

Trevor S. Adil BE (Honours) MIEAust. RPEQ.
PO Box 1996 Mareeba Queensland 4880.

Mobile 0407 963 040
Email trevor.adil@gmail.com

Our Ref: 21-8011
Date: 18 July 2021

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

Dear Sir,

**APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RURAL WORKERS ACCOMMODATION
Bower Road Paddy's Green**

TS Adil and Associates has been engaged by G&D Nucifora (the 'applicant') to prepare and lodge the abovementioned development application.

Please find **attached**:

- Completed DA Form 1 and Form 2 (**Annexure 1**); and
- Payment for the relevant application fee of \$1,651.00 in accordance with Council's 2021/22 Schedule of Fees and Charges.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.

Yours Faithfully

Trevor Adil BE (Hons) CPEng RPEQ.

1.0. Site Information

1.1. Site Details

The land that is subject of this application is situated at 322 Bower Road Paddy's Green Lot 42 SP188097. The subject lot is part of a larger holding comprising Lot 41 and 42 SP188097 and Lot 3 RP744273 and Part A Lot174 HG391.

A copy of the relevant rates notice, aerial photography and SmartMap of the site are included for reference as **Annexure 2**.

Lots 41 and 42 SP188097 comprise contiguous lots totalling 71.157ha. The subject of this application is Lot 42 comprising 1.797Ha. Lot 41 is a developed mango plantation and includes ancillary buildings including a care-takers dwelling and packing shed. Lot 42 is developed with a dwelling residence located near the northern boundary of the property.

The subject land is connected to the following infrastructure services to enable the development to proceed:

- Ergon Energy electricity supply
- SunWater channel irrigation and domestic water supply
- Telecommunications infrastructure and
- Local road network.

1.2. Site Characteristics

Key site characteristics include:

Topography:	Generally sloping toward north-east
Vegetation:	Cleared land - not cropped
Wetlands:	Nil
Conservation Areas:	Nil
Waterways:	Nil
Road frontages:	Bower Road
Existing use of site:	Farming

1.3. Planning Context

The planning context of the site includes:

Regional Plan designation:	Regional Landscape and Rural Production Area
Planning Scheme Local Plan Area:	N/A
Planning Scheme Zone:	Rural Zone
Planning Scheme Overlays:	Agricultural Land Overlay (Not mapped as Either Class A or B) Bushfire Hazard Overlay (Not mapped as either High or Medium Potential Bushfire Intensity / Potential Impact Buffer) Flood Hazard Overlay (Not mapped in Potential Flood Hazard Area)

SARA DA Mapping:

- Water resources
 - Waterways for waterway barrier works
 - Regulated vegetation
-

2.0. Proposal

This application seeks a Development Permit for Material Change of Use for Rural Workers Accommodation. The proposal is documented by the following plans included as **Annexure 3**.

- Floor Plans
- Sections
- Elevations

The proposal seeks to establish living quarters for 48 rural workers within a purpose built new facility comprising:

- Twenty-four (24) bedrooms comprising 2 single beds each;
- 10 toilets and 10 showers;
- Communal kitchen and indoor dining and recreation areas;
- Outdoor BBQ areas.

The applicant confirms that workers residing onsite will work exclusively at G&D Nucifora's farming operations on the subject site and nearby properties.

Onsite effluent disposal has been addressed as part of a hydraulic design package prepared by Gilboy Hydraulic Solutions which is included as **Annexure 4**. Based on the proposed system design, which includes separate greywater and blackwater systems, the daily peak design capacity of sewerage treatment works remains under 21 equivalent persons (EP), meaning referral to the Department of Environment and Science (DES) for ERA 63 is not required.

3.0. Legislative Considerations

3.1. Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016*.

3.1.1. Assessable Development

The proposed development is identified as ‘assessable’ under the *Planning Act 2016* due to the effect of the Mareeba Shire Planning Scheme.

3.1.2. Assessment Manager

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

3.1.3. Level of Assessment

The development application is “Code” assessable.

3.1.4. Referral Agencies

A review of Schedule 10 of the *Planning Regulation 2017* indicates that the application does not trigger any State agency referrals.

3.1.5. Public Notification

This application is not subject to ‘impact assessment’ and therefore does not require Public Notification.

4.0. Assessment Benchmarks

This section assesses the application against all relevant assessment benchmarks.

4.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

4.2 State Planning Policy

It is understood that all relevant State interests have been appropriately integrated into the Planning Scheme relevant to the site.

4.3 State Development Assessment Provisions (SDAP)

No State Development Assessment Provisions are identified as being applicable to the proposal.

4.4 Mareeba Shire Planning Scheme

Under the Mareeba Shire Planning Scheme, the subject site is included within the Rural Zone. Within this zone, the proposed Material Change of Use for 'Rural Workers Accommodation' is identified as being 'code-assessable' development.

4.4.1 Codes

The following codes are identified as being relevant to this development application:

- Rural Zone Code;
- Accommodation activities Code;
- Agricultural Land Overlay Code;
- Bushfire Hazard Overlay Code;
- Flood Hazard Overlay Code;
- Works, Services and Infrastructure Code; and
- Parking and Access Code.

A detailed assessment against the above codes is included as **Annexure 5** to this report.

5.0. Conclusion

This submission supports an application by G&D Nucifora for a Development Permit for Material Change of Use for 'Rural Workers Accommodation' over land at 322 Bower Road Paddy's Green.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the Local and State level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

Should you require any further information or clarification of any aspect of the proposed development, please do not hesitate to contact the undersigned.

Yours Faithfully,

Trevor Adil

Annexure 1:	DA Form 1 and Form 2
Annexure 2:	Rates Notice, Aerial Photography, and SmartMap
Annexure 3:	Location plan, Construction details including Plans and Elevations
Annexure 4:	Wastewater Treatment Design – Gilboy Hydraulic Solutions
Annexure 5:	Planning Scheme Code Assessment.

Annexure 1: DA Form 1 and Form 2

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)	G&D Nucifora C/- TS Adil & Associates
Contact name (only applicable for companies)	Trevor Adil
Postal address (P.O. Box or street address)	PO Box 1996
Suburb	Mareeba
State	QLD
Postcode	4880
Country	
Contact number	0407963040
Email address (non-mandatory)	Trevor.Adil@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	8011

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
		RA322	BOWER ROAD	PADDY'S GREEN
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	42SP188097	SP	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☒ Not required

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	N/A
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	N/A
Name of port authority for the lot:	N/A
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	N/A
Name of port authority for tidal area (if applicable):	N/A
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	N/A
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	N/A
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	N/A

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment (requires public notification)

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

Rural Workers Accommodation (48 beds in 2 stages)

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)

<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Rural Workers Accommodation	Rural Workers Accommodation	48 Beds	1406m ²
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>

<input type="checkbox"/> Boundary realignment <i>(complete 12))</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13))</i>
---	--

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
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? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure

<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: 		
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots: 		
<input type="checkbox"/> No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$ 		

PART 4 – ASSESSMENT MANAGER DETAILS

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
<i>Note: A development application will require referral if prescribed by the Planning Regulation 2017.</i>
<input checked="" type="checkbox"/> 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 <i>Planning Act 2016</i>: <input type="checkbox"/> Clearing native vegetation <input type="checkbox"/> Contaminated land (<i>unexploded ordnance</i>) <input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA has not been devolved to a local government</i>) <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Heritage places – Queensland heritage place (<i>on or near a Queensland heritage place</i>) <input type="checkbox"/> Infrastructure-related referrals – designated premises <input type="checkbox"/> Infrastructure-related referrals – state transport infrastructure <input type="checkbox"/> Infrastructure-related referrals – State transport corridor and future State transport corridor <input type="checkbox"/> Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> 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
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

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

☒ 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			

DA Form 2 – Building work details

Approved form (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

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

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

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

One or more additional pages may be attached as a schedule to this development application if there is insufficient space

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.

on the form to include all the necessary information.

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)	G&D Nucifora c/- TS Adil & Associates
Contact name (only applicable for companies)	Trevor Adil
Postal address (PO Box or street address)	PO Box 1996
Suburb	Mareeba
State	QLD
Postcode	4880
Country	
Contact number	0407963040
Email address (non-mandatory)	Trevor.Adil@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	8011

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)

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

2.1) Street address and lot on plan

<input type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).			
Unit No.	Street No.	Street Name and Type	Suburb
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

2.2) Additional premises

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

3) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – FURTHER DETAILS

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

☒ Yes – proceed to 8)

☐ No

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

EMERGENT BUILDING APPROVALS, MAREEBA

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

☐ Yes – a copy of the decision notice is attached to this development application

☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

7) Information request under Part 3 of the DA Rules

☐ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

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

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

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

☐ Yes – provide details below or include details in a schedule to this development application

☐ No

List of approval/development application	Reference	Date	Assessment manager

<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

☐ Yes – the yellow local government/private certifier’s copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☐ Not applicable

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

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

☐ Yes – show cause or enforcement notice is attached

☐ No

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

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

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

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

☐ Yes – the *Referral checklist for building work* is attached to this development application

☐ No – proceed to Part 5

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

☐ Yes – referral response(s) received and listed below are attached to this development application

☐ No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application *(if applicable)*

PART 5 – BUILDING WORK DETAILS

14) Owner's details

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

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

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

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

a) What type of approval is being sought?

☐ Development permit

☐ Preliminary approval

b) What is the level of assessment?

☐ Code assessment

☐ Impact assessment *(requires public notification)*

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

☐ New building or structure

☐ Change of building classification *(involving building work)*

☐ Demolition

☐ Repairs, alterations or additions

☐ Swimming pool and/or pool fence

☐ Relocation or removal

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

--

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
g) New building use/classification? (if applicable)			
h) 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 .			
<input type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

17) What is the monetary value of the proposed building work?	\$
---	----

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

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
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 .	<input type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
Note: 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 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 7 –FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Notification of engagement of alternate chosen assessment manager

Prescribed assessment manager	<input type="text"/>
Name of chosen assessment manager	<input type="text"/>
Date chosen assessment manager engaged	<input type="text"/>
Contact number of chosen assessment manager	<input type="text"/>
Relevant licence number(s) of chosen assessment manager	<input type="text"/>

Additional information required by the local government

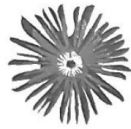
Confirm proposed construction materials:

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

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

Annexure 2: Rates Notice, Aerial Photography, and SmartMap



Mareeba
SHIRE COUNCIL

RATE NOTICE FIRST AND FINAL NOTICE

MAIN OFFICE:
65 Rankin Street
PO Box 154 MAREEBA QLD 4880
Phone: 1300 308 461 Fax: 07 4092 3323
ABN: 39 114 383 874

ENTERED



1.1466 22491 044
Giovanni Nucifora
PO Box 1394
MAREEBA QLD 4880

Half Yearly Rate Notice 01/01/2021 to 30/06/2021

Valuation: \$370,000 **Billing No:** 5224910
Method: Unimproved Value **Property No:** 22491
PVM: Rural **Issue Date:** 22/02/2021

Property Address: 322 Bower Road, MAREEBA QLD 4880

Property Description: Lot 3 RP 744273, Lot 42 SP 188097, Lot 41 SP 188097, Part A Lot 174 HG 391

BALANCE Brought Forward from 12/02/2021

\$0.00

RATES AND CHARGES

General Rate Cat F Primary Production	370,000.00	\$ 0.00933	1,726.05	
Waste Management Charge	1.00	\$166.00 per property	83.00	
State Govt Emergency Management Levy - E02	1.00	\$110.60 per parcel	55.30	
Paddy's Green Volunteer Brigade Equip & Maint Levy	1.00	\$50.00 per property	25.00	
Local State Emergency Services Levy	1.00	\$3.30 per property	1.65	\$1,891.00

TOTAL GROSS RATES and CHARGES

Discount

TOTAL PAYABLE IF PAID BY 26/03/2021

PAID

19/04/21

BPAH CTR

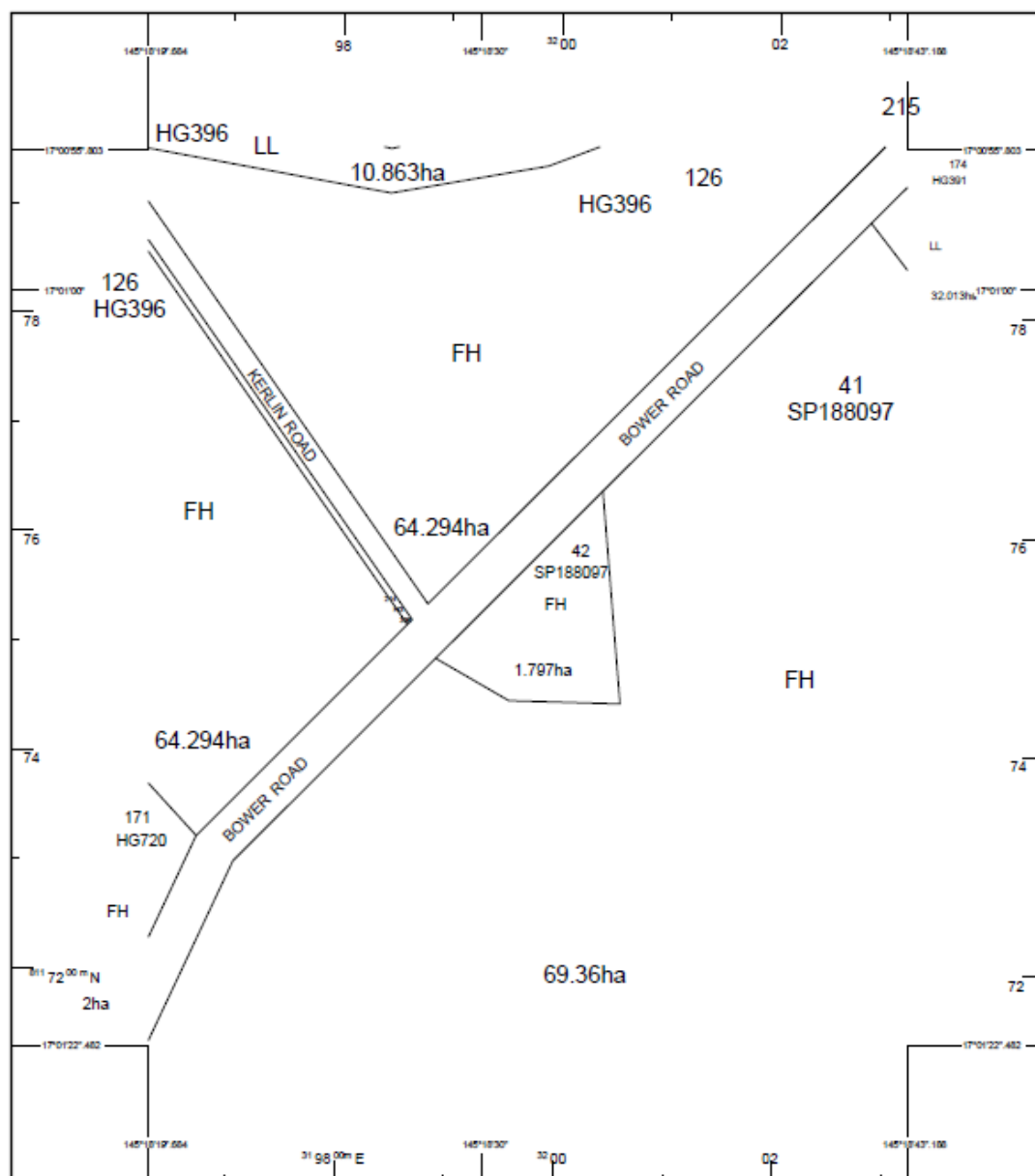
1241919796189

\$1,891.00

-172.60

\$1,718.40





STANDARD MAP NUMBER
7963-14412

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 42/SP188097
Area/Volume 1.797ha
Tenure FREEHOLD
Local Government MAREESA SHIRE
Locality ARRIGA
Segment/Parcel 21367720

CLIENT SERVICE STANDARDS

PRINTED 15/07/2021

DCDB 14/07/2021

Users of the information recorded in this document (the information) accept all responsibility and risk associated with the use of the information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damage and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the information.

For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

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



Queensland
Government
(c) The State of Queensland,
(Department of Resources) 2021.

Annexure 3: Location plan, Construction details including Plans and Elevations

Provided under separate cover. Drawing numbers 8011-1 to 18.

Annexure 5: Planning Scheme Code Assessment.

Relevant Development Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.6 Flood hazard overlay code
- 9.3.1 Accommodation activities code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

6.2.9 Rural zone code

6.2.9.1 Application

This code applies to assessing development where:

located in the Rural zone; and

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.

6.2.9.2 Purpose

The purpose of the Rural zone code is to:

provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;

protect or manage significant natural resources and processes to maintain the capacity for primary production.

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

The purpose of the Rural zone code is to:

recognise the diversity of rural uses that exists throughout the region;

protect the rural character of the region;

provide facilities for visitors and tourists that are accessible and offer a unique experience;

protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;

maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;

provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;

prevent adverse impacts of development on ecological values;

preserve land in large holdings; and

facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

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

Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;

The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;

The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;

Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;

Development is reflective of and responsive to the environmental constraints of the land;

Residential and other development is appropriate only where directly associated with the rural nature of the zone;

Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;

The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;

Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;

Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and

Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: the height of existing buildings on adjoining premises; the development potential, with respect to height, on adjoining premises; the height of buildings in the vicinity of the site; access to sunlight and daylight for the site and adjoining sites; privacy and overlooking; and site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: 8.5 metres; and 2 storeys above ground level.	Complies	
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	N/A	
Siting, where not involving a Dwelling house			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
PO2 Development is sited in a manner that considers and respects: the siting and use of adjoining premises; access to sunlight and daylight for the site and adjoining sites;	AO2.1 Buildings and structures include a minimum setback of: 40 metres from a frontage to a State-controlled road; and 10 metres from a boundary to an adjoining lot.	Complies	

Performance outcomes	Acceptable outcomes	Complies	Comments
privacy and overlooking; air circulation and access to natural breezes; appearance of building bulk; and relationship with road corridors.	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	N/A	
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: 10 metres from a frontage to a sealed road that is not a State-controlled road; and 100 metres from a frontage to any other road that is not a State-controlled road;	Complies	
Accommodation density			
PO3 The density of Accommodation activities: respects the nature and density of surrounding land use; is complementary and subordinate to the rural and natural landscape values of the area; and is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	N/A	
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: a secondary dwelling; or Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or Rural worker's accommodation.	Performance Outcome	Density is significantly higher than the acceptable outcome, however the proposal serves a need and supports the agricultural operations of the applicants business. It is well separated from surrounding land uses and is sensitively located within the developed portion of the property. The impacts are considered to be acceptable.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
Site cover			
<p>PO4</p> <p>Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> makes efficient use of land; is consistent with the bulk and scale of buildings in the surrounding area; and appropriately balances built and natural features. 	<p>AO4</p> <p>No acceptable outcome is provided.</p>	Complies	Proposed site cover is minimal within the context of the property holding.
<p>PO5</p> <p>Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> roof form and pitch; eaves and awnings; building materials, colours and textures; and window and door size and location. 	<p>AO5</p> <p>No acceptable outcome is provided.</p>	Complies	
Amenity			
<p>PO6</p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> noise; hours of operation; traffic; advertising devices; visual amenity; privacy; lighting; odour; and emissions. 	<p>AO6</p> <p>No acceptable outcome is provided.</p>	✓ / x	The proposed structures are well separated from surrounding sensitive land uses. The site is located adjacent to Bower Road which is currently being upgraded to 2 lane bitumen sealed standard by Council.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7</p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <p>noise;</p> <p>hours of operation;</p> <p>traffic;</p> <p>advertising devices;</p> <p>visual amenity;</p> <p>privacy;</p> <p>lighting;</p> <p>odour; and</p> <p>emissions.</p>	<p>AO7</p> <p>No acceptable outcome is provided.</p>	Complies	<p>Landscaping will be incorporated in the design to ameliorate any adverse environmental impacts. On site waste disposal will be appropriately addressed in accordance with current environmental standards.</p>

8.2.1 Agricultural land overlay code

8.2.1.1 Application

This code applies to assessing development where:

land the subject of development is located within the agricultural land areas identified on the Agricultural land overlay maps (OM-001a-n); and

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—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

8.2.1.2 Purpose

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

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

The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:

an overriding need exists for the development in terms of public benefit,

no suitable alternative site exists; and

the fragmentation or reduced production potential of agricultural land is minimised;

'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;

Grazing on very large land holdings is maintained as the dominant rural activity in the

'Broadhectare rural' area; and

Land with the 'Broadhectare rural' area is maintained in its current configuration.

8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless: an overriding need exists for the development in terms of public benefit; no suitable alternative site exists; and loss or fragmentation is minimised to the extent possible.	AO1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with: animal husbandry; or animal keeping; or cropping; or dwelling house; or home based business; or intensive animal industry (only where for feedlotting); or intensive horticulture; or landing; or roadside stalls; or winery.	Complies	The proposal is for a 48 bed Rural Workers Accommodation Facility to serve a need associated with agricultural activity on the applicant's property.
For assessable development			
PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to: avoid land use conflict; manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; avoid reducing primary production potential; and not adversely affect public health, safety and amenity.	AO2 No acceptable outcome is provided.	Complies	Proposed facilities are expected to be utilised by harvest and general farm labour and will be occupied when farming operations are suspended or during adverse weather events (ie at night and at times on week-ends).

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n): ensures that agricultural land is not permanently alienated; ensures that agricultural land is preserved for agricultural purposes; and does not constrain the viability or use of agricultural land.</p>	<p>AO3 No acceptable outcome is provided.</p>	Complies	<p>The proposed facilities are necessary to ensure the timely harvest of produce from the applicant's property. The site utilizes a previously unused portion of the property.</p>
If for Reconfiguring a lot			
<p>PO4 The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p>AO4 Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).</p>	N/A	
<p>PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p>AO5 No acceptable outcome is provided.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6</p> <p>Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> improves agricultural efficiency; facilitates agricultural activity; or facilitates conservation outcomes; or resolves boundary issues where a structure is built over the boundary line of two lots. 	<p>AO6</p> <p>No acceptable outcome is provided.</p>	N/A	

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

This code applies to assessing development where:

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
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.

8.2.3.2 Purpose

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

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

Development in a Bushfire hazard area is compatible with the nature of the hazard;

The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;

Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and

Appropriate infrastructure is available to emergency services in the event of a bushfire.

8.2.3.3 Criteria for assessment

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
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. 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) 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	N/A	
	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 separate tank; or a reserve section in the bottom part of the main water supply tank; or a dam; or	Complies	On site water storage comprising 2x50kL tanks will be provided as back up water supply for SunWater infrastructure service interruptions.

Performance outcomes	Acceptable outcomes	Complies	Comments
	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.		
For assessable development			
Land use			
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the: the bushfire risk compatibility of development; the vulnerability of and safety risk to persons associated with the use; and consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o): child care centre; or community care centre; or correctional facility; or educational establishment; or emergency services; or hospital; or residential care facility; or retirement facility; or rooming accommodation; or shopping centre; or tourist park; or tourist attraction.</p>	N/A	
Lot design			
<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created.</p> <p>OR</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>environment through lot design that: is responsive to the nature and extent of bushfire risk; and allows efficient emergency access to buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m2 at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m2 is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>		
Firebreaks and access			
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by: ensuring adequate access for fire-fighting and other emergency vehicles; 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 providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in</p>	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed: with a maximum gradient of 12.5%; to not use cul-de-sacs; and a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	N/A	
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided: consisting of a perimeter road that separates lots from areas of bushfire hazard; a minimum cleared width of 20 metre; a maximum gradient of 12.5%;</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>accordance with the following: located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; the minimum cleared width not less than 6 metres; the formed width is not less than 2.5 metres; the formed gradient is not greater than 15%; vehicular access is provided at both ends; passing bays and turning areas are provided for fire-fighting appliances located on public land.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>and a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>		
Hazardous materials			
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO5 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	N/A	
Landscaping			
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the</p>	<p>AO6 No acceptable outcome is provided.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>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: fire ecology; slope of site; and height and mix of plant species.</p> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>			
Infrastructure			
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7 The following infrastructure services are located below ground: water supply; sewer; electricity; gas; and telecommunications</p>	N/A	
Private driveways			
<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the</p>	<p>AO8 Private driveways: do not exceed a length of 60 metres from the street frontage; do not exceed a gradient of</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>12.5%;</p> <p>have a minimum width of 3.5 metres;</p> <p>have a minimum vertical clearance of 4.8 metres;</p> <p>accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>serve no more than three dwellings or buildings.</p>		

8.2.6 Flood hazard overlay code

8.2.6.1 Application

This code applies to assessing development where:

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

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.

8.2.6.2 Purpose

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

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

Development in the 'Extreme flood hazard area':

maintains and enhances the hydrological function of the land;

does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;

is limited to:

flood proofed Sport and recreation activities;

Rural activities where for Animal husbandry, Cropping or Permanent plantation;

flood proofed Utility installations, Substations or Major electricity infrastructure;

conservation and natural area management; and

replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;

Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

Development in the 'High flood hazard area':

maintains the hydrological function of the land;

does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;

is limited to:

flood proofed Sport and recreation activities and Club uses;

Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;

a Dwelling house 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 or where for minor intensification of existing Dwelling houses;

Rural activities where for Animal husbandry, Cropping or Permanent plantation;

Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard; flood proofed Utility installations, Substations or Major electricity infrastructure; conservation and natural area management; and replacement of existing lawful development;

where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

protects surrounding land and land uses from increased flood hazard impacts; elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.

Development in the 'Significant flood hazard area':

minimises risk to life and property from flood events;

involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;

is limited to:

Sport and recreation activities;

Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;

Rural activities;

Accommodation activities, excluding Residential care facility and Retirement facility;

flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;

flood proofed Utility installations, Substations or Major electricity infrastructure;

conservation and natural area management;

locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and

locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.

Development in the 'Low flood hazard area':

minimises risk to life and property from flood events;

locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and

locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.

Development in the 'Potential flood hazard area':

maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;

does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;

locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and

locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.

8.2.6.3 Criteria for assessment

Table 8.2.6.3A - Flood hazard overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
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: not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o); or is located above the defined flood level plus 0.3 metre freeboard.	Complies	The proposed development is not within the mapped Flood Hazard Area.
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).	Complies	,
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: likelihood and frequency of flooding; flood risk acceptability of development; vulnerability of and safety risk to persons associated with the use; associated consequences of flooding in regard to impacts	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): Accommodation activities; Commercial activities; Community activities except where for a Club with a maximum gross floor area of 100m ² ; Industrial activities; Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
on proposed buildings, structures, and supporting infrastructure; and associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	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: Environment facility; Park; or Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).	N/A	
PO4 Development is located and designed to: maintain and enhance the flood conveyance capacity of the premises; not increase the number of people calculated to be at risk from flooding; not increase the flood impact on adjoining premises; ensure the safety of all persons by ensuring that development levels are set above the defined flood level; reduce property damage; and provide flood immune access to buildings. Note—Buildings may be constructed from flood resistant, waterproof	AO4.1 Buildings, including extensions to existing buildings, are: not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.	N/A	
	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.	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in: gross floor area; or the number of dwellings or bedrooms on the premises.</p>	<p>AO4.3 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a ‘Low flood hazard area’, ‘Potential flood hazard area’ or ‘Significant flood hazard area’ on the Flood hazard overlay maps (OM006a-o).</p>	N/A	
	<p>AO4.4 Development does not increase the number of lots in the ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	N/A	
<p>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: flood storage capacity of land; flood conveyance function of land; flood and drainage channels; overland flow paths; and flood warning times.</p>	<p>AO5 Filling above ground level is not undertaken in the ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o).</p>	N/A	
High flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the: likelihood and frequency of flooding; flood risk acceptability of development; vulnerability of and safety risk to persons associated with the use; associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO6.1 Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o): 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; Community activities except where for a Club with a maximum gross floor area of 100m²; Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</p>	N/A	
	<p>AO6.2 Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for: Environment facility; Park; or Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	N/A	
<p>PO7 Development is located and designed to: maintain hydrological function of the premises; not increase the number of people calculated to be at risk from flooding; minimises the flood impact on adjoining premises; ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the</p>	<p>AO7.1 Buildings, including extensions to existing buildings are: not located within the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. OR</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>defined flood level; reduce the carriage of debris in flood waters; reduce property damage; and provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>AO7.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: administrative areas; or services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>		
	<p>AO7.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	N/A	
	<p>AO7.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO7.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	N/A	
	<p>AO7.6 Dwellings do not exceed four bedrooms.</p>	N/A	
	<p>AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.</p>	N/A	
	<p>AO7.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	N/A	
	<p>AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	N/A	
<p>PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: flood storage capacity of land; flood conveyance function of land; flood and drainage channels; overland flow paths; and flood warning times.</p>	<p>AO8 Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	N/A	
Significant flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO9</p> <p>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: likelihood and frequency of flooding; flood risk acceptability of development; vulnerability of and safety risk to persons associated with the use; associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO9</p> <p>The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a-o): Residential care facility; Retirement facility; Child care centre; Hospital; or Community use.</p>	N/A	
Significant flood hazard area, Low flood hazard area or Potential flood hazard area			
<p>PO10</p> <p>Development, where involving a Material change of use or Building work, is located and designed to: maintain hydrological function of the premises; not increase the number of people calculated to be at risk from flooding; minimises the flood impact on adjoining premises; ensure the safety of all</p>	<p>AO10.1</p> <p>Buildings, including extensions to existing buildings are: elevated above the defined flood level; and the defined flood event does not exceed a depth of 600mm; and elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. OR</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>persons by ensuring that a proportion of buildings are set above the defined flood level; reduce the carriage of debris in flood waters; reduce property damage; and provide flood immune access to buildings.</p> <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>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: administrative areas; or services, plant and equipment associated with the building.</p> <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	N/A	
	<p>AO10.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11</p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <p>flood storage capacity of land;</p> <p>flood conveyance function of land;</p> <p>flood and drainage channels; overland flow paths; and</p> <p>flood warning times.</p>	<p>AO11</p> <p>Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	N/A	
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.			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and: indicates the position and path of all safe evacuation routes off the site; and if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</p> <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the ‘Extreme flood hazard area’ identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>AO12 No acceptable outcome is provided.</p>	N/A	
Significant flood hazard area, Low flood hazard area or Potential flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO13 Development, where involving Reconfiguring a lot, is located and designed to: maintain hydrological function of the premises; not increase the number of people calculated to be at risk from flooding; minimises the flood impact on adjoining premises; ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; reduce the carriage of debris in flood waters; reduce property damage; and provide flood immune access to buildings.</p> <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO13 No acceptable outcome is provided.</p>	N/A	

9.3.1 Accommodation activities code

9.3.1.1 Application

This code applies to assessing development where:
involving Accommodation activities; and
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.

9.3.1.2 Purpose

The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.

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

Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;

Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;

Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;

Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;

Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:

Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;

Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;

Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and

Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and

Accommodation activities are responsive to site characteristics and employ best practice industry standards.

9.3.1.3 Criteria for assessment

Table 9.3.1.3A—Accommodation activities code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All Accommodation activities, apart from Dwelling house			
PO1 Accommodation activities are located on a site that includes sufficient area: to accommodate all buildings, structures, open space and infrastructure associated with the use; and to avoid adverse impacts on the amenity or privacy of nearby land uses.	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B.	N/A	Rural Workers Accommodation is not listed however the applicants rural land holdings at the site exceeds 60ha.
All Accommodation activities, apart from Tourist park and Dwelling house			
PO2 Accommodation activities are provided with on-site refuse storage areas that are: sufficient to meet the anticipated demand for refuse storage; and appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	AO2.1 A refuse area is provided that: includes a water connection; is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	Complies	The proposal includes appropriate onsite refuse facilities.
All Accommodation activities, except for Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p>AO3 The windows of habitable rooms: do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: 2 metres at ground level; and 8 metres above ground level; or are treated with: a minimum sill height of 1.5 metres above floor level; or fixed opaque glass installed below 1.5 metres; or fixed external screens; or a 1.5 metre high screen fence along the common boundary.</p>	Complies	
<p>PO4 Accommodation activities are provided with sufficient private and communal open space areas which: accommodate a range of landscape treatments, including soft and hard landscaping; provide a range of opportunities for passive and active recreation; provide a positive outlook and high quality of amenity to residents; is conveniently located and easily accessible to all residents; and contribute to an active and attractive streetscape.</p>	<p>AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C.</p>	Complies	Rural Workers Accommodation is not listed however the proposal includes significant indoor open space/recreational facilities as well as significant outdoor open space/recreational facilities.
	<p>AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D.</p>	✓ / x	Rural Workers Accommodation is not listed. The nature of the use is temporary accommodation and it is considered the communal facilities proposed are adequate.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	Complies	Landscaping will be provided to limit visibility from Bower Road.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: is located to facilitate loading and unloading from a motor vehicle; is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; has a minimum space of 2.4m ² per dwelling or accommodation unit; has a minimum height of 2.1 metres; has minimum dimensions to enable secure bicycle storage; is weather proof; and is lockable.	N/A	
If for Caretaker's Accommodation			
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.	N/A	
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	N/A	
If for Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: not dominate the site; remain subservient to the primary dwelling; and be consistent with the character of the surrounding area;</p>	<p>AO6.1 The secondary dwelling is located within: 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</p>	N/A	
	<p>AO6.2 A secondary dwelling has a maximum gross floor area of 100m².</p>	N/A	
If for Dual occupancy			
<p>PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: maximise opportunities for causal surveillance; provide for separation between the two dwellings; and provide activity and visual interest on both frontages.</p>	<p>AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage.</p>	N/A	
	<p>AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.</p>	N/A	
If for Multiple dwelling, Residential care facility or Retirement facility			
<p>PO8 Development is appropriately located within the Shire to: maximise the efficient utilisation of existing infrastructure, services and facilities; and minimise amenity impacts through the collocation of compatible uses.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>AO8 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO9 Buildings are designed to: reduce the appearance of building bulk; provide visual interest through articulation and variation; be compatible with the embedded, historical character for the locality; and be compatible with the scale of surrounding buildings</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>AO9.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: a change in roof profile; or a change in parapet coping; or a change in awning design; or a horizontal or vertical change in the wall plane; or a change in the exterior finishes and exterior colours of the development.</p>	N/A	
	<p>AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	N/A	
	<p>AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	N/A	
	<p>AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: pyramidal; hip or hipped; gable; skillion.</p>	N/A	
If for Residential care facility or Retirement facility			
<p>PO10 The layout and design of the site: promotes safe and easy pedestrian, cycle and mobility device movement; defines areas of pedestrian movement; and assists in navigation and way</p>	<p>AO10.1 The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>	N/A	
	<p>AO10.2 Pedestrian paths include navigational signage at intersections.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>AO10.3</p> <p>Buildings, dwellings and accommodation units include identification signage at entrances.</p>	N/A	
	<p>AO10.4</p> <p>An illuminated sign and site map is provided at the main site entry.</p>	N/A	
	<p>AO10.5</p> <p>Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.</p>	N/A	
If for Home based business			
<p>PO11</p> <p>Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to:</p> <p>size and scale;</p> <p>intensity and nature of use;</p> <p>number of employees; and</p> <p>hours of operation.</p>	<p>AO11.1</p> <p>The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.</p>	N/A	
	<p>AO11.2</p> <p>The Home based business does not occupy a gross floor area of more than 50m².</p>	N/A	
	<p>AO11.3</p> <p>No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.</p>	N/A	
	<p>AO11.4</p> <p>The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.</p>	N/A	
	<p>AO11.5</p> <p>The Home based business does not involve the public display of goods external to the building.</p>	N/A	
	<p>AO11.6</p> <p>The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	N/A	
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	N/A	
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E.	N/A	
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	N/A	
	AO12.3 A farm stay is setback 100 metres from any property boundary.	N/A	
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: located at least 5 metres from the bedrooms of adjoining residences; and located or screened so that they do not directly overlook private open space areas of adjoining properties.	N/A	
If for Rural workers' accommodation			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	AO13.1 A Rural workers' accommodation building is limited to the accommodation of: one rural worker for every 50 hectares; and a maximum of ten rural workers in total.	Performance Outcome	Proposal exceeds the acceptable outcome, however the proposed development is intended to only service the operations of the applicant and the scale is commensurate with the operations of the property holding.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	Complies	
PO14 Rural workers' accommodation is provided with amenities commensurate with the: needs of the employees; and permanent or seasonal nature of the employment.	AO14.1 The Rural workers' accommodation is: for permanent occupation; and fully self-contained. OR	Complies	Some permanent workers may be accommodated on the site.
	AO14.2 The Rural workers' accommodation: is for seasonal occupation (up to 3 months); shares facilities with an existing Dwelling house or Caretaker's residence; and is located within 100 metres of the Dwelling house or Caretaker's residence.	Complies	Most workers accommodated on the site are expected to be seasonal workers.
For assessable development			
If for Caretaker's Accommodation			
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: hours of operation; nature of the use; security requirements; site location and access; and proximity to other land uses.	AO15 No acceptable outcome is provided.	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
If for Residential care facility or Retirement facility			
<p>PO16</p> <p>Retirement facilities include a range of housing designs and types that:</p> <ul style="list-style-type: none"> meet the needs of residents; allow for 'ageing in place'; consider differing mobility needs; accommodate differing financial situations; and cater for different household types. 	<p>AO16</p> <p>No acceptable outcome is provided.</p>	N/A	
If for Tourist park			
<p>PO17</p> <p>The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.</p>	<p>AO17</p> <p>No acceptable outcome is provided.</p>	N/A	
<p>PO18</p> <p>The density of accommodation provided within the Tourist park: is commensurate with the size and utility of the site; is consistent with the scale and character of development in the surrounding area; ensures sufficient infrastructure and services can be provided; does not adversely impact on the existing amenity of nearby uses; ensures a high level of amenity is enjoyed by residents of the site; and does not place undue pressure on environmental processes in the surrounding area.</p>	<p>AO18.1</p> <p>Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <ul style="list-style-type: none"> 40 caravan or motor home sites per hectare of the nominated area(s); or 60 tent sites per hectare of the nominated area(s); or 10 cabins (maximum 30m2 gross floor area per cabin) per hectare of the nominated area(s). 	N/A	
	<p>AO18.2</p> <p>Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO19 Accommodation sites are designed and located: to provide sufficient land for necessary services and infrastructure; to achieve sufficient separation between land uses; is consistent with the scale and character of development in the surrounding area; and to prevent amenity and privacy impacts on nearby land uses.</p>	<p>AO19.1 A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	N/A	
	<p>AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: 2 metres from an internal road; and 1.5 metres from the side and rear boundaries of the site.</p>	N/A	
<p>PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.</p>	<p>AO20.1 A central refuse collection area is provided to service all accommodation sites.</p>	N/A	
	<p>AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.</p>	N/A	
	<p>AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.</p>	N/A	
	<p>AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.</p>	N/A	
	<p>AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.</p>	N/A	

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.

9.4.3.2 Purpose

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

parking areas are appropriately designed, constructed and maintained;

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

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

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

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

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

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

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

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

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: nature of the use; location of the site; proximity of the use to public transport services; availability of active transport infrastructure; and accessibility of the use to all members of the community.	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	Complies	The proposal is capable of providing car parking as required, however it is expected that farm workers accommodated on the site will largely utilize shared transport.
Vehicle crossovers			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Vehicle crossovers are provided to: ensure safe and efficient access between the road and premises; minimize interference with the function and operation of roads; and minimise pedestrian to vehicle conflict.	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Complies	
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or from the lowest order road in all other instances.	N/A	
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.	Complies	
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: the intensity of anticipated vehicle movements; the nature of the use that they service; and 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.	Complies	
For assessable development			
Parking area location and design			
PO4 Car parking areas are located and designed to: ensure safety and efficiency in operation; and be consistent with the character	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	Complies	

Performance outcomes	Acceptable outcomes	Complies	Comments
of the surrounding locality.	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.	Complies	The proposal does not create employment opportunities for disabled persons.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	Complies	
	AO4.4 Parking and any set down areas are: wholly contained within the site; visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and provided at the side or rear of a building in all other instances.	Complies	
Site access and manoeuvring			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5</p> <p>Access to, and manoeuvring within, the site is designed and located to:</p> <p>ensure the safety and efficiency of the external road network;</p> <p>ensure the safety of pedestrians;</p> <p>provide a functional and convenient layout; and</p> <p>accommodate all vehicles intended to use the site.</p>	<p>AO5.1</p> <p>Access and manoeuvrability is in accordance with : AS28901 – Car Parking Facilities (Off Street Parking); and AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	Complies	
	<p>AO5.2</p> <p>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	Complies	
	<p>AO5.3</p> <p>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	Complies	
	<p>AO5.4</p> <p>Pedestrian and cyclist access to the site: is clearly defined; easily identifiable; and provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	Complies	
<p>PO6</p> <p>Development that involves an internal road network ensures that it's design:</p> <p>ensure safety and efficiency in operation;</p>	<p>AO6.1</p> <p>Internal roads for a Tourist park have a minimum width of: 4 metres if one way; or 6 metres if two way.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <ul style="list-style-type: none"> hours of operation; noise light; and odour; <p>accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>in the Rural zone, avoids environmental degradation.</p>	<p>AO6.2</p> <p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <ul style="list-style-type: none"> a minimum approach and departure curve radius of 12 metres; and a minimum turning circle radius of 8 metres. 	N/A	
	<p>AO6.3</p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	N/A	
	<p>AO6.4</p> <p>Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	N/A	
	<p>AO6.5</p> <p>Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	N/A	
	<p>AO6.6</p> <p>Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	Complies	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: are no steeper than 1:5; or are steeper than 1:5 and are sealed.	Complies	
Servicing			
PO7 Development provides access, maneuvering and servicing areas on site that: accommodate a service vehicle commensurate with the likely demand generated by the use; do not impact on the safety or efficiency of internal car parking or maneuvering areas; do not adversely impact on the safety or efficiency of the road network; provide for all servicing functions associated with the use; and are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	AO7.1 All unloading, loading, service and waste disposal areas are located: on the site; to the side or rear of the building, behind the main building line; not adjacent to a site boundary where the adjoining property is used for a sensitive use.	Complies	
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	Complies	
	AO7.3 Development provides a servicing area, site access and manoeuvring areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.	Complies	
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Complies	

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO8.2</p> <p>All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	Complies	Parking areas will not be sealed or line marked as the purpose of the proposal is to house farm workers who generally do not have access to personal transport.
End of trip facilities			
<p>PO9</p> <p>Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <p>meet the anticipated demand generated from the use; comprise secure and convenient bicycle parking and storage; and provide end of trip facilities for all active transport users.</p>	<p>AO9.1</p> <p>The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.</p>	N/A	
	<p>AO9.2</p> <p>End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	N/A	
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
<p>PO10</p> <p>The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10</p> <p>A traffic impact report is prepared by a suitably qualified person that identifies:</p> <p>the expected traffic movements to be generated by the facility; any associated impacts on the road network; and any works that will be required to address the identified impacts.</p>	N/A	
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			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11</p> <p>The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO11</p> <p>A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> the expected traffic movements to be generated by the facility; any associated impacts on the road network; and any works that will be required to address the identified impacts. 	N/A	

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Table 9.4.3.3E—Vehicular Access for Specific Uses

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

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

9.4.5.2 Purpose

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

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

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

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

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

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

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

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

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

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

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

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

9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			
PO1 Each lot has an adequate volume and supply of water that: meets the needs of users; is adequate for fire-fighting purposes; ensures the health, safety and convenience of the community; and 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: in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated water supply service area.	N/A	
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or on-site water storage tank/s: with a minimum capacity of 90,000L; fitted with a 50mm ball valve with a camlock fitting; and which are installed and connected prior to the occupation or use of the development.	Complies	2x50kL water tanks will be provided as part of the proposed development. Refer attached plans.
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> meets the needs of users; is adequate for fire-fighting purposes; ensures the health, safety and convenience of the community; and minimises adverse impacts on the receiving environment. 	<p>AO2.1</p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated sewerage service area. 	N/A	
	<p>AO2.2</p> <p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated sewerage service area. 	Complies	Refer attached Hydraulics and Wastewater Management plans.
Stormwater infrastructure			
<p>PO3</p> <p>Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1</p> <p>Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO3.2</p> <p>On-site drainage systems are constructed: to convey stormwater from the premises to a lawful point of discharge; and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	Complies	
Electricity supply			
<p>PO4</p> <p>Each lot is provided with an adequate supply of electricity</p>	<p>AO4</p> <p>The premises: is connected to the electricity supply network; or has arranged a connection to the transmission grid; or 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: it is approved by the relevant regulatory authority; and it can be demonstrated that no air or noise emissions; and it can be demonstrated that no adverse impact on visual amenity will occur.</p>	Complies	
Telecommunications infrastructure			
<p>PO5</p> <p>Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5</p> <p>Development is provided with a connection to the national broadband network or telecommunication services.</p>	Complies	
Existing public utility services			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A	
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: streetscape; scenic amenity; environmental values; slope stability; accessibility; or privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	Complies	
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	Complies	The site has been benched to accommodate the proposed development.
	AO7.3 Earthworks batters: are no greater than 1.5 metres in height; are stepped with a minimum width 2 metre berm; do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; have a slope no greater than 1 in 4; and are retained.	Complies	Batter slopes have been constructed to less than 1V in 5H.
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: adjoining premises; or a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	Complies	

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	Complies	
	<p>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.</p>	N/A	
	<p>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.</p>	Complies	
For assessable development			
Transport network			
<p>PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p>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.</p>	Complies	

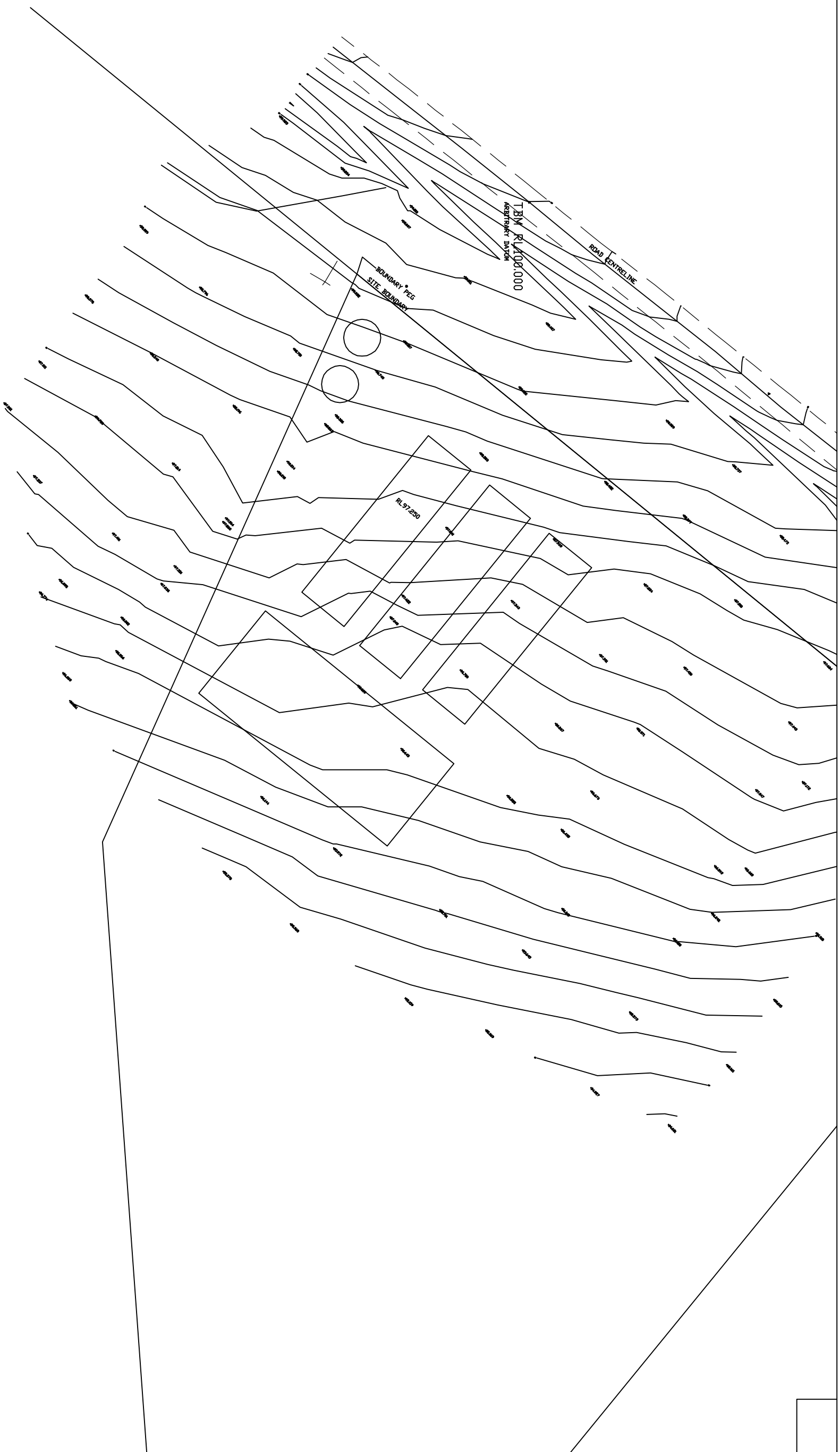
Performance outcomes	Acceptable outcomes	Complies	Comments
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	N/A	
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to 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.	N/A	
Stormwater quality			
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; achieve specified water quality objectives; minimise flooding; maximise the use of natural channel design principles; maximise community benefit; and minimise risk to public safety.	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: drainage control; erosion control; sediment control; and water quality outcomes.	Complies	Stormwater from the development is disposed of on the site to pre-development existing drainage.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO10.2</p> <p>For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <p>meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</p> <p>is consistent with any local area stormwater water management planning;</p> <p>accounts for development type, construction phase, local climatic conditions and design objectives;</p> <p>and</p> <p>provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>	N/A	
<p>PO11</p> <p>Storage areas for stormwater detention and retention: protect or enhance the environmental values of receiving waters; achieve specified water quality objectives; where possible, provide for recreational use; maximise community benefit; and minimise risk to public safety.</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	N/A	
Excavation or filling			

Performance outcomes	Acceptable outcomes	Complies	Comments
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.	N/A	
	AO12.2 Transportation of fill to or from the site does not occur: within peak traffic times; and before 7am or after 6pm Monday to Friday; before 7am or after 1pm Saturdays; and on Sundays or Public Holidays.	N/A	
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.	N/A	
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	N/A	
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	N/A	
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: safety; drainage; visual amenity; and privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): must follow as close as possible to the existing contours; be contained within the premises and not the road reserve, and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Complies	
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	Complies	
Contaminated land			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO16</p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16</p> <p>Development is located where: soils are not contaminated by pollutants which represent a health or safety risk to users; or contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	N/A	
Fire services in developments accessed by common private title			
<p>PO17</p> <p>Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1</p> <p>Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: 120 metres for residential development; and 90 metres for any other development.</p>	N/A	
	<p>AO17.2</p> <p>Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	N/A	





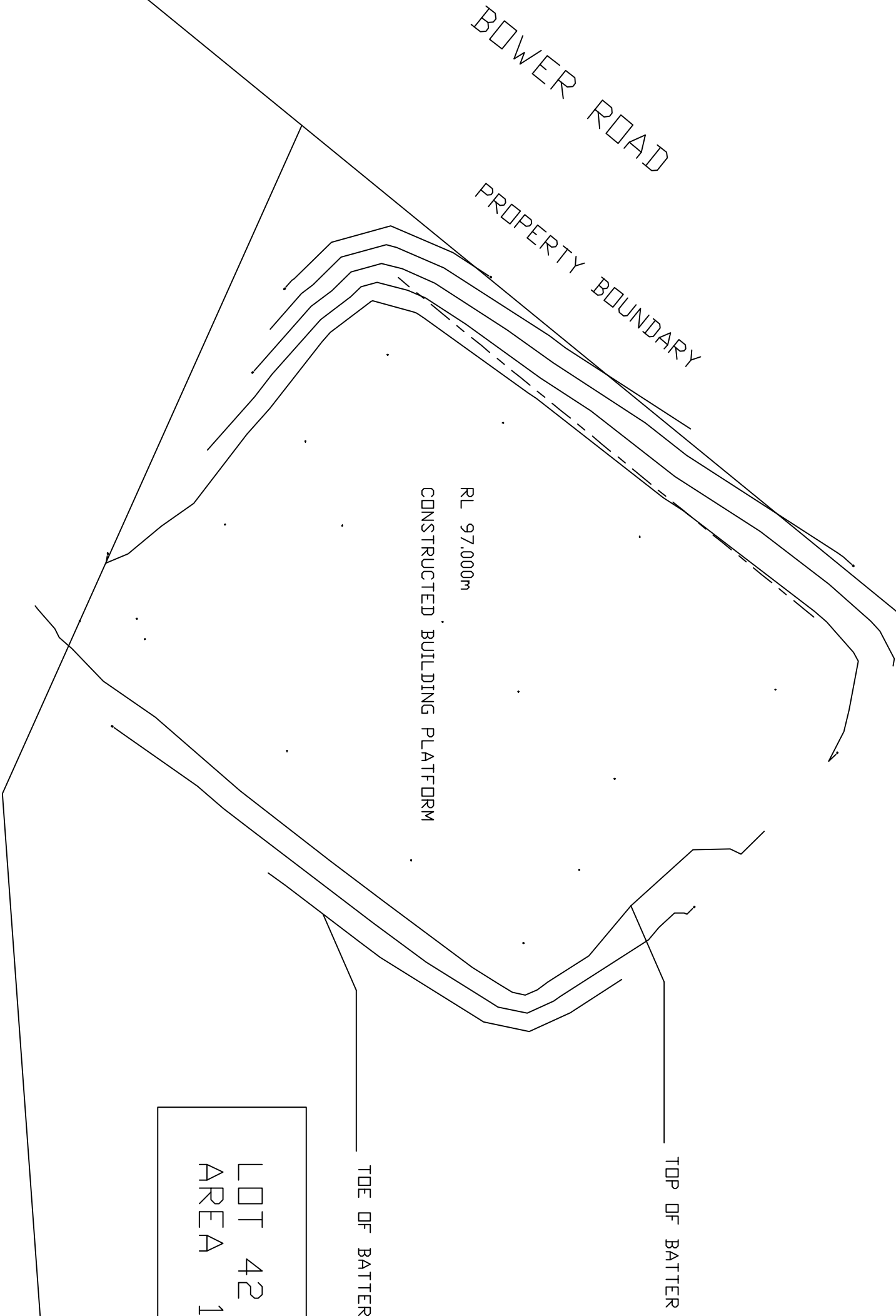
REVISION			
DATE			
DATE			
REMARKS			
	CKD		PASSED
TS Adil & Associates PO Box 1996 Mareeba Qld 4880 Telephone 0407 963 040 Email: Trevor.Adil@gmail.com			
SCALES (A3 SIZE)			
DRAWN		DESIGNED	
CHECKED		TSA	
APPROVED		CHECKED	
SITE PLAN PRE-DEVELOPMENT CONTOURS			
G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation			
CONTRACT NUMBER		REV.	
DRAWING NUMBER		REV.	
8011		A	
SHEET 1 of 18			
DATE			

REVISION		DRAWN		DESIGNED		BULK EARTHWORKS		G & D Nucifora		CONTRACT NUMBER	
					TSA		PLAN	Bower Road, Mareeba Qld 4880	DRAWING	REV.	
					CHECKED	CHECKED	Sheet 1 of 2	Rural Workers	NUMBER		
					APPROVED			Accommodation	8011	A	
									SHEET 2 of 18		
									DATE		
DATE		REMARKS		CKD		PASSED					

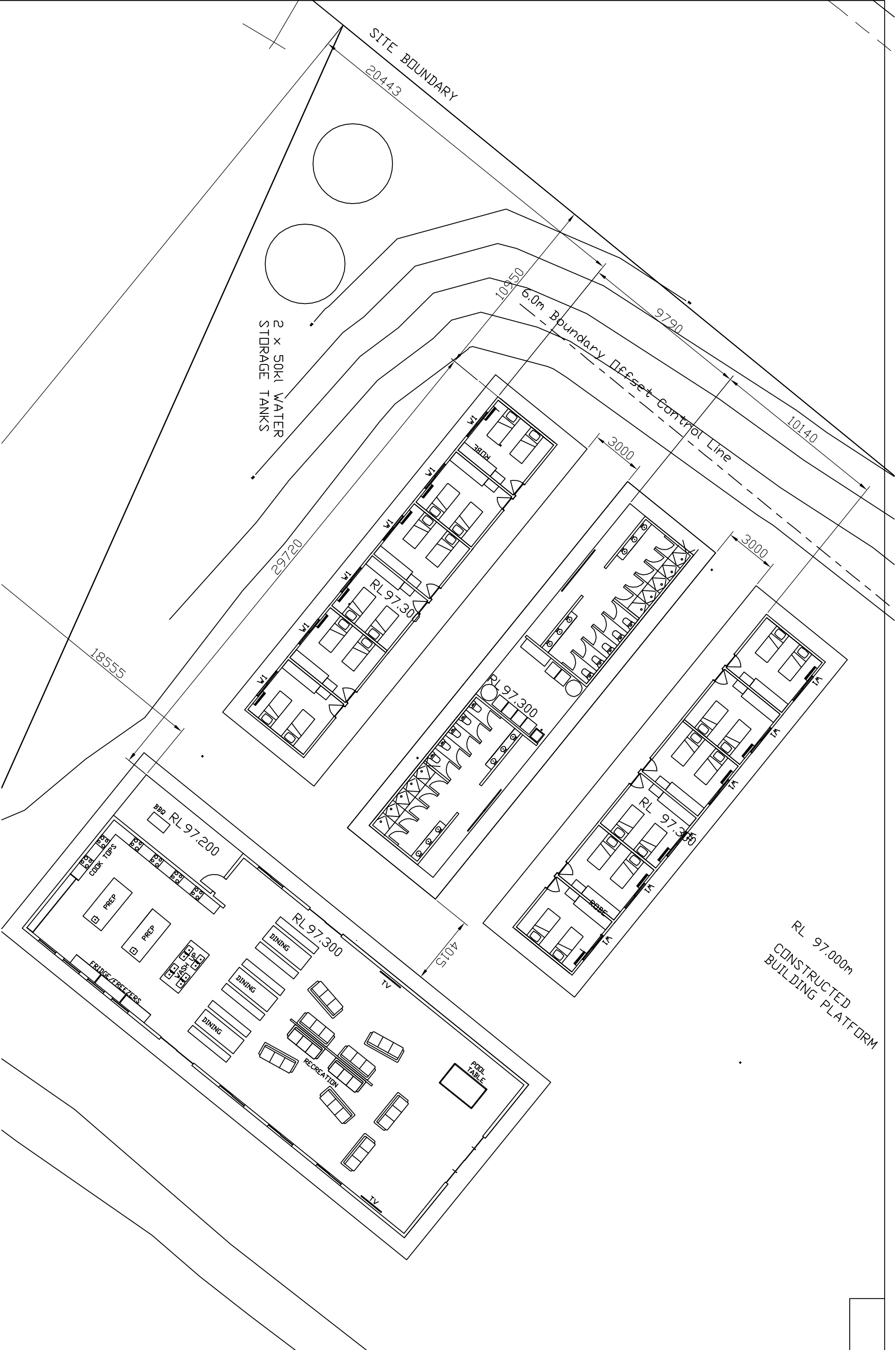
TS Adil & Associates
PO Box 1996
Mareeba Qld 4880 Telephone 0407 963 040
Email: Trevor.Adil@gmail.com

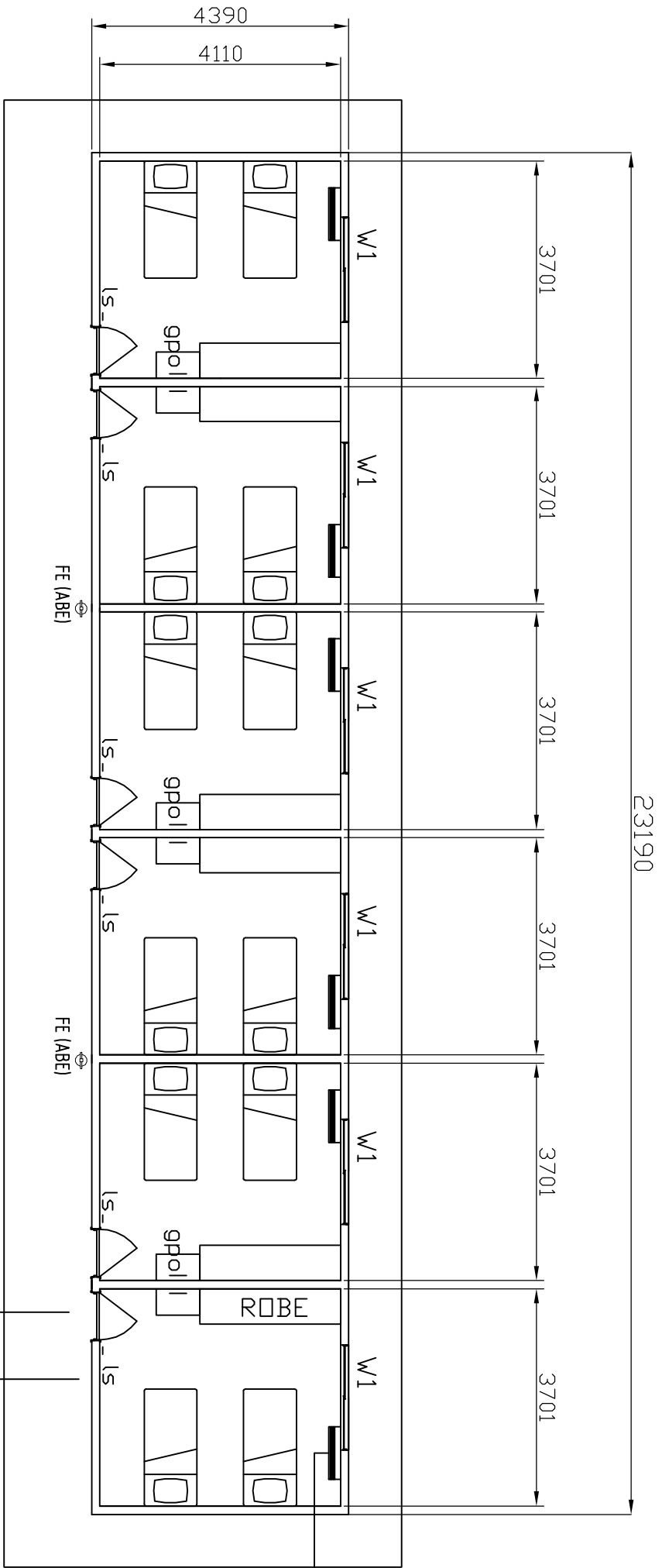
SCALES (A3 SIZE)
1:500 A3 Sheet Size

LOT 42 SP188097
AREA 1.797 ha



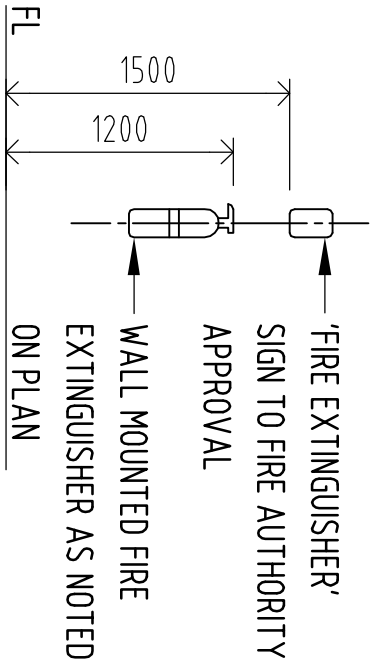
REVISION		TS Adil & Associates PO Box 1996 Mareeba Qld 4880 Telephone 0407 963 040 Email: Trevor.Adil@gmail.com	SCALES (A3 SIZE)		DRAWN		DESIGNED		BUILDINGS LAYOUT PLAN Sheet 2 of 2	G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation	CONTRACT NUMBER	
DATE	REMARKS		CMD	PASSED	CHECKED	CHECKED	TSA				DRAWING NUMBER	REV.
											8011	A
											SHEET 3 of 18	





SPLIT
SYSTEM
AIR-CON

WINDOW SCHEDULE
W1 - 1810x1200 XD



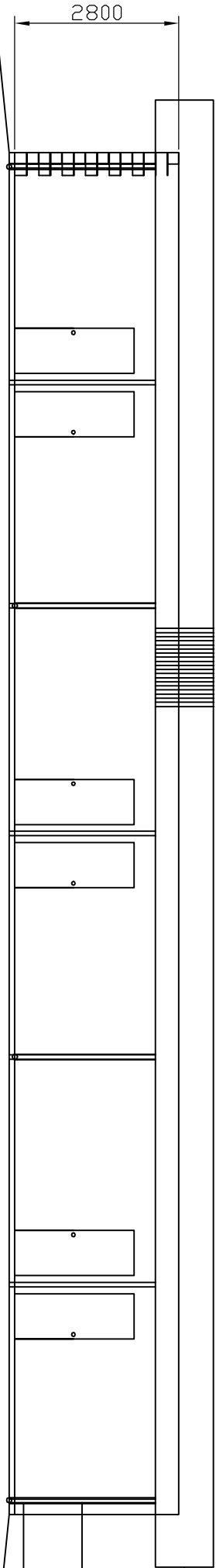
FIRE EXTINGUISHER DETAIL

140 SERIES
CONCRETE
MASONRY

2040x820 SOLID CORE
WEATHER PROOF DOOR

PLAN- ACCOMMODATION UNITS

SCALE 1:100 (A3)



CUSTOM DRB ROOF
0.42mm BMT

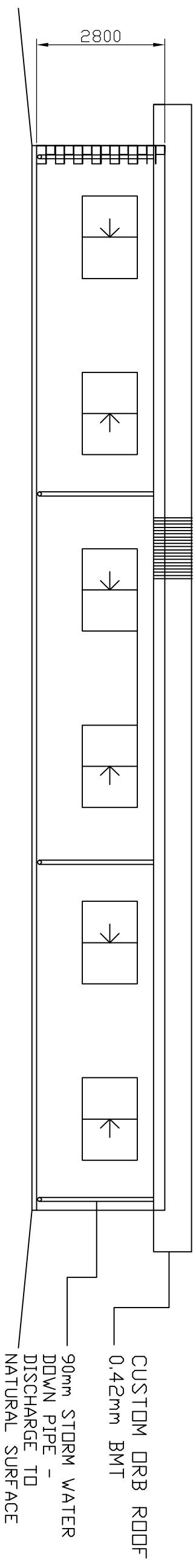
90mm STORM WATER DOWN
PIPE - DISCHARGE TO
STORMWATER SYSTEM

65x3SHS
VERANDAH POSTS
WELD TO 90SQ
CAST IN PLATES

ELEVATION- ACCOMMODATION UNITS

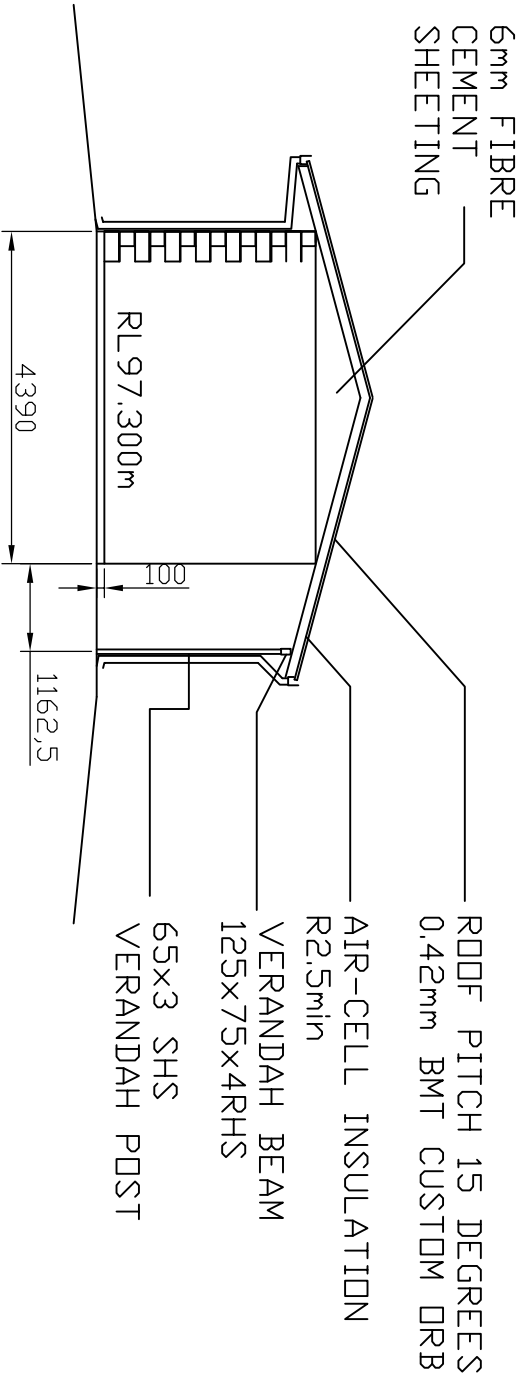
SCALE 1:100 (A3)

REVISION				CONTRACT NUMBER			
				DRAWING NUMBER	REV.		
				8011	A		
				SHEET 4 of 18			
				DATE			
DATE				REMARKS			
				OKD	PASSED		
				TS Adil & Associates			
				PD Box 1996			
				Mareeba Qld 4880			
				Telephone 0407 963 040			
				Email: Trevor.Adil@gmail.com			
SCALES (A3 SIZE)				DRAWN (DESIGNED)			
				CHECKED	CHECKED	TSA	
				APPROVED			
				ACCOMMODATION UNITS			
				PLAN			
				Sheet 1 of 5			
				G & D Nucifora			
				Bower Road, Mareeba Qld 4880			
				Rural Workers			
				Accommodation			



ELEVATION- ACCOMMODATION UNITS

SCALE 1:100 (A3)



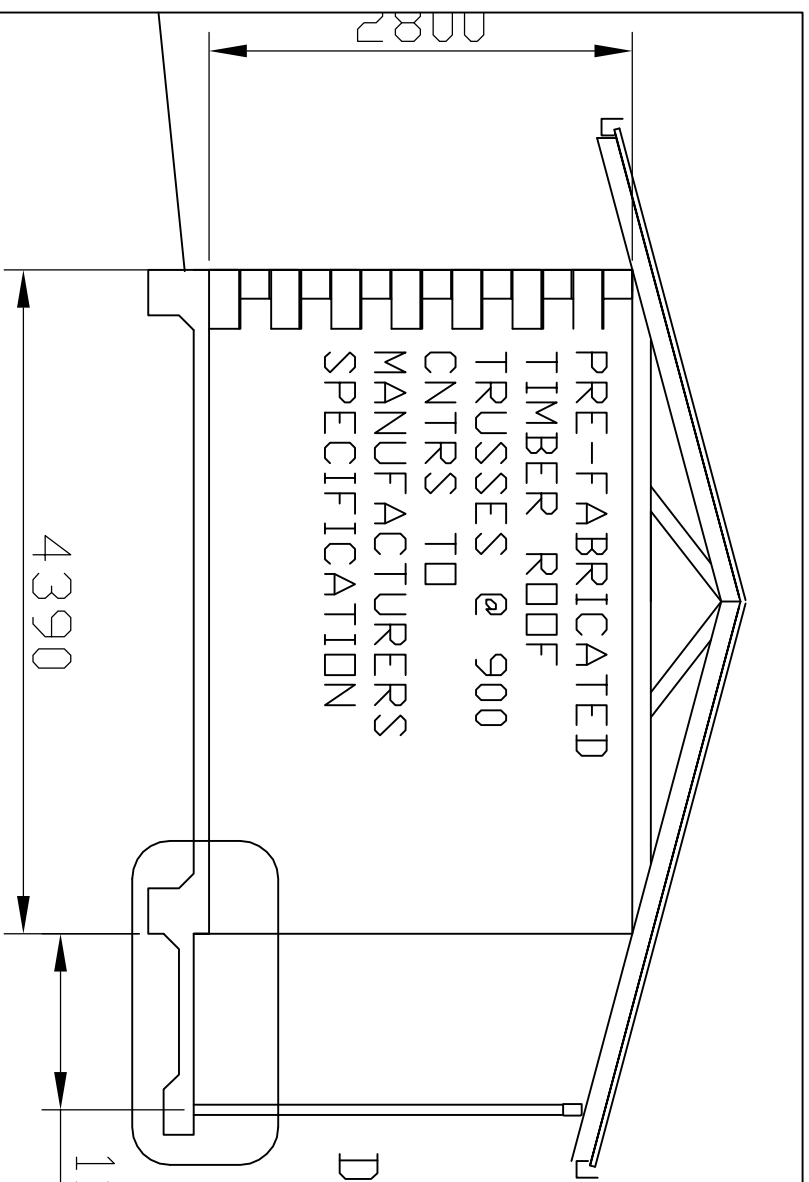
END ELEVATION- ACCOMMODATION UNITS

SCALE 1:100 (A3)

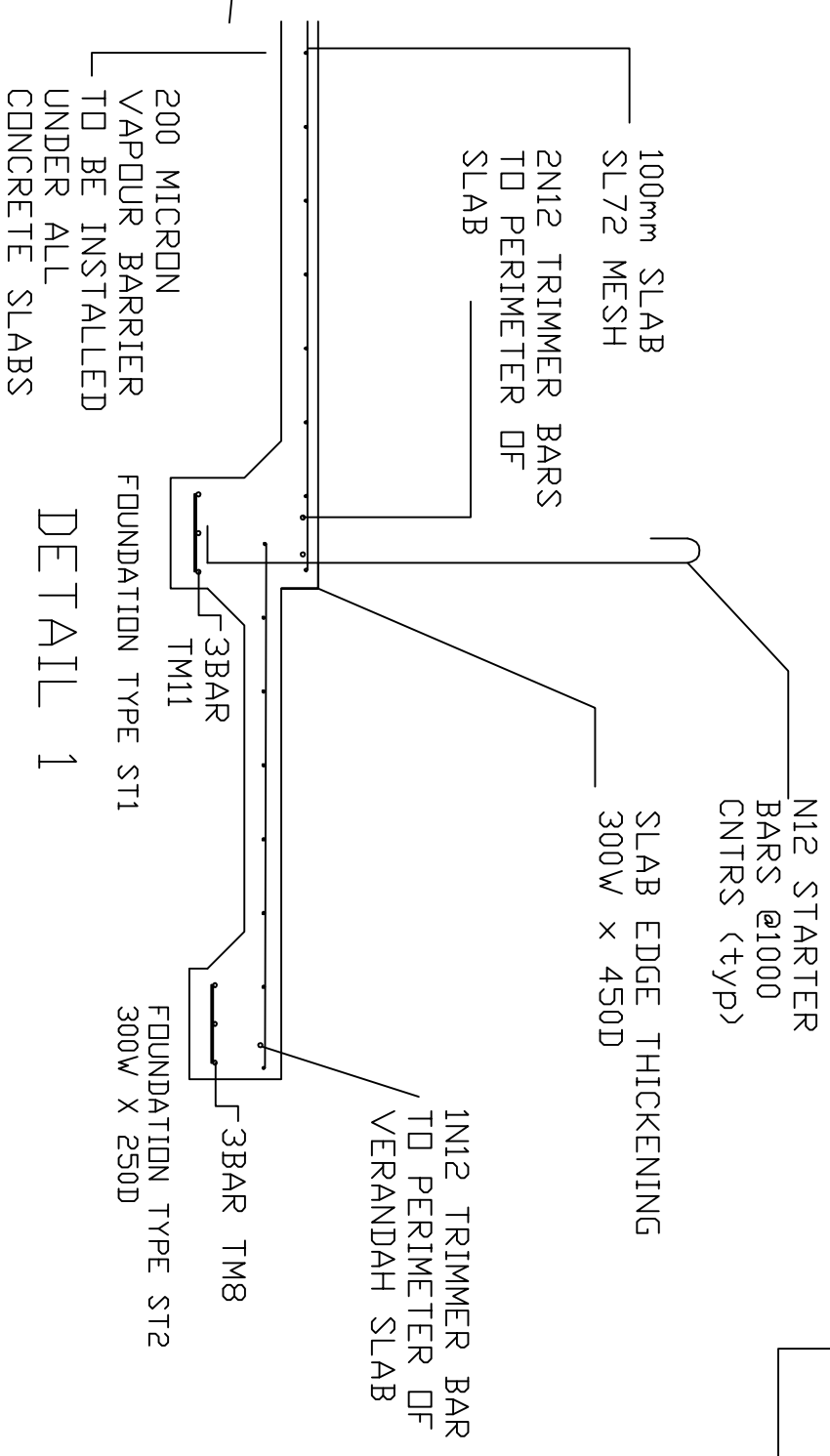
ROOF FRAMING NOTES:
TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATION
FOR WIND LOADING C2.
TIMBER BATTENS SPACED AND SCREW FIXED IN ACCORDANCE
WITH TRADAC RECOMMENDATIONS FOR C2 WIND LOADING.
AIR-CELL ROOF INSULATION TO BE INSTALLED OVER ROOF
BATTENS, JOINTS LAPPED AND TAPED AS PER
MANUFACTURERS SPECIFICATION TO ACHIEVE R2.5 MINIMUM
INSULATION EFFICIENCY.

FOUNDATION NOTES:
SELECT FILL TO UNDERSIDE OF CONCRETE SLABS SHALL BE PLACED TO ACHIEVE DESIGN GRADE.
SELECT FILL SHALL BE FREE OF DELETERIOUS CONTAMINANTS AND SHALL COMPLY WITH THE FOLLOWING SPECIFICATION:
a) GRANULAR MATERIAL OF CBR > 15
b) LINEAR SHRINKAGE <8%.
c) COMPACTED IN LAYERS NOT EXCEEDING 200MM THICKNESS TO ACHIEVE 98% RDD MINIMUM TO A51289.E2
d) 100% PASSING 20MM SIEVE.

[illegible]



DETAIL 1



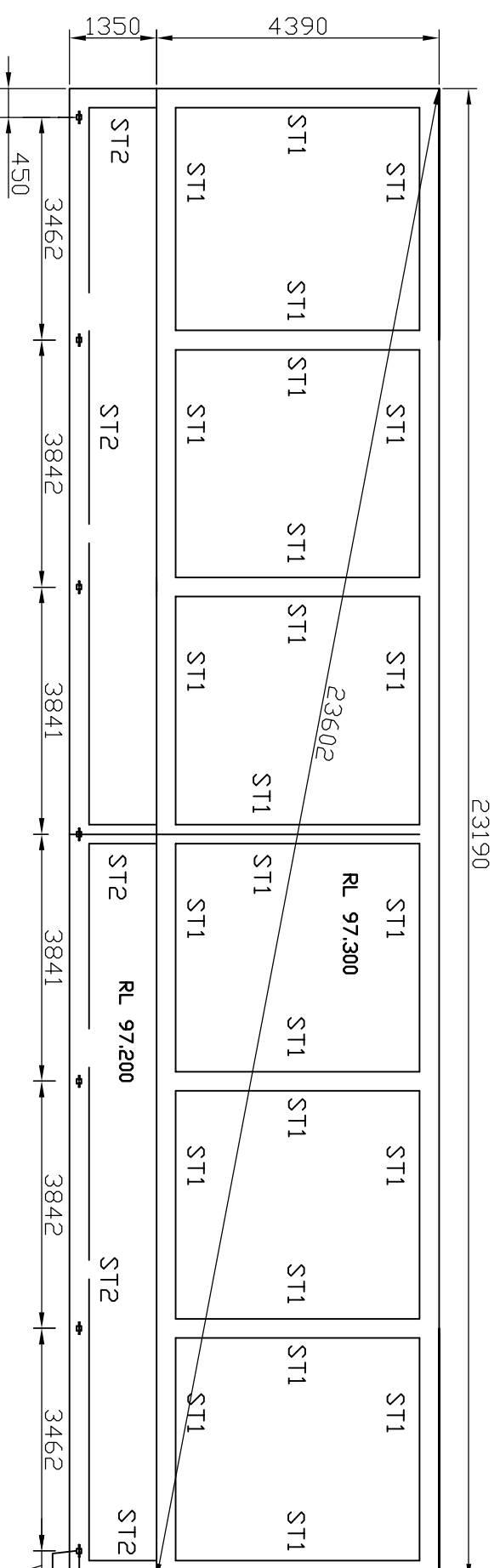
DETAIL 1

SECTION - ACCOMMODATION UNITS

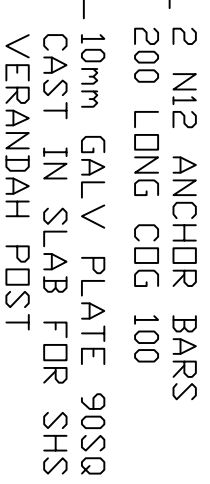
SCALE 1:50 (A3)

SECTION - SLAB CONSTRUCTION DETAIL

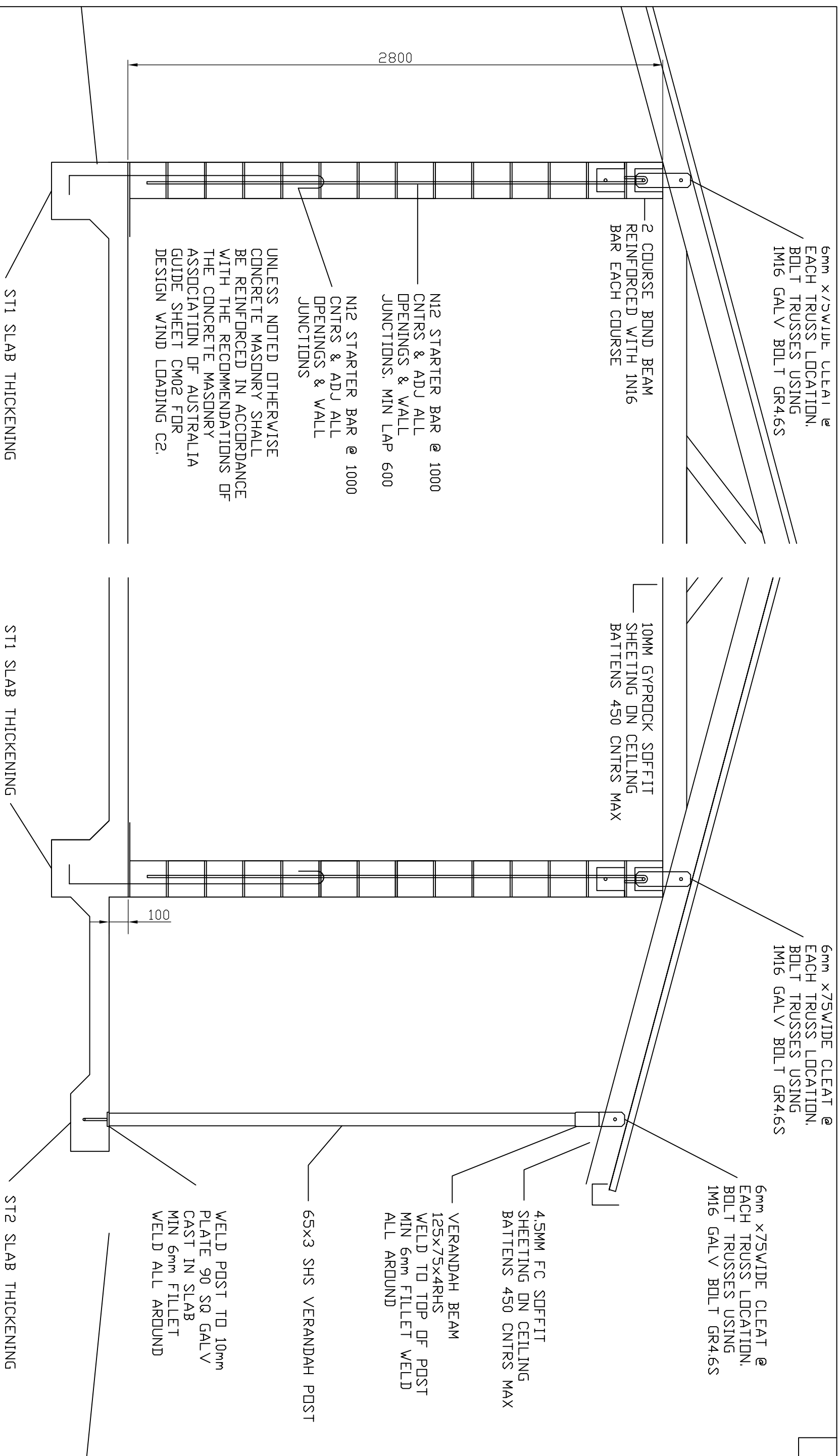
SCALE 1:20 (A3)



FOUNDATION & SLAB PLAN - ACCOMMODATION UNITS
SCALE 1:100 (A3)

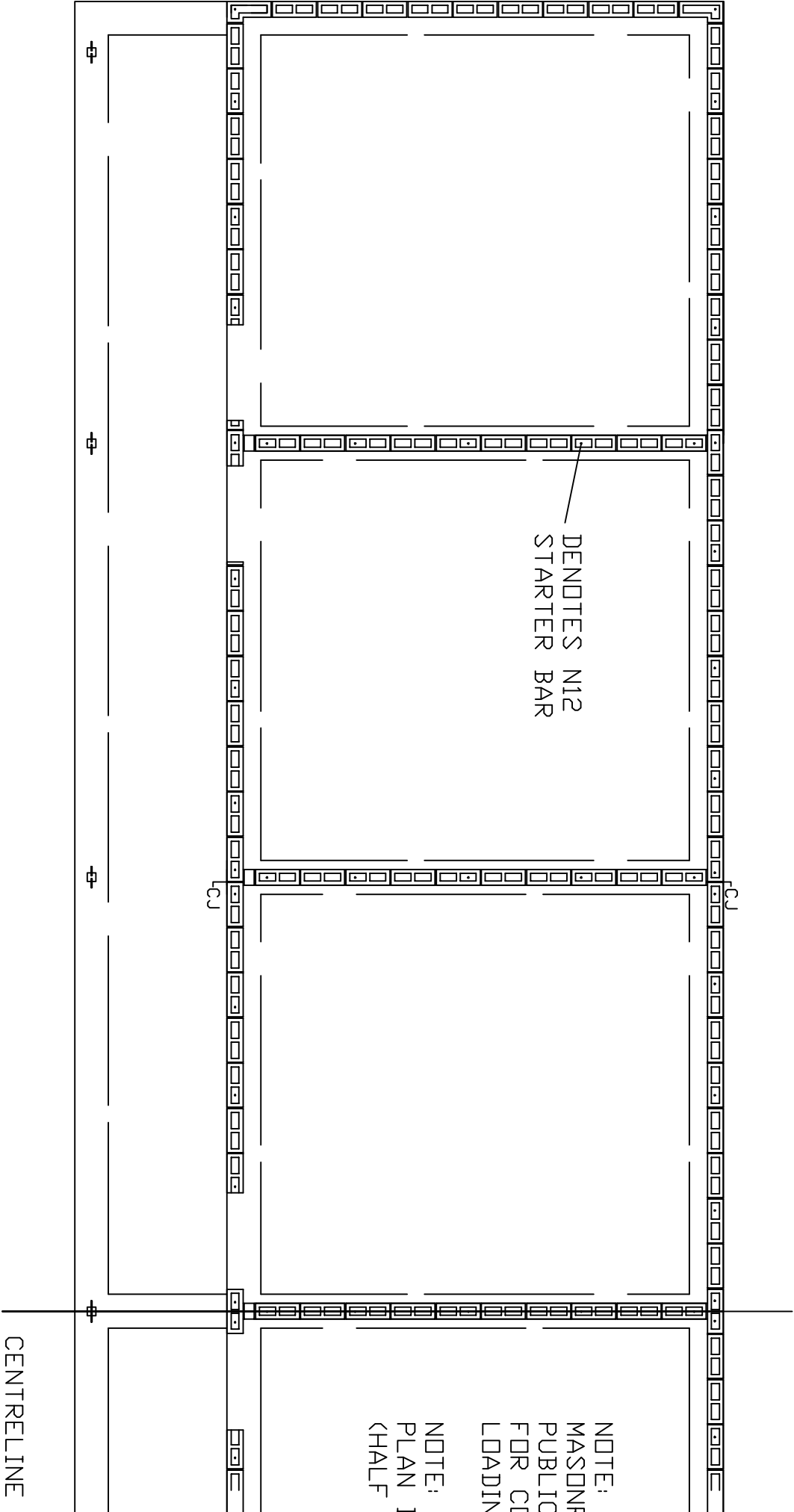


CONTRACT NUMBER		G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation	
DRAWING NUMBER	REV.		
8011	A		
SHEET 6 of 18			
DATE			
ACCOMMODATION		UNITS - ELEVATIONS & SECTIONS Sheet 3 of 5	
DRAWN	DESIGNED TSA		
CHECKED	CHECKED		
APPROVED			
SCALES (A3 SIZE)			
TS Adil & Associates PO Box 1996 Mareeba Qld 4880 Telephone 0407 963 040 Email: Trevor.Adil@gmail.com			
REMARKS	CKD	PASSED	
DATE			
REVISION			



SECTION (PARTIAL) SCALE 1:20 (A3)

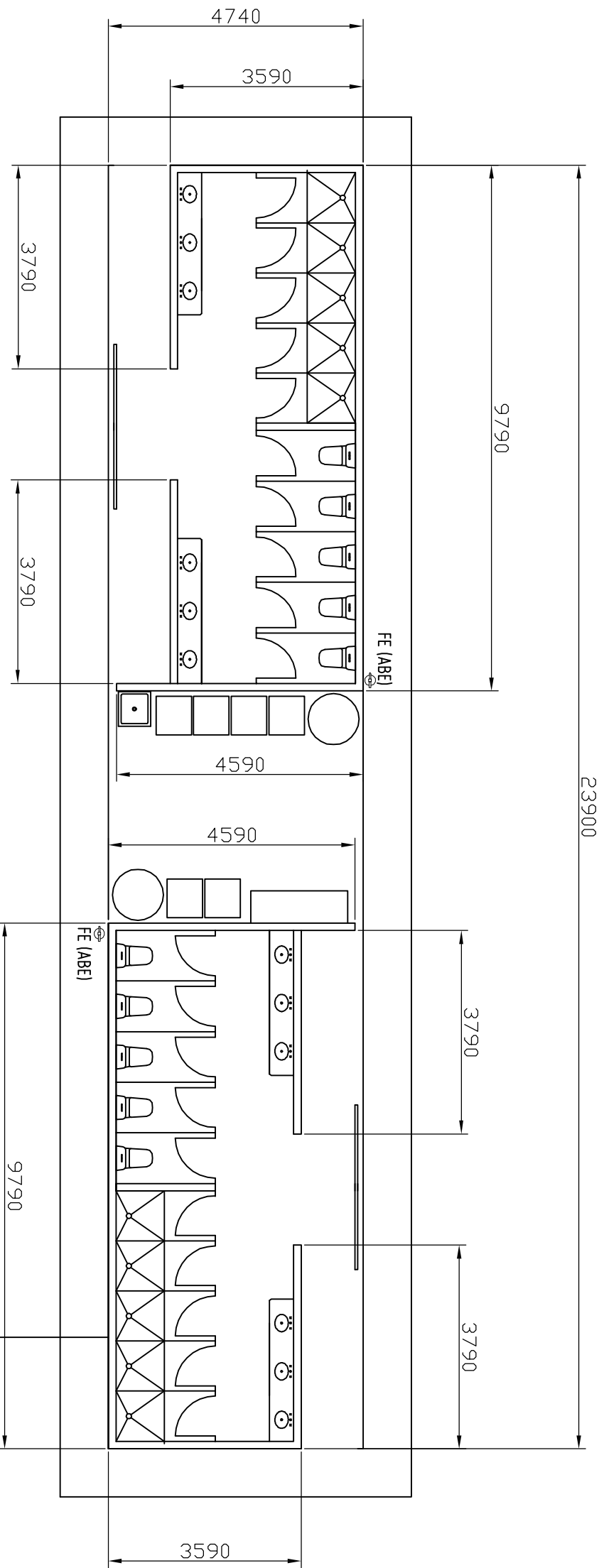
[illegible]



CONCRETE MASONRY PLAN – ACCOMMODATION UNITS

SCALE 1:50 (A3)

REVISION			TS Adil & Associates PO Box 1996 Mareeba Qld 4880 Telephone 0407 963 040 Email: Trevor.Adil@gmail.com	SCALES (A3 SIZE)	DRAWN	DESIGNED TSA	ACCOMMODATION UNITS – ELEVATIONS & SECTIONS Sheet 5 of 5	G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation	CONTRACT NUMBER		
DATE	REMARKS	CKD							PASSED	DRAWING NUMBER	REV.
										8011	A
										SHEET 8 of 18	
										DATE	



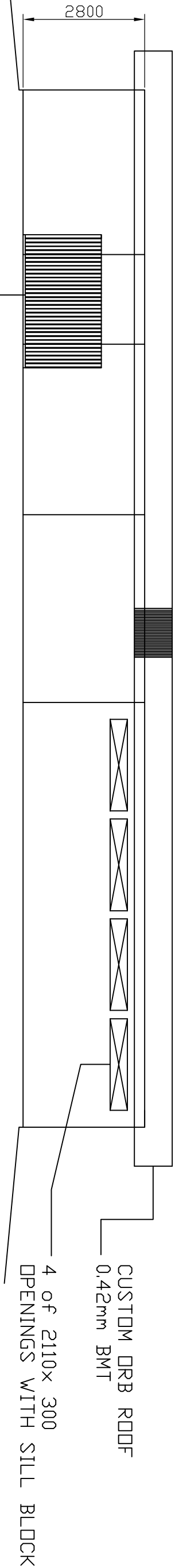
PLAN- ABLUTION FACILITIES

SCALE 1:100 (A3)

PRIVACY SCREEN
3060 WIDE x 1800 HIGH
75 x 16 TREATED PINE
PALINGS 15 GAP

ELEVATION - ABLUTION FACILITIES

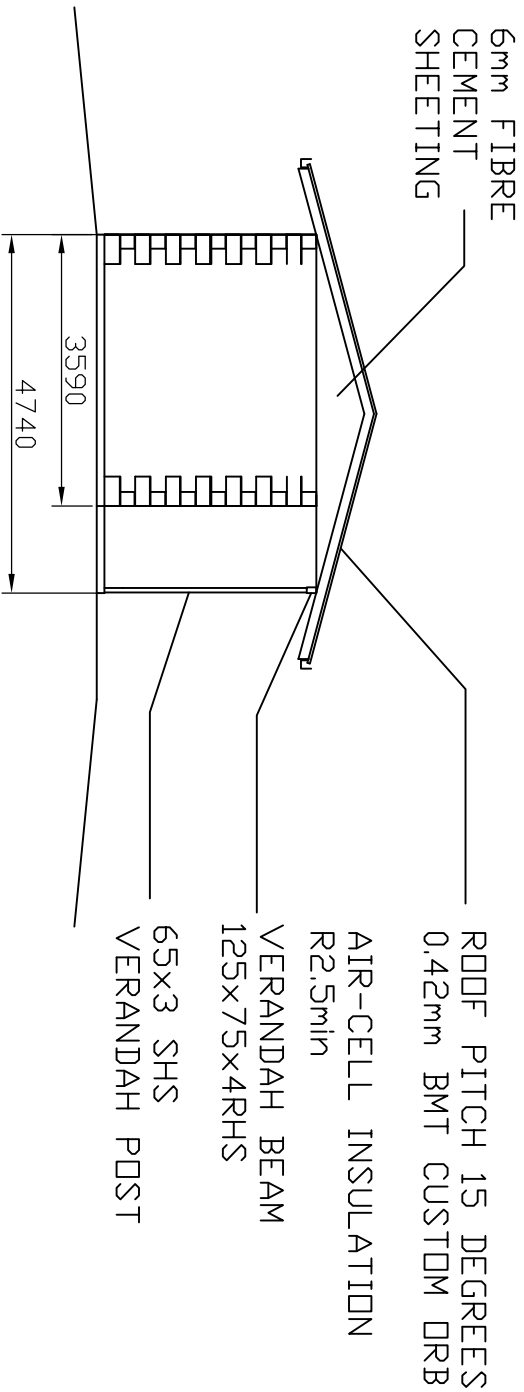
SCALE 1:100 (A3)



CUSTOM DRB ROOF
0.42mm BMT

4 of 2110x 300
OPENINGS WITH SILL BLOCK

REVISION				CONTRACT NUMBER					
				DRAWING NUMBER		REV.			
				8011		A			
				SHEET 9 of 18					
				DATE					
REMARKS				DATE					
				CKD					
TS Adil & Associates				PD Box 1996					
Moreeba Qld 4880				Telephone 0407 963 040					
Email: Trevor.Adil@gmail.com									
SCALES (A3 SIZE)				DRAWN		DESIGNED			
				CHECKED		TSA			
				APPROVED		CHECKED			
				ABLUTION FACILITIES - PLAN					
				Sheet 1 of 5					
				G & D Nucifora					
				Bower Road, Moreeba Qld 4880					
				Rural Workers					
				Accommodation					



ROOF FRAMING NOTES:
TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATION
FOR WIND LOADING C2.
TIMBER BATTENS SPACED AND SCREW FIXED IN ACCORDANCE
WITH TRADAC RECOMMENDATIONS FOR C2 WIND LOADING.

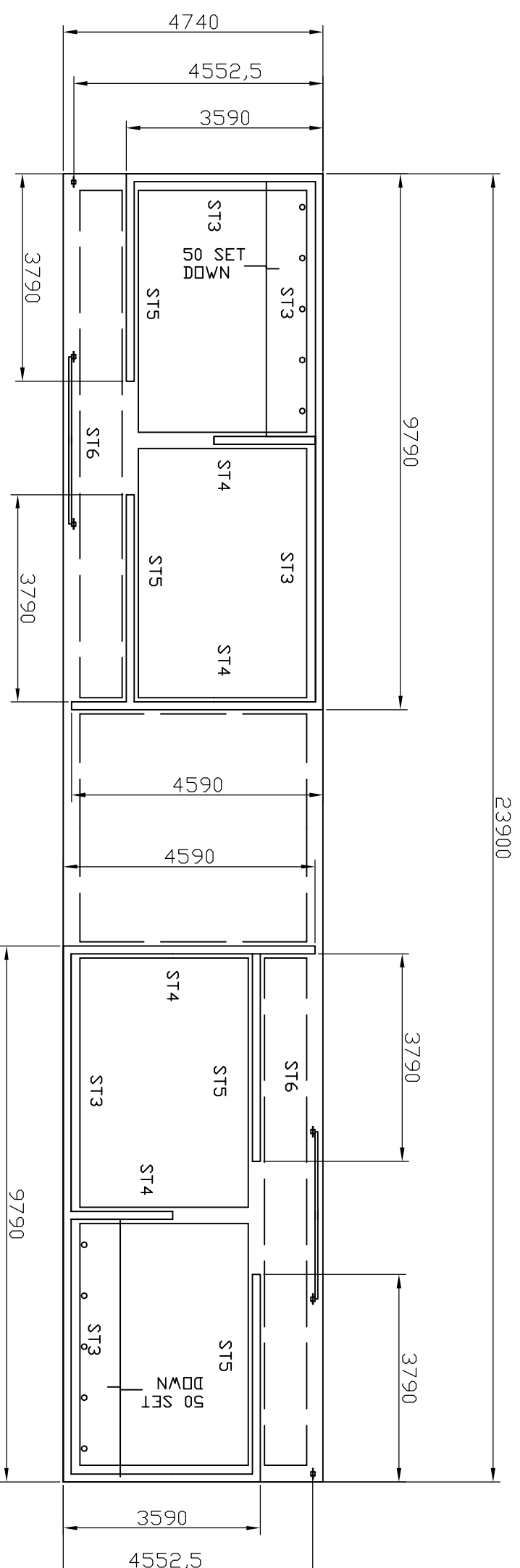
AIR-CELL ROOF INSULATION TO BE INSTALLED OVER ROOF
BATTENS, JOINTS LAPPED AND TAPED AS PER
MANUFACTURERS SPECIFICATION TO ACHIEVE R2.5 MINIMUM
INSULATION EFFICIENCY.

FOUNDATION NOTES:
SELECT FILL TO UNDERSIDE OF CONCRETE SLABS SHALL BE
PLACED TO ACHIEVE DESIGN GRADE.
SELECT FILL SHALL BE FREE OF DELETERIOUS
CONTAMINANTS AND SHALL COMPLY WITH THE FOLLOWING
SPECIFICATION:

- a) GRANULAR MATERIAL OF CBR > 15
- b) LINEAR SHRINKAGE <8%
- c) COMPACTED IN LAYERS NOT EXCEEDING 200MM THICKNESS
- TD ACHIEVE 98% RFD MINIMUM TO A51289.E2
- d) 100% PASSING 20MM SIEVE.

END ELEVATION-ABLUTION FACILITIES

SCALE 1:100 (A3)



PLAN - ABLUTION FACILITIES

SCALE 1:100 (A3)

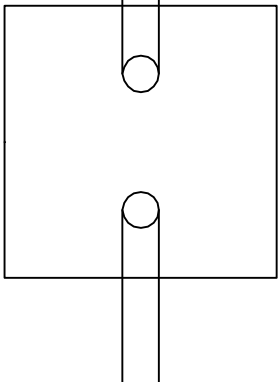
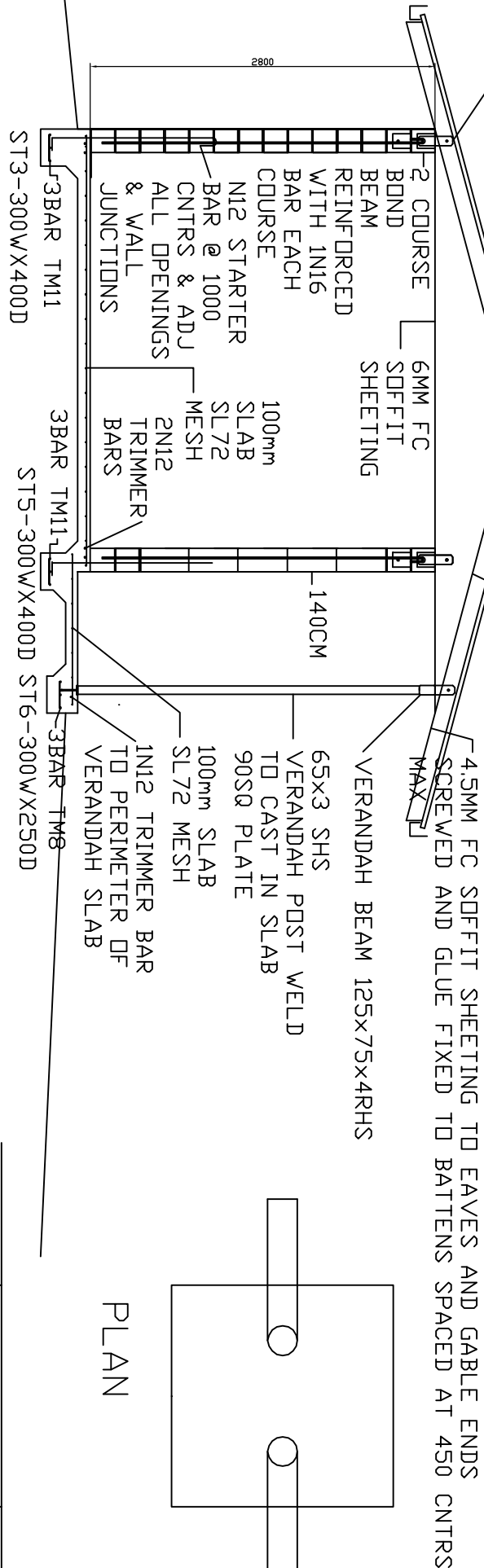
		CONTRACT NUMBER	
		DRAWING NUMBER	REV.
		8011	A
		SHEET 10 of 18	
		DATE	
G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation		ABUTTION FACILITIES - ELEVATIONS Sheet 2 of 5	
		DRAWN	DESIGNED TSA
		CHECKED	CHECKED
		APPROVED	
SCALES (A3 SIZE)			
TS Adil & Associates PO Box 1996 Mareeba Qld 4880 Telephone 0407 963 040 Email: Trevor.Adil@gmail.com			
REVISION			
DATE			
REMARKS			
	OKD	PASSED	

6mm x75WIDE CLEAT @ EACH TRUSS LOCATION. BOLT TRUSSES USING 1M16 GALV BOLT GR4.6S

CUSTOM DRB ROOF SHEETING 0.42mm BMT FIXED TO HW TIMBER BATTENS OVER AIR-CELL INSULATION TO ACHIEVE R2.5 THERMAL RATING

PRE-FABRICATED MILL TRUSSES

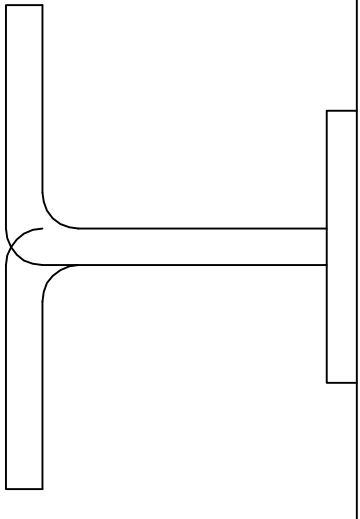
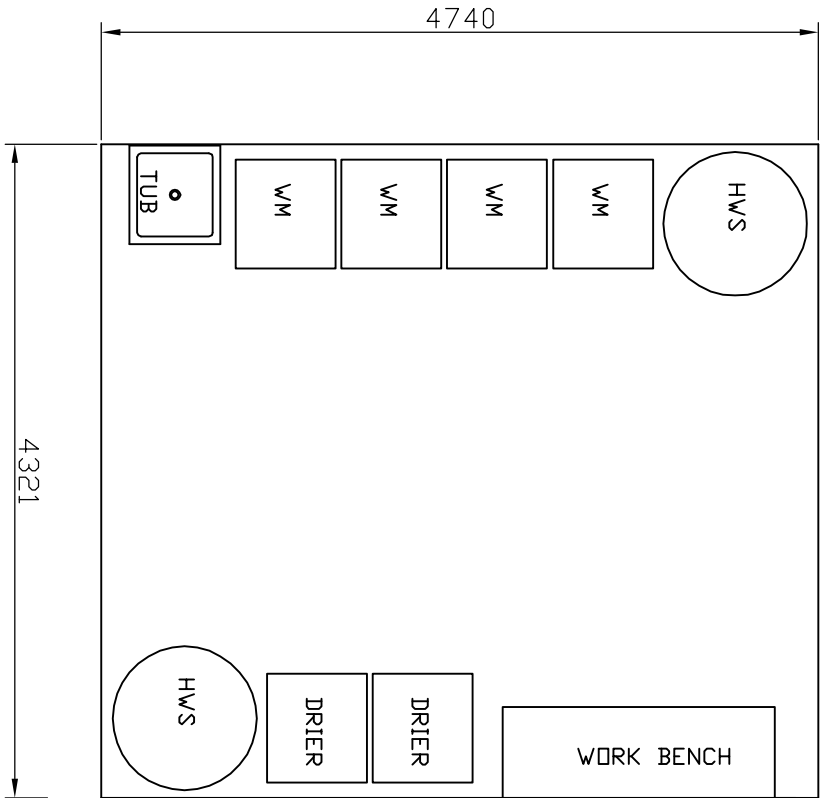
15 DEGREE PITCH



90X10SQ PLATE WITH 2N12 PIG TAILS - 150 LONG, 100 CDG TO PROVIDE ANCHORAGE TO SLAB THICKENING - HOT DIP GALVANISED

SECTION - ABLUTION FACILITIES

SCALE 1:50 (A3)



CAST FLUSH WITH TOP OF SLAB

ELEVATION

CAST IN PLATE
DETAIL (TYP)

UNLESS NOTED OTHERWISE CONCRETE MASONRY SHALL BE REINFORCED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONCRETE MASONRY ASSOCIATION OF AUSTRALIA GUIDE SHEET CM02 FOR DESIGN WIND LOADING C2.

LEGEND

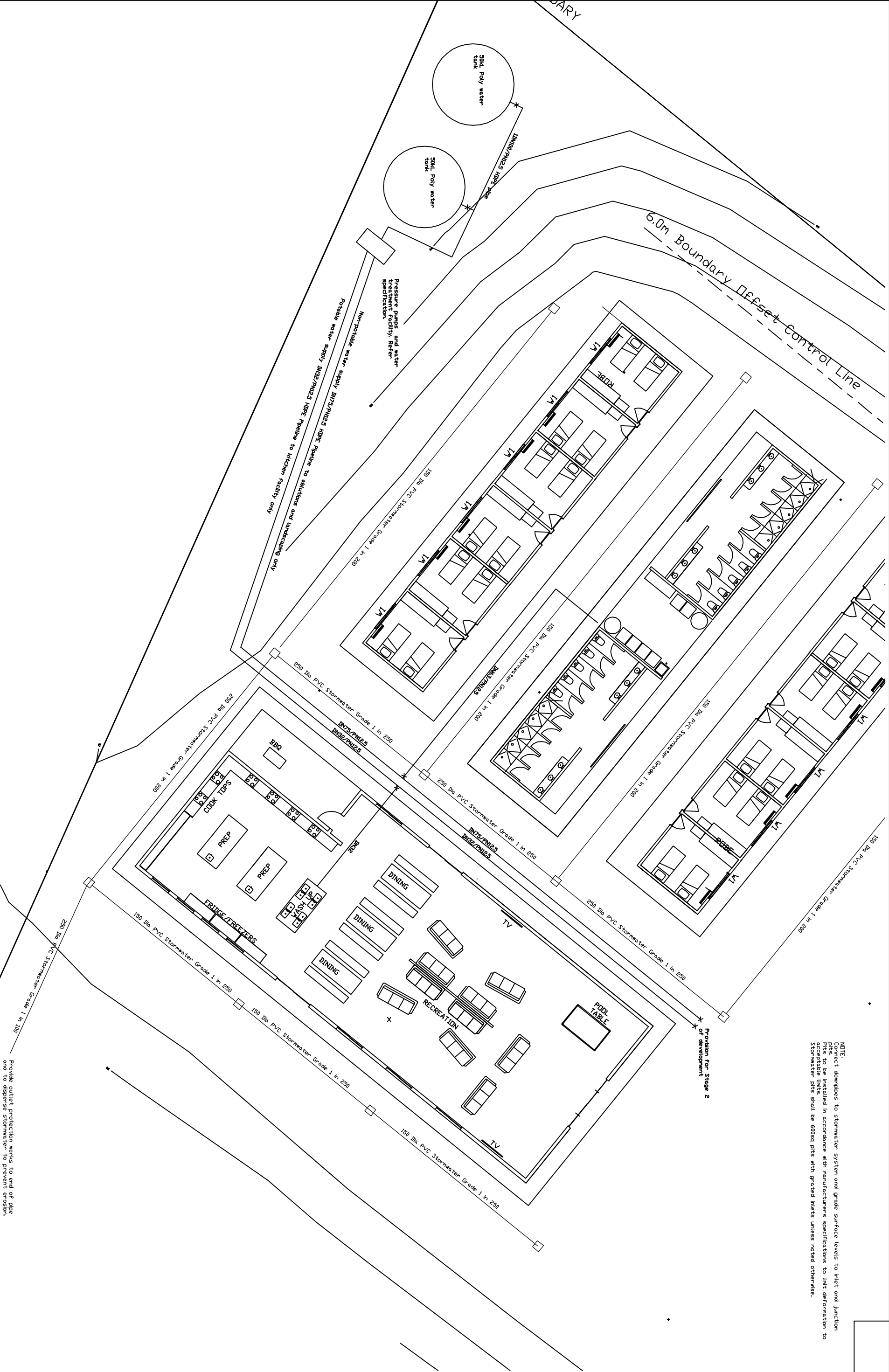
HWS - 1000L HOT WATER STORAGE UNIT
WM - TOP LOADER WASHING MACHINE
TUB - LAUNDRY TUB
DRIER - CLOTHES DRIER

LAUNDRY FACILITIES PLAN

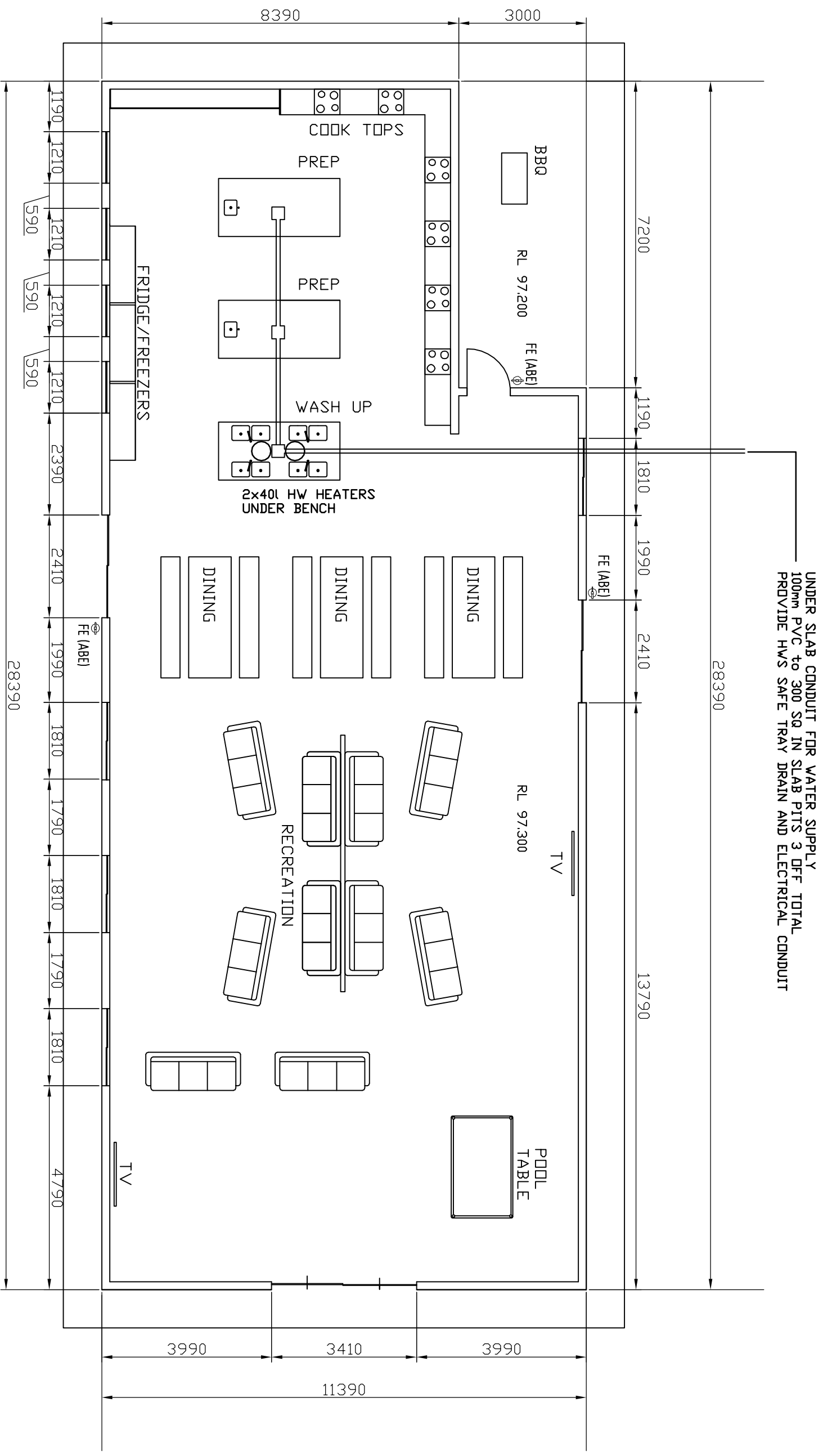
SCALE 1:50 (A3)

REVISION				CONTRACT NUMBER			
				DRAWING NUMBER	REV.		
				8011	A		
				SHEET 11 of 18			
				DATE			
DATE	REMARKS	CMD	PASSED	ABLUTION FACILITIES - ELEVATIONS Sheet 3 of 5			
				G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation			
				TS Adil & Associates PO Box 1996 Mareeba Qld 4880 Telephone 0407 963 040 Email: Trevor.Adil@gmail.com			
				SCALES (A3 SIZE)			
				DRAWN	DESIGNED		
				CHECKED	TSA		
				APPROVED	CHECKED		

NOTE:
Correct downpipes to stormwater system and grade surface levels to inlet and junction pits to be installed in accordance with manufacturers specifications to limit deformation to 10mm. Inlet pits shall be 600sq pits with grated inlets unless noted otherwise.



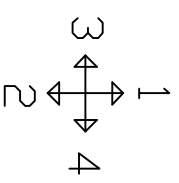
REVISION				SCALES (A3 SIZE)				CONTRACT NUMBER			
				DRAWN	DESIGNED TSA	WATER SUPPLY STORMWATER DRAINAGE PLAN Sheet 1 of 1	G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation	DRAWING NUMBER 8011	REV. A		
				APPROVED	CHECKED			SHEET 13 OF 18	DATE		

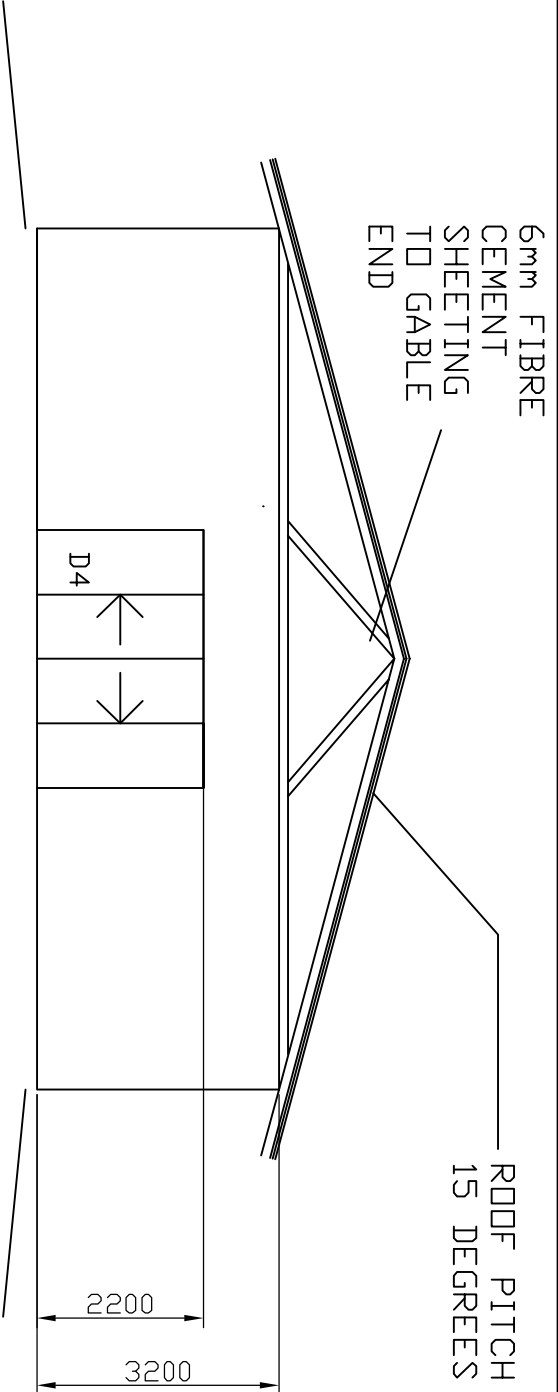


UNDER SLAB CONDUIT FOR WATER SUPPLY
100mm PVC to 300 SQ IN SLAB PITS 3 OFF TOTAL
PROVIDE HWS SAFE TRAY DRAIN AND ELECTRICAL CONDUIT

KITCHEN/DINING/RECREATION FACILITY PLAN

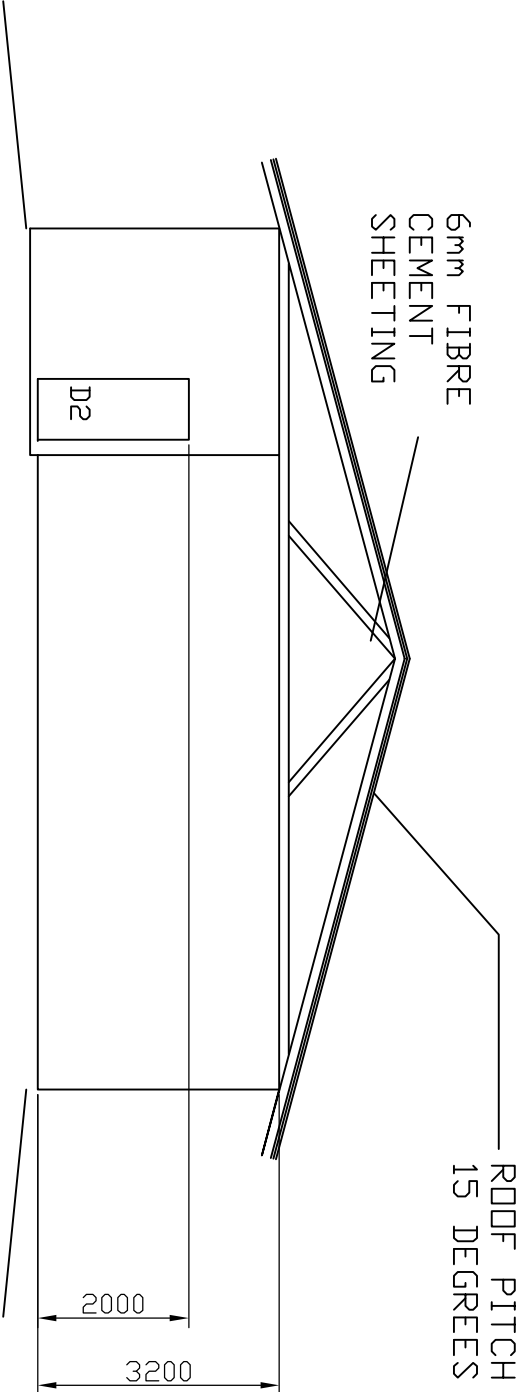
SCALE 1:100 (A3)

[illegible]



KITCHEN/DINING/RECREATION FACILITY -
ELEVATION 3

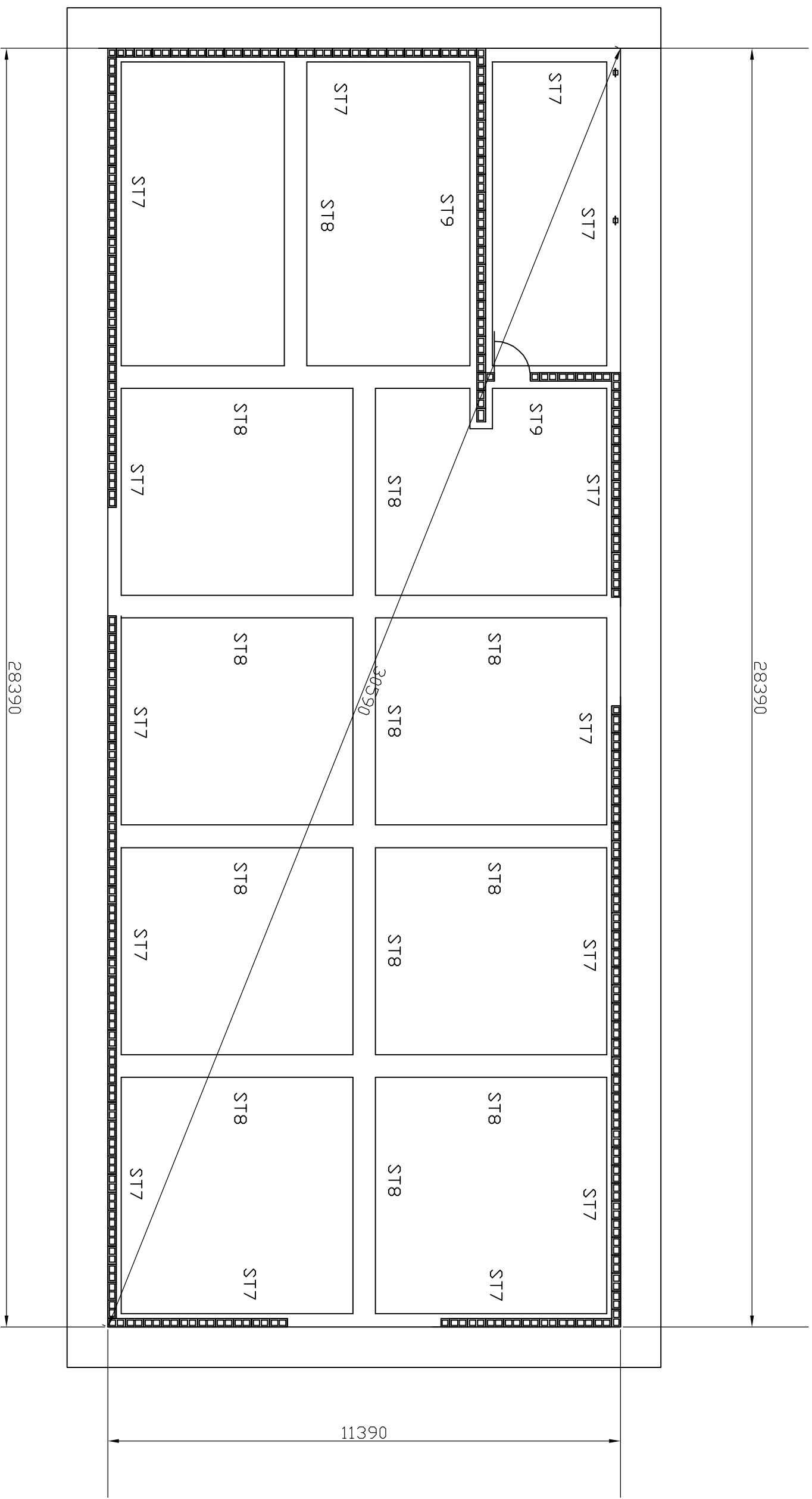
SCALE 1:100 (A3)



KITCHEN/DINING/RECREATION FACILITY -
ELEVATION 4

SCALE 1:100 (A3)

REVISION				SCALES (A3 SIZE)				DRAWN		DESIGNED		DINING/REC FACILITIES - ELEVATIONS Sheet 3 of 5		G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation		CONTRACT NUMBER			
DATE		REMARKS	CKD					PASSED	CHECKED		CHECKED					TSA		DRAWING NUMBER	REV.
						TS Adil & Associates PO Box 1996 Mareeba Qld 4880 Telephone 0407 963 040 Email: Trevor.Adil@gmail.com										8011	A		
																SHEET 16 of 18		DATE	



KITCHEN/DINING/RECREATION SLAB PLAN

SCALE 1:100 (A3)

REVISION					
DATE	REMARKS	CKD	PASSED		
				TS Adil & Associates PO Box 1996 Telephone 0407 963 040 Mareeba Qld 4880 Email: Trevor.Adil@gmail.com	
SCALES (A3 SIZE)				DRAWN	DESIGNED TSA
				CHECKED	CHECKED
				APPROVED	
DINING/REC FACILITIES - SLAB DETAILS Sheet 4 of 5				G & D Nucifora Bower Road, Mareeba Qld 4880 Rural Workers Accommodation	
				CONTRACT NUMBER	
				DRAWING NUMBER	REV.
				8011	A
				SHEET 17 OF 18	
				DATE	

