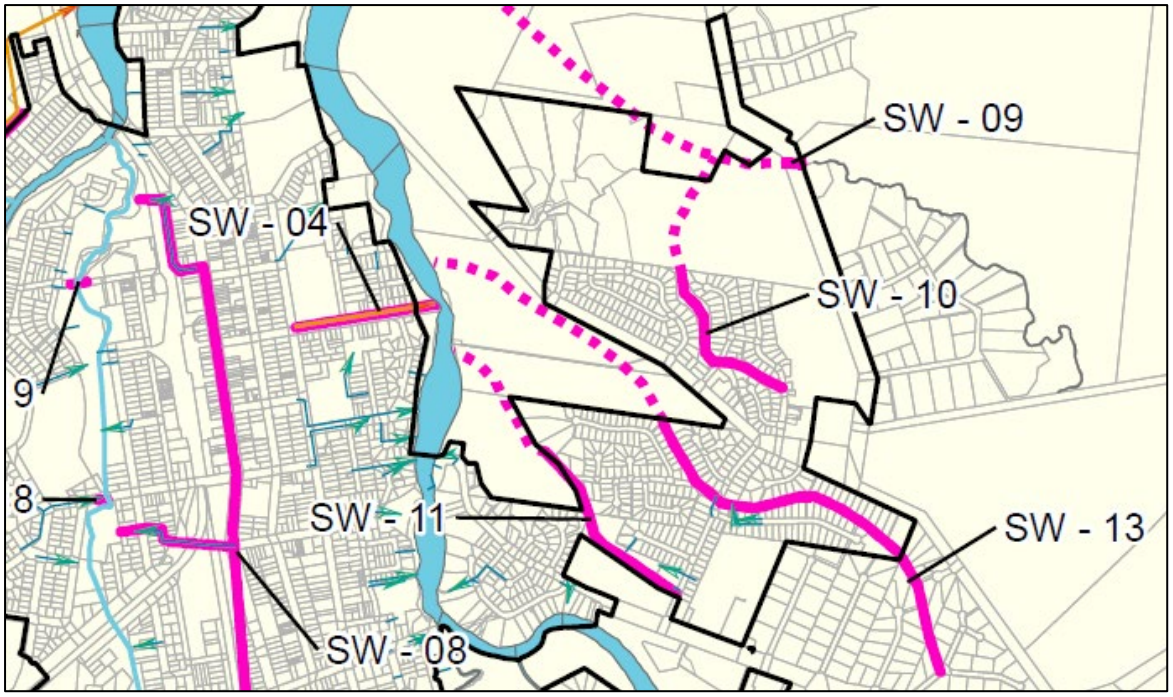


Image 7 – Stormwater MSC LGIP

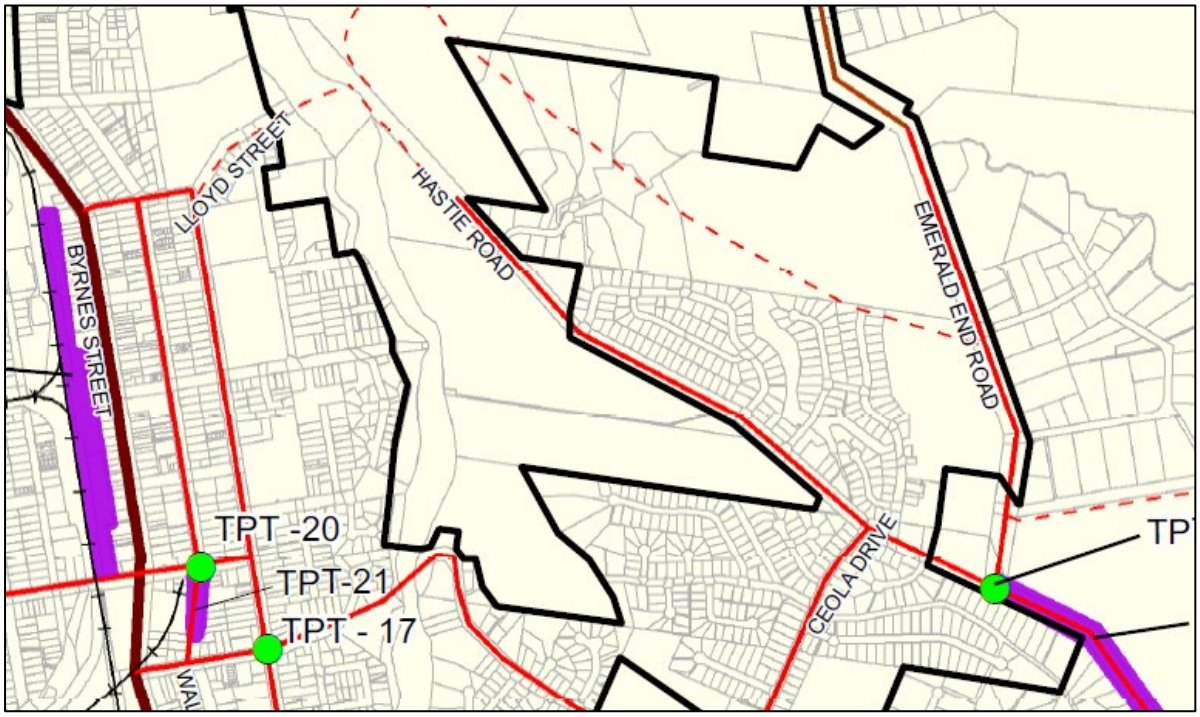


Image 8 – Trunk Road MSC LGIP

3.4 Site Photos

Image 9 – Site located adjected the vehicle. Immediately adjacent existing residential dwelling.

Image 10 – Residential Development surrounding site on Hastie Road.

Image 11 – Site boundary and existing streetscape.

Image 12 – Current Site access. New street access proposed to service this development.

4. DEVELOPMENT BACKGROUND

4.1 Relevant Approvals

An online search of Council's 'existing applications' did not uncover any existing approvals over the site. We are also unaware of any previous approvals that may have been obtained.

4.2 Application Fee

In accordance with Council's Schedule of Fees for the 2020/21 Financial Year, Council's application fee is $1,065.00.

4.3 Prelodgement Meetings

Council

A high-level preliminary discussion was held with Council (Brian Millard) regarding the creation of a single residential lot and balance development lot. No concerns were raised as the new lot is serviceable and immediately adjacent the existing residential development.

State

No Prelodgement required.

5. DEVELOPMENT PROPOSAL

5.1 General Description

The Applicant seeks a Development Approval from Mareeba Shire Council to create two (2) new freehold lot. Proposed Lot 2A is 881m2 and will be used for residential purposes. Proposed Lot 2 is 12.30ha and will be retained for future residential development as proposed by the current Mareeba Shire Planning Scheme. The new residential lot will be accessed by a standard residential crossover to Hastie Road and the existing access will be retained unchanged for the balance lot.

The plan of development is attached as **Attachment 4.**

5.2 Proposal Details

Development Permit- Reconfiguring a Lot (1 Lot into 2 Lots).

Current			**Proposed**		
Lot	**Area**	**Road Frontage**	**Lot**	**Area**	**Road Frontage**
2	13.18ha	215.6m	2A	881m2	22.4m
			2	12.30ha	193m

5.3 Staging

The proposed development will not be staged.

5.4 Engineering and Infrastructure Provision

5.4.1 Water & Wastewater – The development is capable of being serviced by existing water and wastewater infrastructure.

5.4.2 Stormwater (Quality & Quantity) – The creation of the new residential lot is not expected to impact stormwater quality or quantity on site.

5.4.3 Electricity – The development is capable of being serviced by existing infrastructure. Existing Lot 2 is connected to electricity and Lot 1 and will be connected to electricity as per Ergon's requirements.

5.4.4 Telecommunications - The development is capable of being serviced by existing infrastructure. Existing Lot 2 is connected to telecommunications infrastructure and proposed Lot 1 will be connected as per Telstra/NBN requirements.

5.4.5 Floor levels and Bulk Earthworks- No bulk earthworks will be required to facilitate this subdivision.

5.5 Transport and Accessibility

5.4.1 External Upgrades -No external upgrades are proposed to Hastie Road.

5.4.2 Access Locations - The new residential lot will be accessed by a standard residential crossover to Hastie Road as demonstrated on the attached plans.

5.4.3 Carparking – Not relevant to this proposal however, the residential lot is of a sufficient size and dimensions to accommodate parking associated with a residential dwelling.

5.4.4 Design Vehicles and Manoeuvring Requirements- Not relevant to this proposal.

5.4.5 Bicycle Parking- Not relevant to this proposal.

5.6 Infrastructure Charges

The site is in the Emerging Community Zone and is located within the Mareeba Central Priority Infrastructure Area.

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposed Development					
Residential	Dwelling House	3 or more-bedroom dwelling	$19,280.00	2	$38,560.00
Existing Credit					
Residential	Dwelling House	3 or more-bedroom dwelling	$19,280.00	1	$19,280.00
TOTAL					$19,280.00

6. LEGISLATIVE REQUIREMENTS

6.1 Planning Act 2016

6.1.1 Prohibited Development

The proposed development is not prohibited. This has been established by considering all relevant instruments, which can provide prohibitions under the Planning Act 2016 (The Act), including:

- Schedule 10 of the Planning Regulation 2017; and
- Relevant categorising instruments.

6.1.2 Assessable Development

Section 44(3) of the Act identifies that Assessable Development is development for which a Development Approval is required. As such, the development proposed by this application is made assessable under Mareeba Shire Council Scheme 2016 in accordance with Section 43(1) of the Act.

6.1.3 Assessment Manager

The Assessment Manager for this development application is the Mareeba Shire Council as determined by Schedule 8 of the *Planning Regulations 2017.*

6.1.4 Statutory Considerations for Assessable Development

6.2 Regional Plan

The site is located within the Urban Footprint of the Far North Queensland Regional Plan 2009-2031.

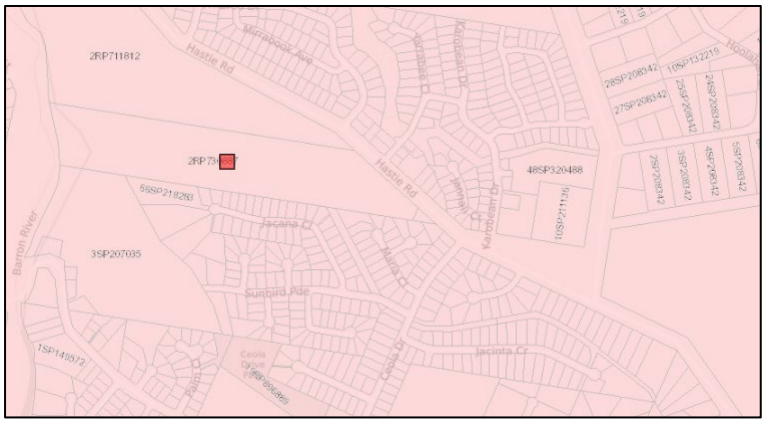


Image 13 Regional Land Use Categories: Urban Footprint, *Source Development Assessment Mapping System.*

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

6.3 State Planning Policy

The site is subject to the following State Interests of the State Planning Policy:

- Natural Hazards Risk and Resilience

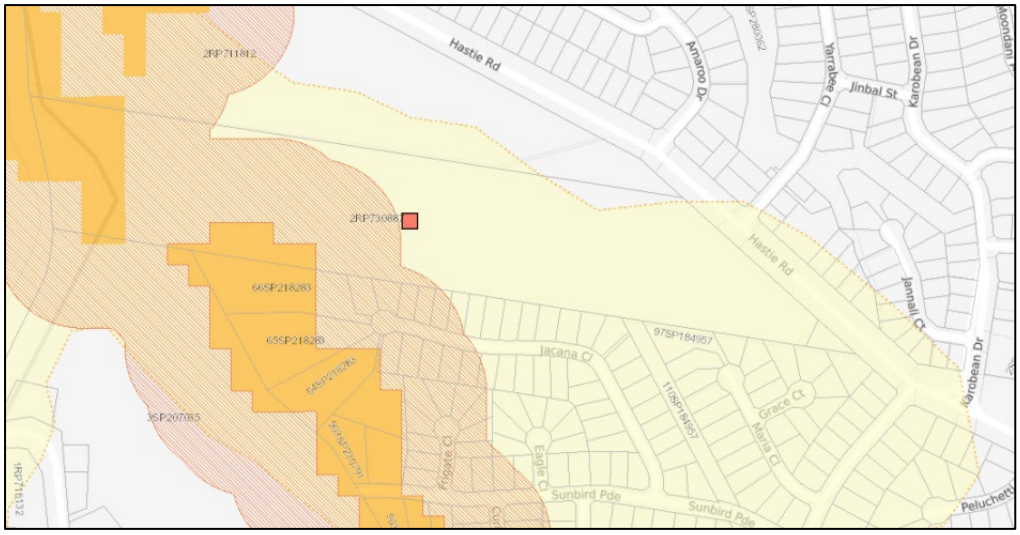


Image 14- Natural Hazards Risk & Resilience, Flood Hazard Area, *Source Development Assessment Mapping System.*

The Minister has identified that the Planning Scheme appropriately advances the applicable SPP. Accordingly, all the State interests have been appropriately reflected in the Planning Scheme and in turn, compliance with the SPP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6.4 Referrals and State Development Assessment Provisions (SDAP)

This Application does not require referral to SARA under the provisions of the *Planning Regulation 2017.*

6.5 Planning Scheme

6.5.1 Definitions

Reconfiguring a lot means— (a) creating lots by subdividing another lot.

6.5.2 Applicable Overlays

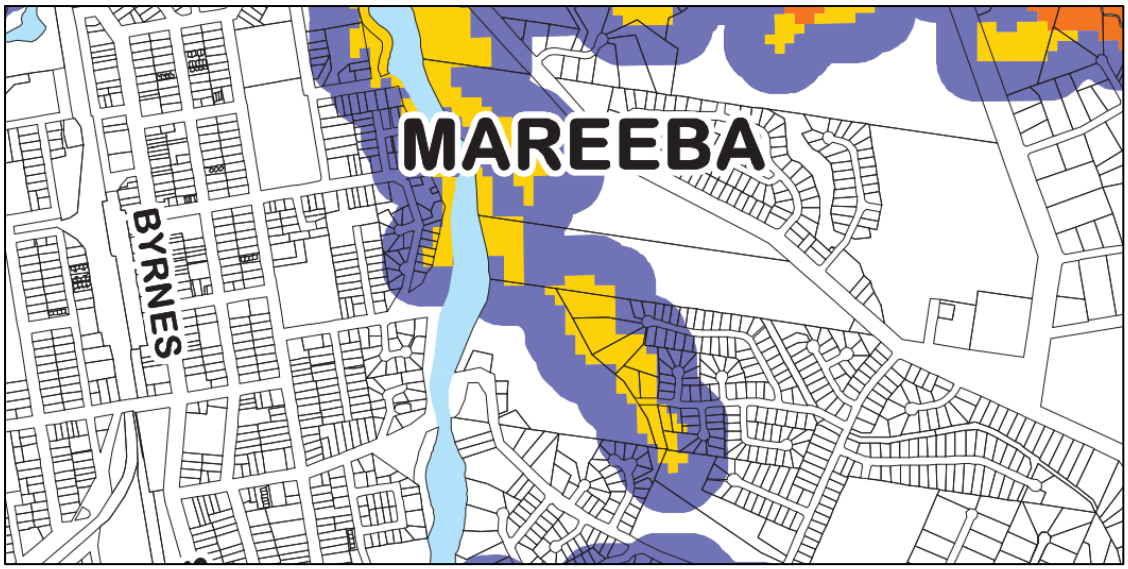


Image 15 Bushfire Hazard Overlay Map OM003m- Mareeba. *Mareeba Shire Planning Scheme 2016*

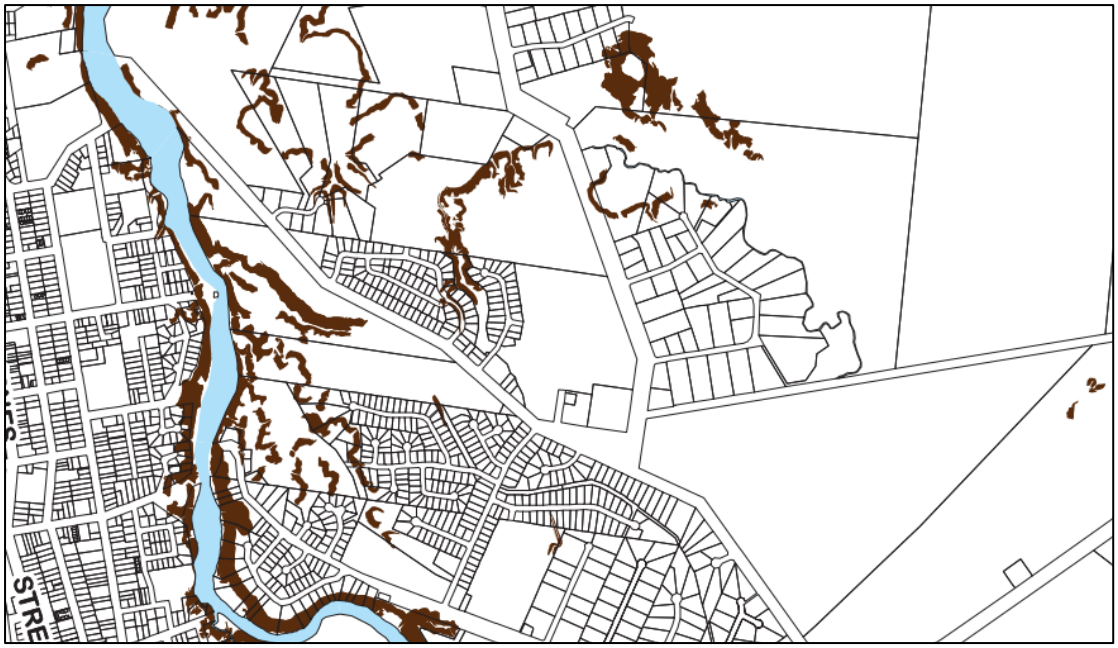


Image 16 Hill and Slope Overlay Map OM008m- Mareeba. *Mareeba Shire Planning Scheme 2016*

Image 17 Environmental Significance Waterways Overlay Map OM004x- Mareeba. *Mareeba Shire Planning Scheme 2016*

Image 18 Regional Infrastructure Corridors and Substations Overlay Map OM009d- Southeastern Region. *Mareeba Shire Planning Scheme 2016*

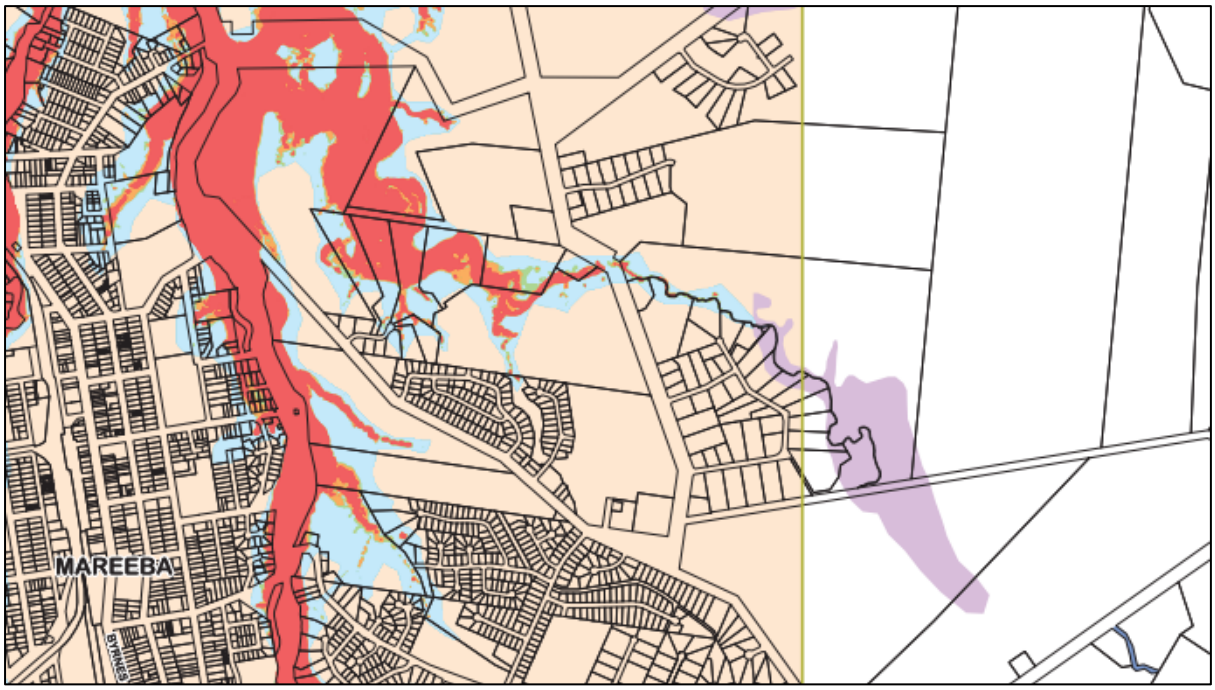


Image 19 Flood Hazard Overlay Map OM006m- Mareeba. *Mareeba Shire Planning Scheme 2016*

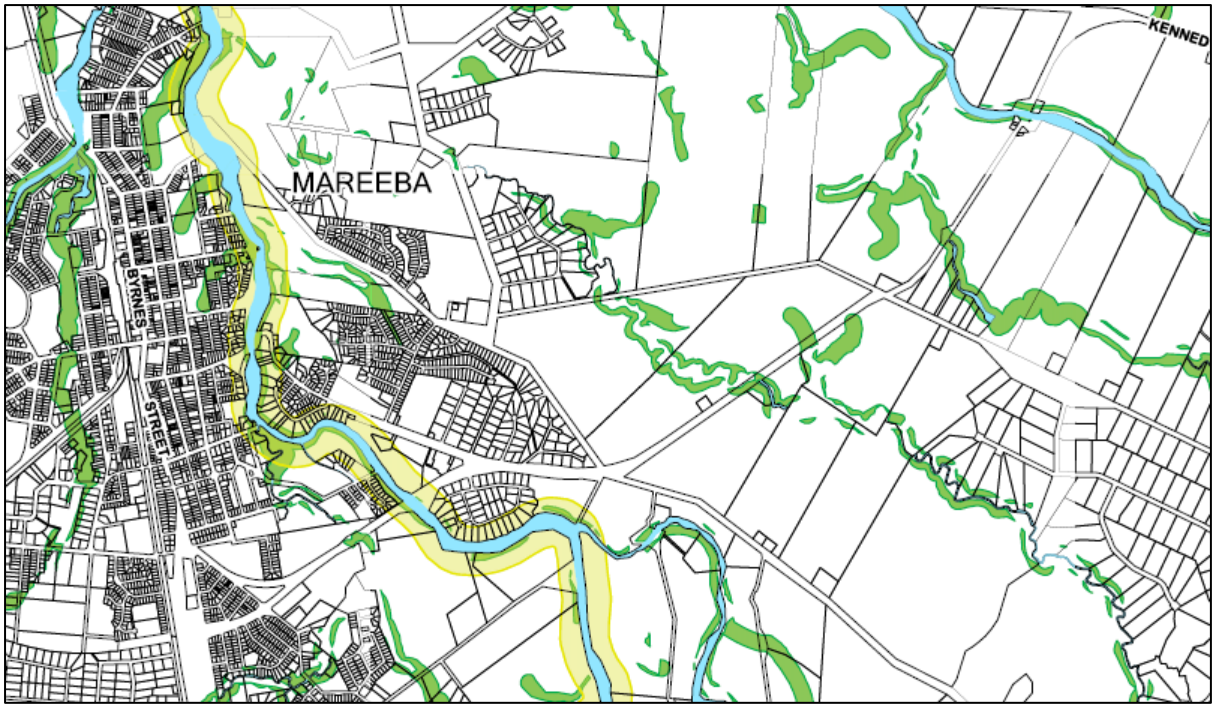


Image 20 Environmental Significance -MSES Overlay Map OM004m- Mareeba. *Mareeba Shire Planning Scheme 2016*

6.5.3 Applicable Codes

Scheme Component	Code	Compliance Summary
Zone Code	Emerging Communities Zone Code	This proposal does not compromise the purpose, overall outcomes, performance outcomes or acceptable outcomes of the Emerging Communities Zone Code. It creates a single residential lot that is consistent with the future intent of the area and provides a balance parcel that will be structure planned to accommodate the future residential growth of Mareeba.
Local Plan Code	Mareeba North-eastern expansion	This proposal does not compromise the purpose, overall outcomes, performance outcomes or acceptable outcomes of the Local Plan Code.
Overlay Code	Bushfire Hazard Overlay Code Environmental Significance Overlay Code Environmental Significance Overlay Code Flood Hazard Overlay Code Hill and Slope Overlay Code	The location of proposed Lot 2A is not impacted by any overlay mapping, therefore the Application complies with

		the provisions of the overlay codes.
Development Codes	Reconfiguring a Lot Code Landscaping Code Parking and Access Code Works, Services, and Infrastructure Code	The proposed development complies with all applicable development codes.

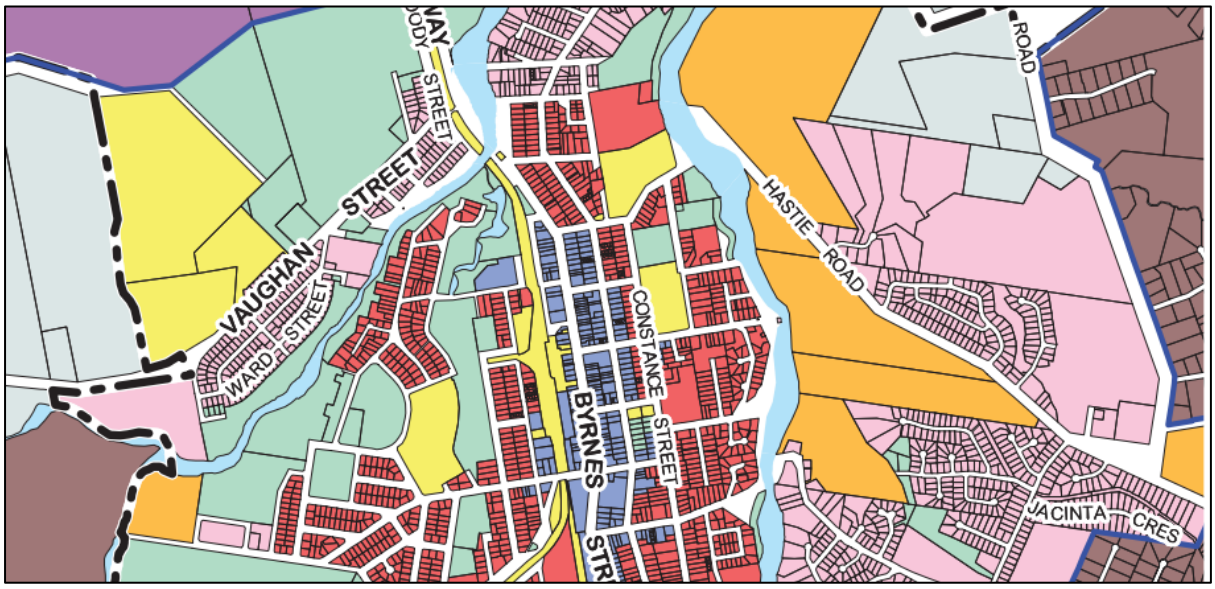


Image 21 Zoning Map ZM016-Mareeba Mareeba Shire Planning Scheme 2016

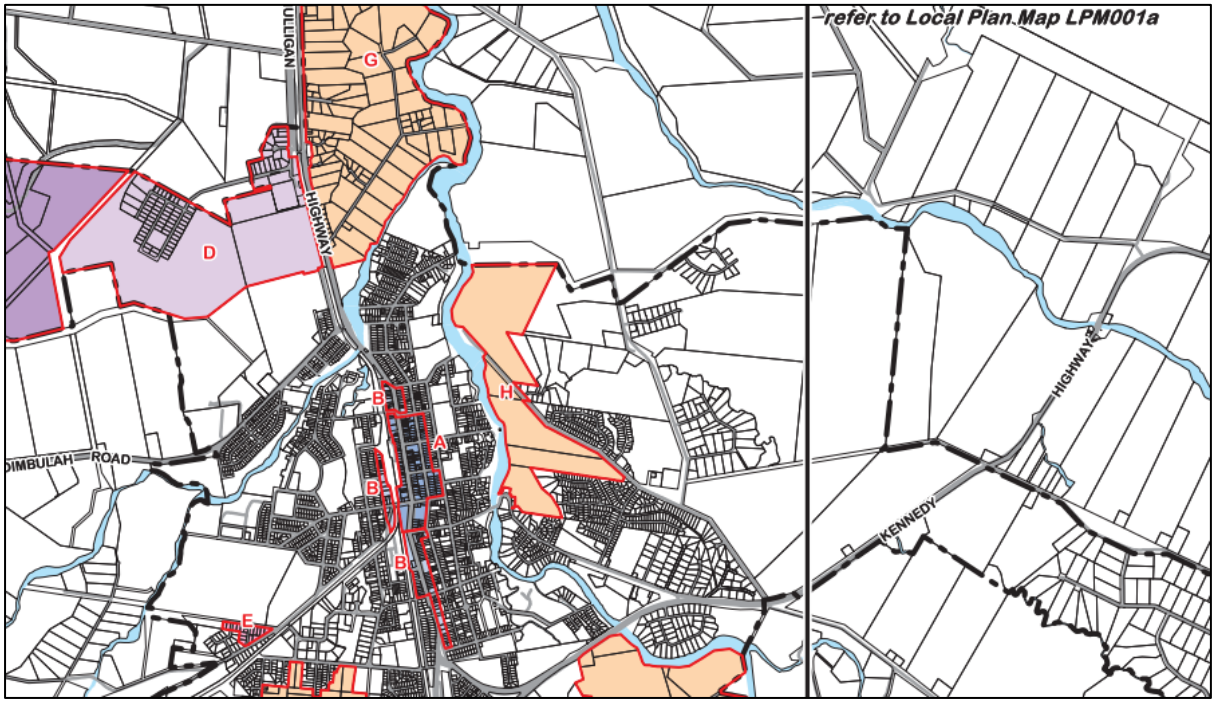


Image 22 Local Plan Map LPM001-Mareeba Mareeba Shire Planning Scheme 2016

6.6 Planning Scheme Assessment

6.6.1 Key Planning Matters

The lot is located within the Emerging Communities Zone and the Mareeba Local Plan Area. Reconfiguring a Lot applications in this zone are to be supported by a Structure Plan.

The proposal is to create a single residential lot to support the relocation of the current landowner from the balance parcel to a modern residential dwelling. As such, this proposal is not considered to require a detailed structure plan to support its creation.

The new residential lot has been strategically designed to be immediately adjacent an existing residential dwelling and will not compromise the long-term planning intent of the area.

No additional lots will be proposed over the balance parcel until such time as a structure plan is proposed.

The proposal complies with all other Overlay and Development Codes.

6.6.2 Strategic Framework

The proposed development is not considered to be inconsistent with any of the overall outcomes of any of the applicable codes. As such, a full assessment against the Strategic Framework is not considered necessary.

6.6.3 Emerging Communities Zone Code

Code Requirement	Comment
Purpose	
The purpose of the Emerging community zone code is to: (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future. (b) manage the timely conversion of non-urban land to urban purposes. (c) prevent or discourage development that is likely to compromise appropriate longer term land use.	This proposal does not compromise the purpose of the Emerging Community Zone code and it is a precursor to development that will attribute to the timely conversion of non-urban land to urban purposes.
(2) Mareeba Shire Council's purpose of the Emerging community zone code is to provide for the sequenced release of land to meet community need and market demand for new urban development in designated urban growth areas. Urban development may occur in the zone in accordance with an approved structure plan but the primary purpose of the zone and the code is to reserve land for future urban development, the majority of which is likely to occur beyond the life of the planning scheme. Urban growth areas are identified within the towns of Kuranda and Mareeba. These areas are	This proposal assists in preserving the balance lot for future urban development which will be presented in the form of a structure plan.

subject to Local plan codes which include further provisions.	
Overall Outcomes	
(a) Land that has the potential for development for urban purposes although may contain pockets of land unsuitable for development due to scenic or environmental constraints is preserved until detailed planning studies have occurred; (b) Interim development does not compromise the future development potential of the land for urban purposes; (c) Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area; (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; (e) Development is supported by an internal road network and does not compromise the safety or efficiency of State-controlled or Local government collector roads; (f) Land is developed in an orderly sequence and, for all but minor proposals, in accordance with a structure planning process; (g) Land is developed in a sustainable manner to reflect the desired land use pattern of the local government area by integrating development sites, community infrastructure, open space and important natural features; (h) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community or the precinct is identified for non-residential uses and is planned for as part of a structure plan; (i) Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced as part of the development of the zone; and (j) Roads and other transport corridors are coordinated and interconnected to ensure	The proposed development creates a residential lot that is free from constraint and capable of being serviced by existing infrastructure. The balance lot will be the subject of a future development application supported by the necessary planning studies and structure plan. The lot is immediately adjacent an existing residential parcel and presents a logical and orderly sequence of development. The newly created lot is of a size and scale anticipated by the Local Plan. This proposal is considered to further the overall outcomes of the scheme and achieve compliance with the Code's Purpose.

pedestrian, cyclists, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations	

6.6.4 Mareeba Local Plan Code

Code Requirement	Comment
Purpose	
The purpose of the Mareeba Local Plan code is to (e) The Mareeba north-eastern expansion precinct, the Mareeba south-eastern expansion precinct and the Mareeba south-western expansion precinct are intended for urban residential development. These precincts are constrained by a range of important features including slopes, gullies, watercourses, open space and riparian linkages and the Mareeba Bypass. Development in these precincts preserves and enhances these features while supporting the development of a walkable and well connected transport network. Development in the Mareeba north-eastern expansion precinct supports the construction of a new bridge over the Barron River connecting Hastie Road with Lloyd Street to enable greater access to the town centre while small scale local centres are encouraged in the Mareeba south-western expansion precinct.	This proposal does not compromise the purpose of the Mareeba Local Plan Zone code and it is a precursor to development that will attribute to the timely conversion of non-urban land to residential purposes.
Overall Outcomes	
The purpose of the code will be achieved through the following overall outcomes: (a) Development recognises and protects the town centre as Mareeba's most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture; (b) Development within the Town centre core precinct promotes greater walkability and integration between street and built environments through the consolidation and effective design of retail and commercial facilities; (c) Development within the Town centre fringe precinct, accommodates destinations specific premises that requires car and service vehicle access;	This proposal does not compromise the Overall Outcomes of the Mareeba Local Plan Zone code.

(d) Development provides opportunities for greater utilisation of, and improved public access to, the Barron River and open spaces; (e) Development protects Mareeba's heritage places and tourist and cultural assets and enhances opportunities for their public appreciation; (f) Development facilitates the continuing growth of the Mareeba Airport for passenger and freight movements and industry associated with the airport's primary function. Activities in the Mareeba Airport precinct will be limited to ensure they do not compromise efficient aircraft operation; (g) Development in the Stable precinct facilitates the combination of stables and houses whilst maintaining a low density to minimise impacts; (h) Development provides for the expansion, establishment and relatively unconstrained operation of Special industry in the Noxious and hazardous industry precinct; and (i) The establishment and operation of a range of industries in the Industrial park precinct is supported.	

6.6.5 Detailed Assessment

Assessment of the Application of the application against the relevant Planning Scheme provisions in attached as **Attachment 5.**

7. CONCLUSION

The Development Proposal represents a logical and minimal expansion of the existing residential development on Hastie Road.

The purpose of the lot is to create a single residential lot to be retained in the same ownership as the balance parcel. The lot is of a similar scale and dimension as the existing residential development.

Following the creation of this lot, the Applicant intends to develop a structure plan to guide the ultimate development of the balance site in accordance with the Mareeba Shire Planning Scheme 2016.

The proposal does not compromise the Purpose of the Emerging Communities Zone Code or the Mareeba Local Plan Zone Code and should be supported.

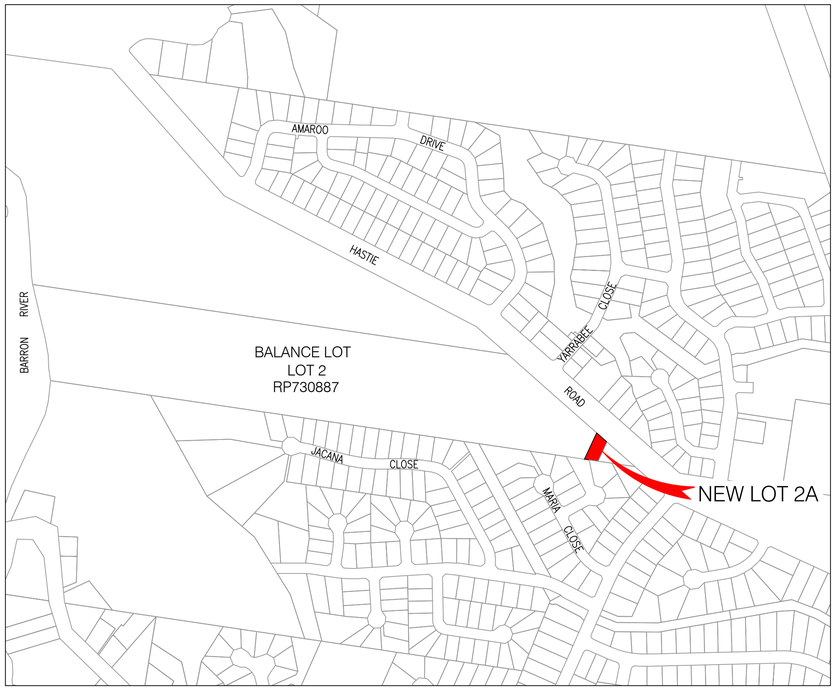
Attachment 4

Plans of Development

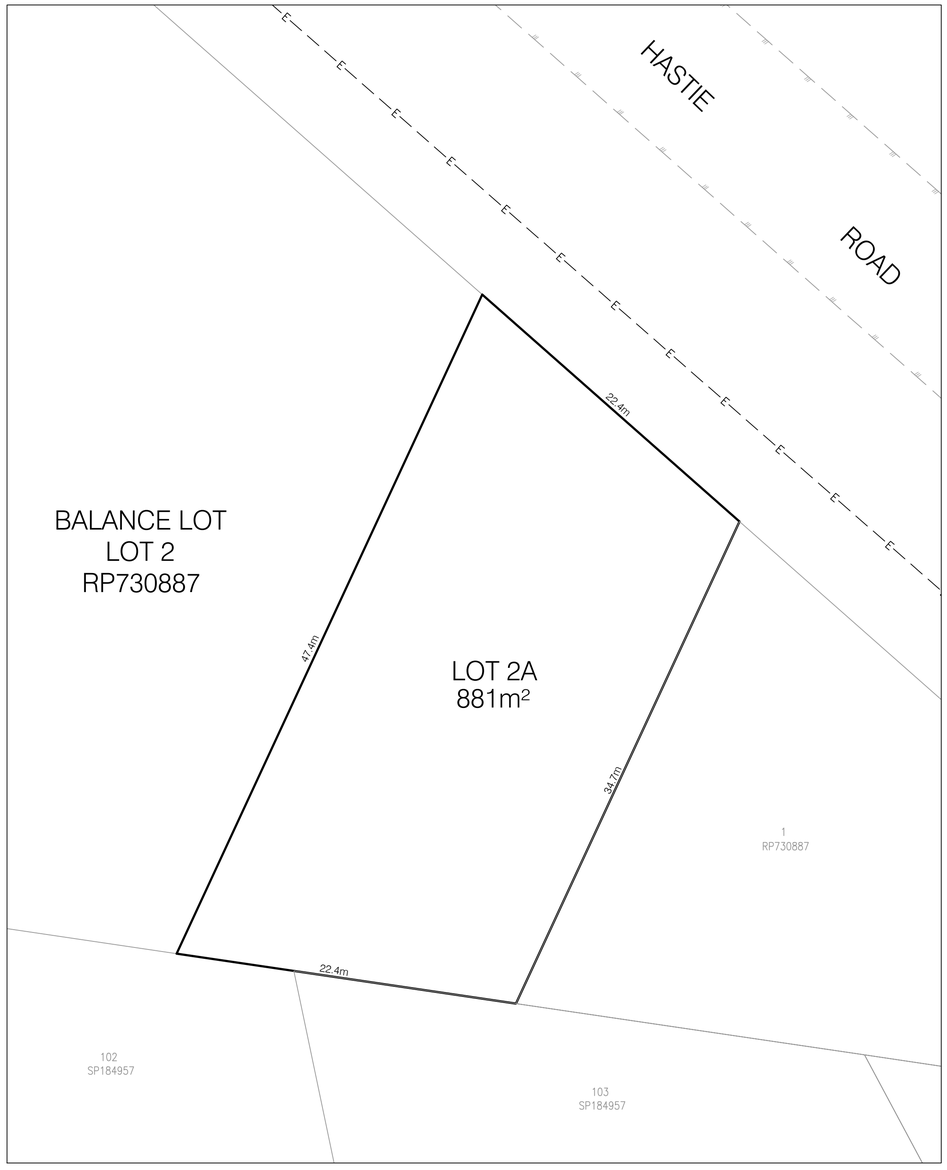
KELLY REASTON

kr

DEVELOPMENT & PROPERTY SERVICES



LOCALITY PLAN
SCALE 1:5000



PROPOSAL PLAN
SCALE 1:200

LEGEND

E EXISTING ELECTRICITY

EDGE OF EXISTING ROAD

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W www.aroindustries.com.au
ABN: 49 641 461 298

RECONFIGURATION OF LOT 2 ON RP730887, MAREEBA

PROPOSAL PLAN

ARO0062-SK01

AS SHOWN
A1 Full Size

Acad No. ARO0062-SK01(1)

6th APRIL 2021

Attachment 5

Assessment of Codes

Mareeba Shire Council Planning Scheme 2016

KELLY REASTON

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DEVELOPMENT & PROPERTY SERVICES

Attachment 5- Assessment against the Mareeba Shire Planning Scheme 2016

6.2.4 – Emerging Communities Zone Code

6.2.4.1 Application

(1) This code applies to assessing development where:

(a) located in the Emerging community zone; and

(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 6.2.4.3—Emerging community zone code		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.1** Development, except where involving industrial activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level **AO1.2** Industrial development has a maximum building height of 10 metres.	The Development Proposal is a Reconfiguring a Lot application 1 Lot into 2 Lots. Height does not apply to this application. Notwithstanding, the dwelling house proposed for the lot will comply.
Outbuildings and residential scale		
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are in scale with the character and amenity of the area.	**AO2.1** On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m2 in gross floor area; and (b) 5.5 metre	The Development Proposal is a Reconfiguring a Lot application 1 Lot into 2 Lots. Scale does not apply to this application.

	AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed 200m2 in gross floor area.	Notwithstanding, the dwelling house proposed for the lot will comply.
Siting, where not involving a Dwelling House **Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.**		
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO3.1** Buildings and structures are setback from a State controlled road a minimum of 40 metres where a site is 2 hectares or larger. Note—Where on a site with an area of less than 2 hectares, the setbacks of the **AO3.2** Buildings and structures include a minimum setback of: (a) 6 metres from a frontage to a sealed road that is not a State-controlled road; (b) 20 metres from a frontage to any other road; and (c) 10 metres from a boundary to an adjoining lot.	The Development Proposal is a Reconfiguring a Lot application 1 Lot into 2 Lots. Setbacks do not apply to this application. Notwithstanding, the dwelling house proposed for the lot will comply with **PO3.**
Accommodation density		
PO4 The density of Accommodation activities does not preclude the future re-development of the land for urban purposes consistent with Structure Plans approved in accordance it PO7.	**AO4** Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m2 site area. Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.	The newly created lot complies with **AO4.**
For assessable development		
PO5 Development where not involving urban purposes: (a) does not compromise the future development potential of the land for urban purposes; and (b) is compatible with residential uses.	**AO5** Non-urban development is limited to Animal husbandry or Cropping.	The development involves an urban purpose and is a residential use. Complies with **PO5.**

PO6 Development involving urban purposes provides: (a) residential areas with a mix of lot sizes to allow for housing mix; and (b) industrial areas with a mix of industrial uses.	**AO6** No acceptable outcome provided.	The lot size created complies with the lot size anticipated in this area. Complies with **PO6.**
Structure planning		
PO7 Development occurs as outlined in a Structure Plan that: (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning; (b) takes into consideration land use need and the type, scale, density of proposed urban development; (c) includes a road network that: (i) is logically designed; (ii) can be delivered sequentially; (iii) includes an urban morphology that is consistent with the surrounding area; (iv) provides pedestrian links to centres and open space; (d) locates any non-residential development: (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; and (iii) to provide the day to day needs of the immediate residential community; (e) scales any non-residential development to: (i) be consistent with the scale of surrounding residential development; (ii) not undermine the viability of nearby centres or the centres network; and (iii) not unduly detract from the amenity of nearby residences.	**AO7** No acceptable outcome provided.	This development proposal is to create a single residential dwelling lot to allow the relocation of the landowner to an adjacent dwelling to enable the future development of the balance site. A structure plan is not required to facilitate this particular development. The newly created residential lot is positioned in a location that is consistent with the immediately adjacent residential development. It is also consistent with the existing residential development on Hastie Road. Importantly, it does not compromise any future structure planning in the area.
Building design		

PO8 Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO8** No acceptable outcome is provided.	The Development Proposal is a Reconfiguring a Lot application 1 Lot into 2 Lots. Building Design does not apply to this application. Notwithstanding, the dwelling house proposed for the lot will comply with **PO8.**
Amenity		
PO9 Development must not detract from the amenity of the local area, 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.	**AO9** No acceptable outcome is provided.	The development will not detract from the amenity of the local area and complies with **PO9**.
PO10 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.	**AO10** No acceptable outcome is provided.	There are no known existing negative environmental impacts.

7.2.2 – Mareeba Local Plan Code

7.2.2.1 Application

(1) This code applies to assessing development where:

(a) located in the Mareeba local plan area; and

(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 7.2.2.3—Mareeba local plan		
If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct		
PO18 Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare. Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay	**AO18** No acceptable outcome is provided.	The newly created residential lot is 850m2 which when considered in the context of the available developable area of the entire site meets the requirement of 12 dwellings/per ha. This proposal complies with **PO18.**

PO19 Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.	**AO19** No acceptable outcome is provided.	The Development Proposal is a Reconfiguring a Lot application 1 Lot into 2 Lots. The proposed residential dwelling lot is of a size and dimension that is consistent with residential development in the area.
PO20 The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	**AO20** No acceptable outcome is provided.	The access to the proposed lot will be a standard residential crossover from Hastie Road. The balance lot will retain its existing access. This proposal complies with **PO20.**
PO21 The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by: (a) being based on a street grid network; (b) having walkable block sizes; (c) providing safe, efficient and provides for the needs of all users; (d) having a high level of connectivity for all users; and (e) being linked to destinations such as shops, open space and schools.	**AO21** No acceptable outcome is provided.	There is no proposed change to the road network. This proposal complies with **PO21.**

8.2.3 Bushfire Hazard Overlay Code

8.2.3.1 Application

(1) This code applies to assessing development where:

(a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and

(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 8.2.3.3—Bushfire hazard overlay code		
Water supply for fire-fighting purposes		
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** **AO1.1** Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	The proposed residential lot is not within a "Bushfire Hazard Area". The bushfire hazard area applies to the balance lot to which no changes are proposed.

Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO1.2** Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	
Land use		
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO2** All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or	The proposed residential lot is not within a "Bushfire Hazard Area". The bushfire hazard area applies to the balance lot to which no changes are proposed.

	(k) tourist park; or (l) tourist attraction.	
Lot design		
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that: (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO3.1** No new lots are created. OR **AO3.2** All lots include a building envelope that achieves a radiant heat flux level of 29kW/m2 at the permitter of the building envelope. Note—Where a radiant heat flux of 29kW/m2 is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.	The proposed residential lot is not within a "Bushfire Hazard Area". The bushfire hazard area applies to the balance lot to which no changes are proposed. The proposal complies with **PO3.**
Firebreaks and access		

PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003ao),** vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for firefighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following: i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO4.1** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003ao)**, roads are designed and constructed: (a) with a maximum gradient of 12.5%; b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. **AO4.2** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003ao),** firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	The proposed residential lot is not within a "Bushfire Hazard Area". The bushfire hazard area applies to the balance lot to which no changes are proposed. The proposal complies with **AO 4.1 and 4.2.**
Hazardous materials		
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.	**AO5** The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o).**	The proposal does not propose the storage of dangerous goods. The proposal complies with **AO5.**

Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.		
Landscaping		
PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to: (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO6** No acceptable outcome is provided.	The proposed residential lot is not within a "Bushfire Hazard Area". The bushfire hazard area applies to the balance lot to which no changes are proposed. The proposal complies with **AO6.**
Infrastructure		
PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are protected from damage or destruction in the event of a bushfire. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO7** The following infrastructure services are located below ground: (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications	The proposed residential lot is not within a "Bushfire Hazard Area". The bushfire hazard area applies to the balance lot to which no changes are proposed. Additionally, with the exception of electricity the services are located underground. The proposal complies with **AO7.**
Private driveways		
PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are provided	**AO8** Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres;	The proposed residential lot is not within a "Bushfire Hazard Area". The bushfire hazard area applies to the balance lot to which no changes are proposed.

with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	(d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for firefighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings.	Notwithstanding, both lots comply with **AO8.**

8.2.4 Environmental Significance Overlay Code

(1) This code applies to assessing development where:
(a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 8.2.4.3A - Environmental significance overlay code		
Regulated vegetation		
PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** is avoided unless: (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. Note—A supporting Ecological Assessment Report is	**AO1.1** No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**	No clearing of vegetation is proposed. The proposal complies with **AO1.1.**

prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports		
PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o**) protects the environmental significance of regulated vegetation and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO2** Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the **Environmental Significance Overlay Maps (OM-004a-o).**	Development does not take place within 20 metres of Regulated Vegetation. The proposal complies with **AO2.**
Regulated vegetation intersecting a watercourse		
PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** **AO3.1** A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z).**	The proposed residential lot is not within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps. The waterway buffer area applies to the balance lot to which no changes are proposed. The proposal complies with **AO3.1** and **AO3.2.**

Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** **AO3.2** No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1	
Waterways and wetlands		
PO4 'High ecological significance wetlands' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** and '**Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** **AO4.1** A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z**). **Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)** **AO4.2** A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o).** **Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o**)	The proposed residential lot is not within a 'Waterway buffer' or 'Wetland Buffer'. The waterway buffer area applies to the balance lot to which no changes are proposed. The proposal complies with **AO4.1 – 4.4**

	AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance - **Waterway Overlay Maps (OM-004p-z)** or '**High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o)**. Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).	
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.4** No wastewater is discharged to a 'Waterway' on Environmental Significance - **Waterway Overlay Maps (OM-004p-z**) or '**High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).** Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).	
For assessable development		
Wildlife Habitat		

PO5 Development within a **'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o)**: (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO5** No acceptable outcome is provided	The proposed residential lot is not within a "Wildlife Habitat Area" The proposal complies with **PO5.**
Legally secured offset areas		
PO6 Development within a 'Legally secured offset area' identified on **the Environmental Significance Overlay Maps (OM-004a-o)** or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.	**AO6** No acceptable outcome is provided.	The proposed residential lot is not within a "Legally secured offset area" The proposal complies with **PO6.**

Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.		
Protected areas		
PO7 Development within a 'Protected area' identified on the **Environmental Significance Overlay Maps (OM-004a-o**) is consistent with the values of the Protected Area and: (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO7** No acceptable outcome is provided.	The proposed residential lot is not within a "Protected Area" The proposal complies with **PO7.**
Ecological corridors and Habitat linkages		
PO8 Development located: (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to: (a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; (b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';	**AO8** No acceptable outcome is provided.	The proposed residential lot is not within an 'Ecological corridor' or a 'Habitat linkage'. The proposal complies with **PO8.**

(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity. Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.		

8.2.6 Flood Hazard Overlay Code

8.2.6.1 Application

(1) This code applies to assessing development where:

(a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o**); and

(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 8.2.6.3A - Flood hazard overlay code		
All flood hazard areas		

PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	**AO1** The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o);** or (b) is located above the defined flood level plus 0.3 metre freeboard.	The proposal does not require the processing or storage of dangerous goods and therefore complies with **AO1.**
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	**AO2** Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o).**	The Development Proposal is a Reconfiguring a Lot application 1 Lot into 2 Lots. Flood immunity for buildings does not apply to this application. Notwithstanding, the dwelling house proposed for the lot will comply with **AO2.**
Extreme flood hazard area		
PO3 Development, where involving a Material change of use within an 'Extreme flood hazard area' on the **Flood hazard overlay maps (OM006a-o),** is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	**AO3.1** Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on **the Flood hazard overlay maps (OM006a-o)**: (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m2; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation. **AO3.2** Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).	The Development Proposal complies with **AO3.1** and **AO3.2** as no uses are proposed in the 'Extreme flood hazard area'.

PO4 Development is located and designed to: (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level; (e) reduce property damage; and (f) provide flood immune access to buildings. Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated. Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in: i. gross floor area; or ii. the number of dwellings or bedrooms on the premises.	**AO4.1** Buildings, including extensions to existing buildings, are: (a) not located within an 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**; or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. **AO4.2** All building work must be high set and retains the flood storage and conveyance capacity of the premises. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. **AO4.3** New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road. Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o).** **AO4.4** Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for the purposes of public open space.	The Development Proposal complies with **AO4.1** as no uses are proposed in the 'Extreme flood hazard area'. Subsequent building work will comply with **AO4.2** and **AO4.3.** The development does not increase the number of lots in the 'Extreme flood hazard area' and therefore complies with **AO4.4**.

PO5 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**AO5** Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o).**	No filling is proposed in the 'Extreme flood hazard area'. This proposal complies with **AO5.**
High flood hazard area		
PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM-006a-o)**, is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	**AO6.1** Uses within the following activity groups are not located within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**: (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone; (b) Community activities except where for a Club with a maximum gross floor area of 100m2; (c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation. **AO6.2** Sport and recreation activities are not located within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).	No uses are proposed in the 'High Flood hazard area'. This proposal complies with **AO6.1** and **AO6.2.**

PO7 Development is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.	**AO7.1** Buildings, including extensions to existing buildings are: (a) not located within the 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o);** or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. OR	No buildings are proposed within the high flood hazard overlay area. The future dwelling will take into consideration specific flood levels for the site. The new lot is located and designed to the standards set by **PO7.**
	AO7.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building. Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.	
	AO7.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.	
	AO7.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road. Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o).**	
	AO7.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the	

	ability to withstand transportation by floodwater. Note—Building work must be certified by a qualified structural engineer	
	AO7.6 Dwellings do not exceed four bedrooms.	
	AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.	
	AO7.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.	
	AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the **Flood hazard overlay maps (OM006a-o) except** where for the purposes of public open space.	
PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**AO8** Filling above ground level is not undertaken in the 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006ao).**	No earthworks are proposed in the Flood Hazard Area therefore this proposal complies with **PO8.**
Significant flood hazard area		
PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o)** is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development;	**AO9** The following uses are not located within a 'Significant flood hazard area' identified on the **Flood hazard overlay maps (OM006ao)**: (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or	This application does not propose any of the listed uses and is not located in the 'Significant flood hazard area'.

(c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	(e) Community use.	
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
PO10 Development, where involving a Material change of use or Building work, is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. Note—Where the development is located in a 'Potential flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.	**AO10.1** Buildings, including extensions to existing buildings are: (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. OR **AO10.2** Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building. Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. **AO10.3** All building work below the defined flood level must be high set (comprising pier and beam construction) and	The Proposed Development does not involve the construction of any buildings. Notwithstanding, the proposed dwelling will be designed to meet the relevant AOs.

	retains the flood storage and conveyance capacity of the premises. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris	
PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**AO11** Development does not involve in excess of 50m3 of fill above ground level per 1,000m2 of site area.	The proposed development is not contained within a Flood Hazard Area.
For assessable development		
Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.		
PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and: (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on **the Flood hazard overlay map (OM006a-o)** is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000),	**AO12** No acceptable outcome is provided.	This outcome does not apply to the proposed development.

prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.		
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
PO13 Development, where involving Reconfiguring a lot, is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. Note—Where the development is located in a 'Potential flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.	**AO13** No acceptable outcome is provided.	The newly created lot is not within a flood hazard area and is therefore considered to comply with **PO13.**

8.2.8 Hill and Slope Overlay Code

8.2.8.1 Application

(1) This code applies to assessing development where:

(a) land the subject of development is located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o);** and

(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For assessable development		
Table 8.2.8.3 – Hill and slope overlay code		
Slope stability		
PO1 here clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater	**AO1** No acceptable outcome is provided.	No clearing of vegetation, building work or filling/excavation is proposed within a Hill and Slope Area.
PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the **Hill and slope overlay maps (OM008a-o)** having regard to: (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed;	**AO2.1** Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM008a-o)**. **AO2.2**	No development is proposed within a Hill and Slope Area.

(d) stormwater discharge and its potential for erosion.	Development is not located on land with a gradient of greater than 25%. AO2.3 No lot less than 2,000m2 is created in a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)**. Note – Where a minimum lot size of less than 2,000m2 applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.	
Community infrastructure and essential services		
PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)** are able to function effectively during and immediately after landslide events.	**AO3** No acceptable outcome is provided.	No development is proposed within a Hill and Slope Area.

8.2.9 Regional infrastructure corridors and substations overlay code

8.2.9.1 Application

(1) This code applies to assessing development where:

(a) land the subject of development is affected by a constraint category identified on the **Regional infrastructure corridors and substations overlay maps (OM009a-d)**; and

(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Energy is appropriately reflected in Overlay

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 8.2.9.3 – Regional infrastructure corridors and substations overlay code		
Where on land comprising or adjoining a stock route		

PO1 Development maintains: (a) the operational efficiency and safety of a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d**); and (b) public health and safety.	**AO1.1** Buildings and structures are setback from a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**: (a) where in the Conservation zone, Rural zone or Rural residential zone and on a site with a land area of 2 hectares or greater, a minimum of: (i) 50 metres where involving Accommodation activities; or (ii) 20 metres where not involving Accommodation activities; or (b) a minimum of 6 metres otherwise. **AO1.2** Any new access from a road servicing a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)** includes a gate or grid to prevent stock entry to premises. **AO1.3** Boundary fencing to prevent stock entry to premises is maintained along a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d).**	This site is not impacted by a mapped 'Stock Route'.
Where on land comprising or adjoining major electricity infrastructure or a substation		
PO2 Development: (a) allows for the continued operation of the 'Major electricity infrastructure' or 'Substation' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d);** and (b) is located and designed to ensure a high quality of amenity is achieved for the use.	**AO2.1** Where involving Forestry for wood production, development is setback 1.5 times the maximum anticipated height of the tree at harvest from 'Major electricity infrastructure' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d).** **AO2.2** Buildings and structures are setback a minimum of 20 metres from 'Major electricity infrastructure' or a	The proposal complies with **AO2.2.**

	'Substation' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d).**	

9.4.2 Landscaping Code

9.4.2.1 Application

This code applies where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 9.4.2.3A—Landscaping code		
PO1 Development, other than in the Rural zone, includes landscaping that: (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest.	**AO1** Development, other than in the Rural zone, provides: (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area	Street trees are already established in this location. Additional landscaping is not considered to be required to support the creation of one additional residential lot.

PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	**AO2** Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	Street trees are already established in this location. Additional landscaping is not considered to be required to support the creation of one additional residential lot.
PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	**AO3.1** Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B. AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch. **AO3.3** Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Street trees are already established in this location. Additional landscaping is not considered to be required to support the creation of one additional residential lot.
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	**AO4.1** Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and	This criteria is not considered relevant for the creation of a single residential lot.

	(c) where involving a car parking area in excess of 500m2: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. 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. **AO4.2** Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species	
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	**AO5.1** Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species. AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	Street trees are already established in this location. Additional landscaping is not considered to be required to support the creation of one additional residential lot.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	**AO6.1** Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 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 **AO6.3**	Street trees are already established in this location. Additional landscaping is not considered to be required to support the creation of one additional residential lot.

	Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	
For assessable development		
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	**AO7** No acceptable outcome is provided.	Street trees are already established in this location. Additional landscaping is not considered to be required to support the creation of one additional residential lot.

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 benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 9.4.3.3A—Parking and access code		
Car parking spaces		

PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (f) nature of the use; (g) location of the site; (h) proximity of the use to public transport services; (i) availability of active transport infrastructure; and (j) 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.	No carparking is required for the creation of a new residential lot. However the lot is of a sufficient size to accommodate the required parking for a dwelling house.
Vehicle crossovers		
PO2 Vehicle crossovers are provided to: (d) ensure safe and efficient access between the road and premises; (e) minimize interference with the function and operation of roads; and (f) 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. **AO2.2** Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a Statecontrolled road; or (b) from the lowest order road in all other instances. **AO2.3** Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E	The proposal complies with **AO2.1** and **AO2.3.** Refer attached plans.
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (d) the intensity of anticipated vehicle movements; (e) the nature of the use that they service; and (f) the character of the surrounding locality.	**AO3** Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.	The proposal complies with **AO3.** Refer attached plans.
For assessable development		
Parking area location and design		

PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	**AO4.1** Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking. **AO4.2** Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities. **AO4.3** The car parking area includes designated pedestrian routes that provide connections to building entrances. **AO4.4** Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	The proposal complies with **PO4.** Refer attached plans. The design is consistent with other residential lots adjacent to the site.
Site access and manoeuvring		
PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	**AO5.1** Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Offstreet Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	The proposal complies with **PO5.** Refer attached plans. The design is consistent with other residential lots adjacent to the site.

	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS. **AO5.3** Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear. **AO5.4** Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	**AO6.1** Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way. **AO6.2** For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, culde-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres. **AO6.3** Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	The proposal does not involve an internal road network.

	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets. **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. **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. **AO6.7** For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	
Servicing		
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and	**AO7.1** All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use. **AO7.2**	This outcome is not applicable to the creation of a single residential lot.

(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear. **AO7.3** Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.	
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	**AO8.1** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles. **AO8.2** All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	The proposal complies with **PO8**. See attached plans.
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	**AO9.1** The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D. AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.	This outcome is not applicable to this proposal.
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 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.	**AO10** A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility;	This outcome is not applicable to this proposal.

	(b) any associated impacts on the road network; and (c) 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 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.	**AO11** A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	This outcome is not applicable to this proposal.

9.4.4 Reconfiguring a Lot Code

9.4.4.1
Application
(1) This code applies to assessing development where:
(a) for Reconfiguring a lot; and
(b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For assessable development		
Table 9.4.4.3A—Reconfiguring a lot code		
Area and frontage of lots		
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	**AO1.1** Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.	This newly created residential lot is consistent with the requirements for minimum area and lot frontage for Low Density residential. The balance lot complies with the requirements of lots created within the emerging communities zone in Table 9.4.4.3B. The newly created residential lot is consistent with other residential lots in the location. This proposal complies with **PO1.**
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and	**AO2.1** Each land use and associated infrastructure is contained within its individual lot. **AO2.2** All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	Each future land use will be contained within the individual lot and all lots existing building and infrastructure achieve the current setback requirements. The proposal complies with **AO2.1** and **AO2.2.**

(b) any continuing use is not compromised by the reconfiguration.		
PO3 Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	**AO3** No acceptable outcome is provided.	There are no existing Easements.
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	**AO4** No acceptable outcome is provided	This outcome is not applicable to the proposal.
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	**AO5** No acceptable outcome is provided.	The newly created residential lot has been designed to achieve compliance with PO5. There is no change to access for the balance lot.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. Note—The Parking and access code should be considered in demonstrating compliance with PO6.	**AO6** Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.

PO7 Roads in the Industry zone are designed having regard to: (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. Note—The Parking and access code should be considered in demonstrating compliance with PO7.	**AO7** No acceptable outcome is provided.	This outcome is not applicable to the proposal.
Rear lots		
PO8 Rear lots are designed to: (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained.	**AO8.1** Rear lots are designed to facilitate development that adjoins or overlooks a park or open space. **AO8.2** No more than two rear lots are created behind any lot with a road frontage. **AO8.3** Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise. **AO8.4** A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome **AO8.5** No more than 1 in 10 lots created in a new subdivision are rear lots. **AO8.6**	This outcome is not applicable to the proposal.

	Rear lots are not created in the Centre zone or the Industry zone.	
Crime prevention and community safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	**AO9** No acceptable outcome is provided.	The proposal increases passive surveillance to the street frontage and adjoining balance lot and complies with **PO9.**
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	**AO10** No acceptable outcome is provided.	This outcome is not considered relevant to the creation of single residential lot. The proposal does not compromise future pedestrian and cycle movement.
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where it will include an element which will attract pedestrian movement.	**AO11** No acceptable outcome is provided.	The proposal does not compromise a future public transport corridor.
Residential subdivision		

PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	**AO12** No acceptable outcome is provided.	The proposed residential lot is consistent with the surrounding residential development and complies with the density requirements outlined in the Scheme.
Rural residential zone		
PO13 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.	**AO13** No acceptable outcome is provided.	This outcome is not applicable to the proposal.
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.	**AO14** No acceptable outcome provided.	This outcome is not considered relevant to the creation of single residential lot. The creation of this lot does not prevent compliance with this outcome for the balance of the development site.
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	**AO15** No acceptable outcome provided.	This outcome is not considered relevant to the creation of single residential lot. The creation of this lot does not prevent compliance with this outcome for the balance of the development site.
PO16 The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. Note—Figure B provides further guidance in relation to the desired outcome.	**AO16** No acceptable outcome provided.	This outcome is not considered relevant to the creation of single residential lot. The creation of this lot does not prevent compliance with this outcome for the balance of the development site.

PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network	**AO17** The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	This outcome is not considered relevant to the creation of single residential lot. The creation of this lot does not prevent compliance with this outcome for the balance of the development site.
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	**AO18** No acceptable outcome provided.	This outcome is not considered relevant to the creation of single residential lot. The creation of this lot does not prevent compliance with this outcome for the balance of the development site.
PO19 Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	**AO19.1** A minimum of 10% of the site area is dedicated as open space. **AO19.2** A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	This outcome is not considered relevant to the creation of single residential lot. The creation of this lot does not prevent compliance with this outcome for the balance of the development site.
PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure;	**AO20** No acceptable outcome is provided.	This outcome is not considered relevant to the creation of single residential lot. The creation of this lot does not prevent compliance with this outcome for the balance of the development site.

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

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

(1) This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Performance Outcomes	Acceptable Outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Table 9.4.5.3 - Works, services and infrastructure code		
Water supply		
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**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: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. **AO1.2** Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (c) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme	The Development will be connected to a reticulated water supply system.

	Policy 4 – FNQROC Regional Development Manual; or (d) on-site water storage tank/s: (iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the development	
Wastewater disposal		
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO2.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. **AO2.2** An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	The development will be connected to a reticulated sewerage system.
Stormwater infrastructure		
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO3.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	The development will be connected to Council's stormwater network.

	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
Electricity supply		
PO4 Each lot is provided with an adequate supply of electricity	**AO4** The premises: (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid; or (f) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and (vi) it can be demonstrated that no adverse impact on visual amenity will occur	The existing premises is connected to the electricity supply network. The new premises will be connected to the electricity supply network.
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 premises is connected to the NBN and Telecommunication network. The new premises will be connected to the NBN and 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.	The proposal will meet the outcomes of **AO6.**
Excavation or filling		
PO7 Excavation or filling must not have an adverse impact on the: (g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises.	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary. **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. **AO7.3** Earthworks batters: (f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (i) have a slope no greater than 1 in 4; and (j) are retained. **AO7.4** Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. **AO7.5**	There is no substantial excavation and filling associated with the Development Proposal.

	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. **AO7.6** Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. **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	
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. **AO8.2** Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving	A footpath is not considered appropriate for the creation of a single residential dwelling lot. Vehicle access and crossovers are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.
Public infrastructure		

PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO9** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	The development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
Stormwater Quality		
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	**AO10.1** The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	These plans will be provided at the Operational Works/Construction phase of the development.
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	**AO11** No acceptable outcome is provided.	No stormwater retention or detention is proposed.
Excavation or filling		

PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas. **AO12.2** Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays	The development proposal will comply with **AO12.1** and **AO12.2**.
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site. **AO13.2** No other air pollutants, including odours, are detectable at the boundary of the site. **AO13.3** A management plan for control of dust and air pollutants is prepared and implemented.	The development proposal will comply with **AO13.1 - AO13.3**.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	The development proposal complies with **AO14.**
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.	The development proposal will comply with **PO15.**
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: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit	The development proposal will comply with **PO16.**
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: (a) 120 metres for residential development; and (b) 90 metres for any other development. **AO17.2** Fire hydrants are located at all intersections of accessways or private roads held in common private title.	The development proposal will comply with **PO17.**