

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) <i>(individual or company full name)</i>	Mr. Stephen Hogan
Contact name <i>(only applicable for companies)</i>	Johnathan Burns, Scope Town Planning
Postal address <i>(P.O. Box or street address)</i>	7 Kenneally Road
Suburb	Mareeba
State	Qld.
Postcode	4880
Country	Australia
Contact number	0450 781 841
Email address <i>(non-mandatory)</i>	scopetownplaning@gmail.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	21001

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
		7	Kenneally Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	RO729239	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: <input type="text"/>	

- 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: <input type="text"/>	

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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):*

ROL 1 into 4 lots

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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

Yes

No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
1	

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input checked="" 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	4			

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$	
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PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
<u>Environmentally relevant activities</u>	
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 <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>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.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<u>Hazardous chemical facilities</u>	
23.2) Is this development application for a hazardous chemical facility ?	
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>	

Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

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

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

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

Water resources

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

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

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

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

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

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
- No

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

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

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

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

Date received: Reference number(s):

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

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
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			

DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT:

RECONFIGURATION OF A LOT (1 into 4)

7 KENNEALLY RD, MAREEBA QLD. 4880
LOT 2 ON RP729239

PREPARED BY: SCOPE TOWN PLANNING

JULY 2021



PLANNING FOR LOCALS

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APPLICATION SUMMARY	
DEVELOPMENT APPLICATION	Reconfiguration of a Lot
PROPOSED USE	1 Lot into 4
ASSESSMENT LEVEL	Code
STREET ADDRESS	7 Kenneally Road, Mareeba, Qld. 4880
REAL PROPERTY ADDRESS	Lot 2 on RP729239
LAND AREA	9319m ²
APPLICANT	Scope Town Planning c/- Land Owner
LAND OWNER	Stephen and Natasha Hogan
LOCAL GOVERNMENT AREA	Mareeba Shire Council
PLANNING SCHEME	Mareeba Shire Planning Scheme
ZONE	Low Density Residential Zone
PRECINCT	N/A
EASEMENTS	N/A
STRATEGIC FRAMEWORK	Residential Area
IMPROVEMENTS	Dwelling House, Shed
APPLICABLE PLANNING CODES	Low Density Residential Zone Code
	Reconfiguring a Lot Code
	Landscaping Code
	Parking and Access Code
	Works, Services and Infrastructure Code
	Bushfire Hazard Overlay Code
	Residential Dwelling House and Outbuilding Overlay Code
APPLICABLE REFERRALS	N/A
PLANNING SCHEME POLICIES	Policy 4 – FNQROC Regional Development Manual
FNQ 2031 REGIONAL PLAN	Appropriately Reflected in the MSCPS 2016
STATE PLANNING POLICIES	Appropriately Reflected in the MSCPS 2016

1 Proposal

1.1 Introduction

This application is for a Development Permit for the Reconfiguration of a Lot for Low Density Residential land located at 7 Kenneally Road, Mareeba Qld. 4880 formally known as Lot 2 on RP729239.

This application is classified as **Code Assessable Development** against the relevant codes of the Mareeba Shire Planning Scheme (2017 alignment) for Reconfiguration of a Lot as prescribed by Table 5.6.1 – Reconfiguring a Lot.

1.2 Proposed Development

The proposed subdivision is a 1 into 4 lot reconfiguration of the current 9,319m² Lot to provide a 2600m² Lot containing the existing dwelling and shed (to be retained), 1 new ~1800m² Lot fronting Kenneally Road and 2 new rear Lots of ~2700m² and ~2219m² including equal areas of an access easement of ~300m² each as illustrated below in Figure 1. For large view, refer to **Appendix 2: Proposed subdivision layout plan**. The intended use for the proposed site is to develop vacant Lots for future private dwellings.

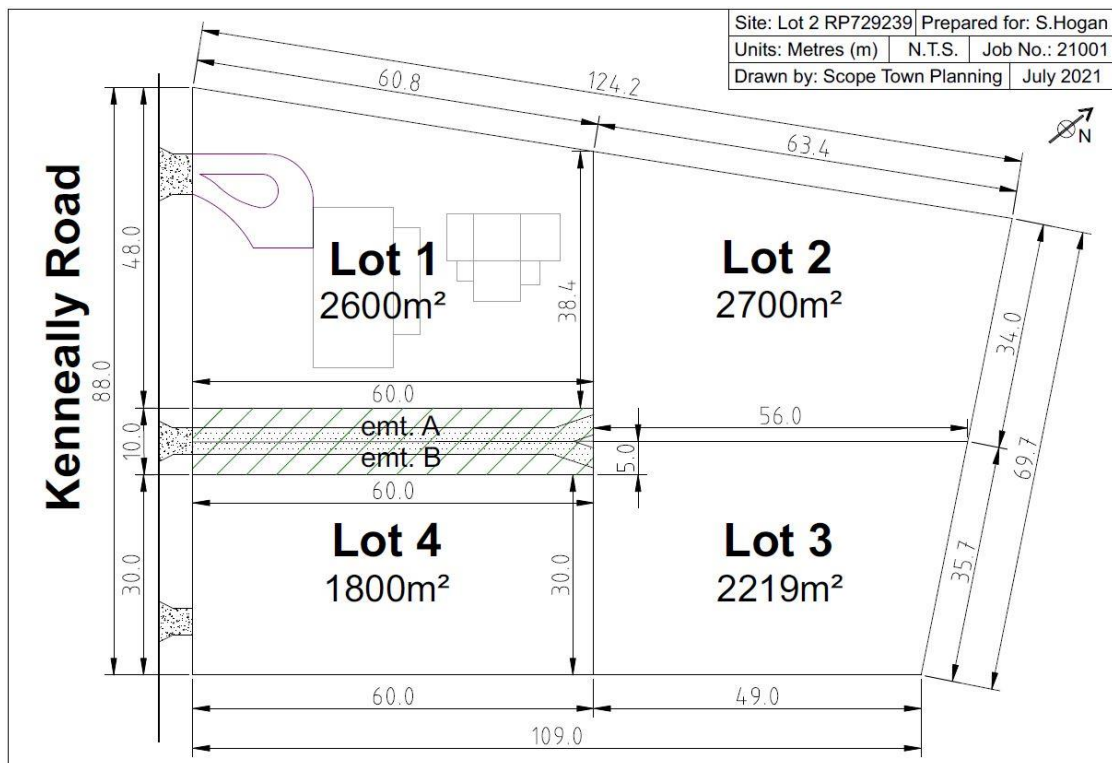


Figure 1: Proposed reconfiguration of Lot 2 on RP729239.

1.3 Site and Locality

The proposal site is situated south of Mareeba on Kenneally Road, a Local Road, which connects to the Kennedy Highway. The rear of the site is cleared of vegetation while the southern extent of the site contains disused orchard trees. The site is currently improved with a single dwelling house and large shed which are to be retained for Proposed Lot 1.



Figure 2: Location of Lot 2 on RP729239.

The site has an area of 9,319m² and is located in proximity to multiple 700+m² lots containing single dwellings on the southern side of Kenneally Road. The site is zoned Low Density Residential with a minimum lot size of 1000m² for rear lots and 800m² for road frontage lots for sites with reticulated water connections and a minimum lot size of 800m² for rear lots and 600m² for road frontage lots for sites with reticulated water and sewer connections.

The site is not burdened by nor a beneficiary of any easements. The site is affected by the Bushfire Hazard and Residential Dwelling House and Outbuilding overlay mapping which are addressed in **Appendix A**.

Infrastructure required to service the site is accessible via the Kenneally Road boundary including access, reticulated water, Council waste collection and reticulated electricity and telecommunications. A reticulated sewerage connection is possible via Kenneally Road but is not required for subdivision.

Figure 3 provides a map locating the site and surrounding area. **Figure 4** provides zoning information for the site. **Figures 5 - 7** provide details of existing utilities available to the site.

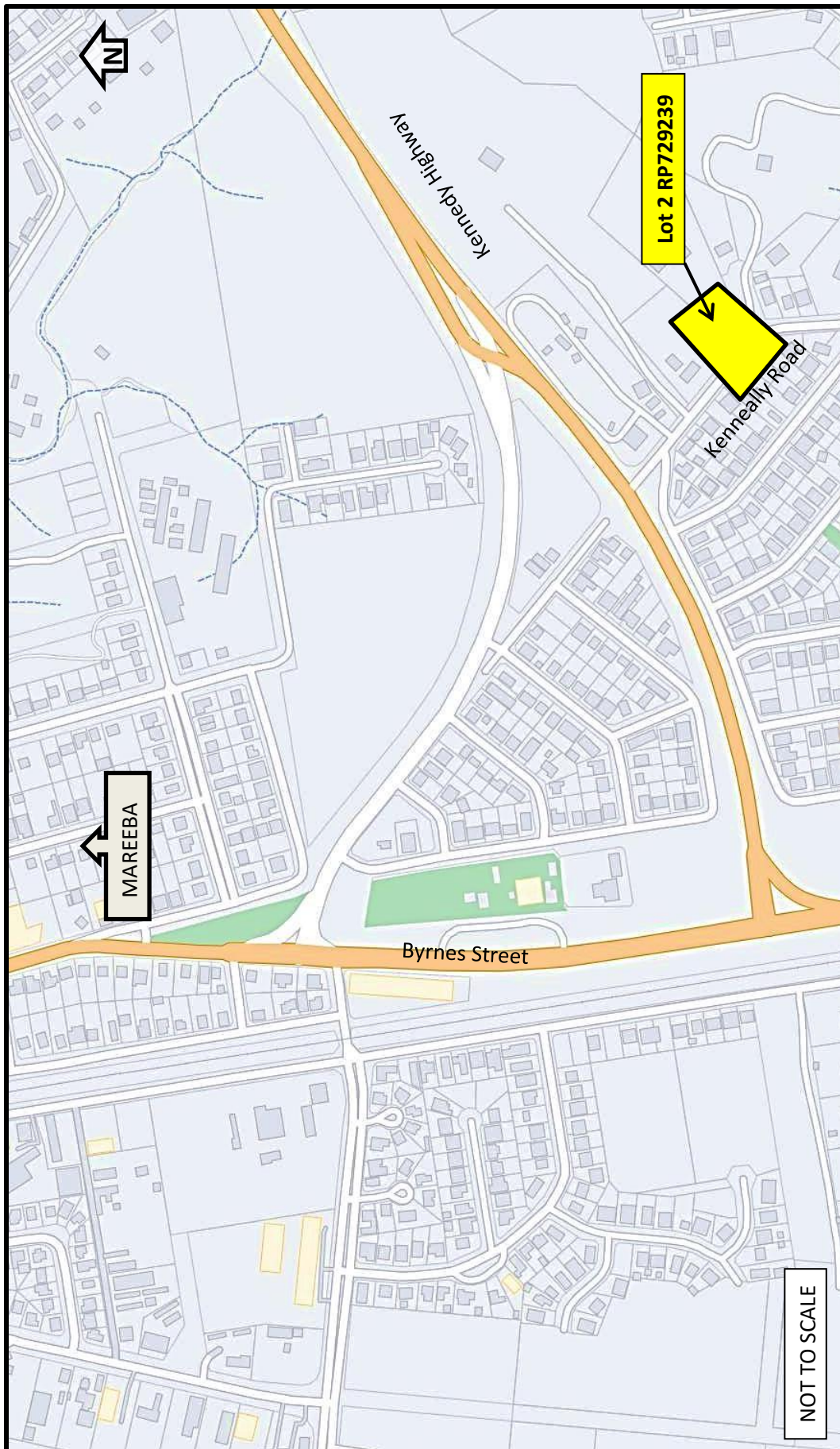


Figure 3: Street map of the site and surrounding area. (Source: Google Maps)

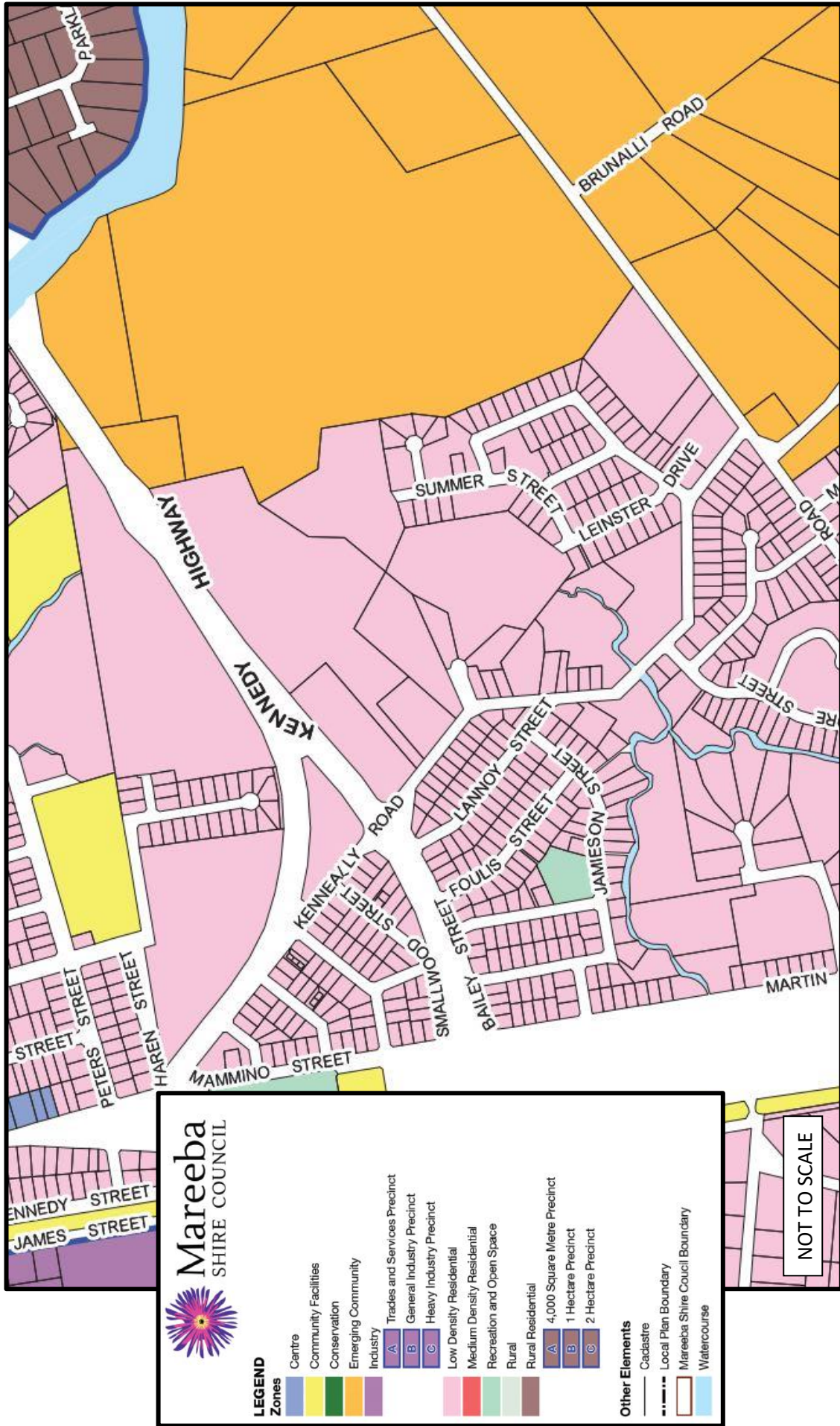


Figure 4: Mareeba S.P.S. Zoning. Subject Site located within the Low Density Residential Zone.

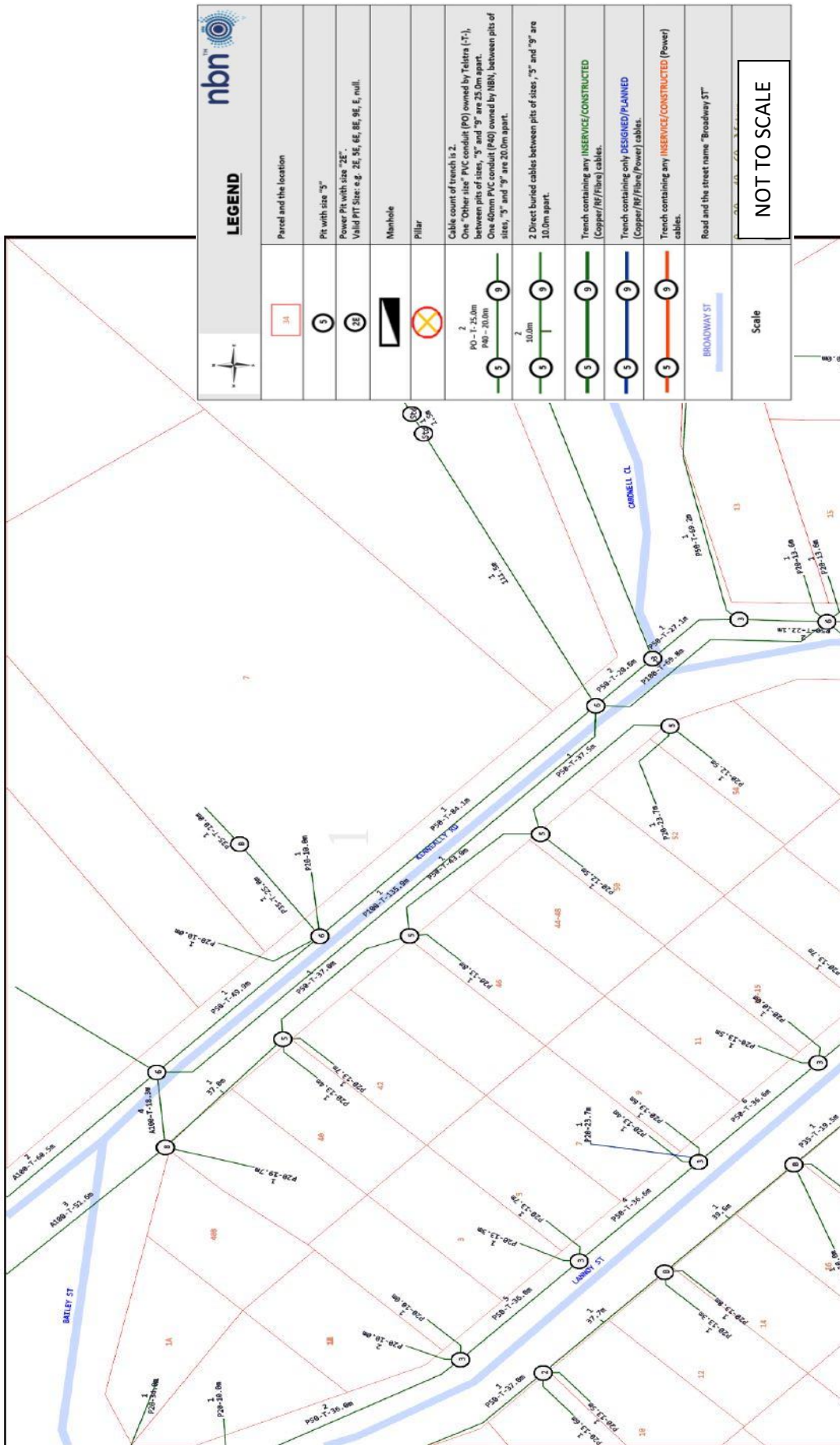
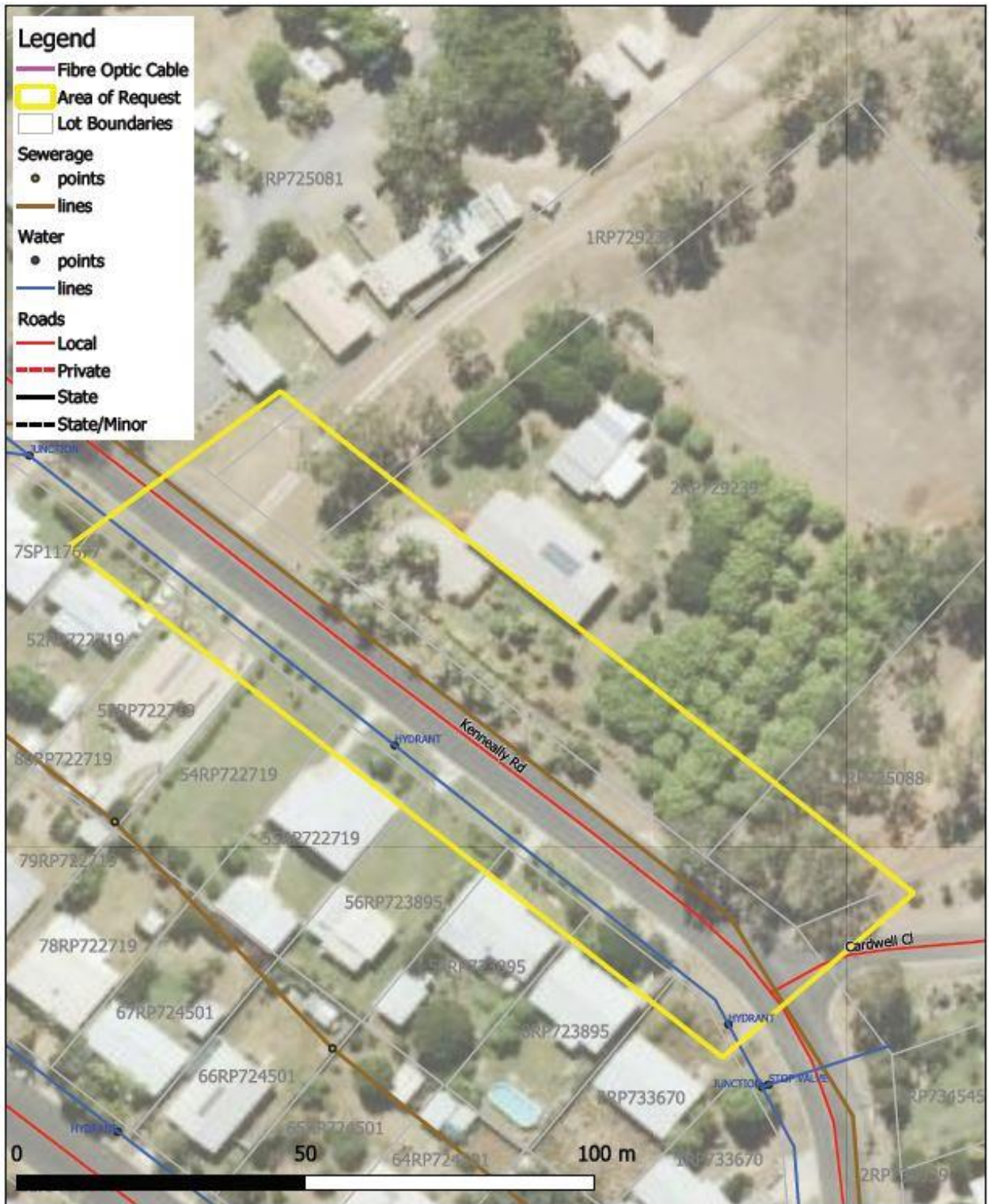


Figure 6: Reticulated NBN provisions on the Kenneally Road frontage. (NBN Co.)



DBYD JOB:30043805 SEQ:200238313 - 7 Kenneally Road, Mareeba, QLD, 4880
 USER REF= 21001



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Figure 7: Reticulated water and sewer provisions on the Kenneally Road frontage. (MSC)

2 Planning Considerations

2.1 Compliance with Planning Scheme

This site is located within the Low Density Residential zoning area. The proposed subdivision is Code Assessable under the Mareeba Shire Council Planning Scheme.

Table 1: Compliance of this development with relevant codes.

Mareeba Shire Council Planning Scheme		CODE APPLICABILITY	COMPLIANCE
Zone Code	Low Density Residential	✓	Complies
Local Plan Code	Not located within a L.P.	n/a	n/a
Overlay Codes	Agricultural Land	n/a	n/a
	Airport Environs	n/a	n/a
	Bushfire Hazard	✓	Complies
	Environmental Significance	n/a	n/a
	Extractive Resources	n/a	n/a
	Flood Hazard	n/a	n/a
	Heritage	n/a	n/a
	Hill and Slope	n/a	n/a
	Regional Infrastructure Corridors and Substations	n/a	n/a
	Residential Dwelling House and Outbuilding	✓	Complies
	Scenic Amenity	n/a	n/a
	Transport Infrastructure	n/a	n/a
Other Development Codes	Advertising Devices	n/a	n/a
	Landscaping	✓	Complies
	Parking and Access	✓	Complies
	Reconfiguring a Lot	✓	Complies
	Works, Services and Infrastructure	✓	Complies

The proposed subdivision complies with the limitations for lot sizes in the Low Density Residential zone in accordance with Table 9.4.4.3B.

Table 2: Compliance with lot size requirements.

	Front Lot Area	Rear Lot Area	Front Lot Frontage	Rear Lot Frontage	Easement Width
Minimums A*	800m ²	600m ²	10m	5m	4m
Minimums B**	1000m ²	800m ²	16m	5m	4m
Lot 1	2600m ²	-	45m	-	-
Lot 2 (rear)	-	2700m ²	-	5m	5m
Lot 3 (rear)	-	2219m ²	-	5m	5m
Lot 4	1800m ²	-	30m	-	-

* Minimums for lots with reticulated sewer and water connections.

**Minimums for lots with reticulated water connections only.

2.2 Strategic Framework

The site is located within the Residential Area of the MSCPS Strategic Framework and satisfies the intent of the framework outlined under section 3.3.7 – Residential areas and development - Specific Outcomes as follows;

- (1) Residential Development – The proposed subdivision provides land for infill development within the residential area.
- (2) Population Growth - The proposed subdivision provides land for population growth in the southern residential area of Mareeba.
- (3) Residential Expansion - The proposed subdivision is located within the residential area and had ease of access to service and infrastructure.
- (4) Residential Areas - The proposed subdivision provides new land within the Low Density Residential area with ample lot areas for detached housing.
- (5) Mixed Housing - The proposed subdivision provides new land with ample lot areas for a mix of housing types such as detached housing and Dual Occupancy Housing.
- (6) Residential Subdivision - The proposed subdivision design considers the various elements of design particularly with respect to the provision of a variety of lot sizes and use of existing infrastructure within the established local residential area.

2.3 State agency referral items

This development does not trigger referral to any referral agencies.

3 Planning Summary

The proposed Reconfiguration of Lot 2 on RP729239 (9,319m²) into 4 Lots will result in the following lot arrangement for residential use and is consistent with the desired outcomes of the Low Density Residential Zone requirements. The proposed subdivision complies with the Acceptable Outcomes of the Code as shown in **Appendix 1**.

The site has access frontage to Kenneally Road, a Local Road with connectivity to the Kennedy Highway. The proposed subdivision does not affect the future use or development of the surrounding lots which are also located within the Low Density Residential Zone.

The proposed subdivision satisfies the expectations of the Strategic Framework – Residential areas an development Specific Outcomes.

The site is located within the Bushfire Hazard Overlay and the proposed subdivision complies with the Acceptable Outcomes of the Code as shown in **Appendix 1**.

The site is located in the Residential Dwelling House and Outbuilding Overlay and the proposed subdivision complies with the Acceptable Outcomes of the Code as shown in **Appendix 1**.

As the site is not serviced by Reticulated Sewage collection, an appropriate effluent dispersal system is to be selected by future lot owners during the building stage. Reticulated Sewerage connections or effluent dispersal systems for each new proposed lot are not required for the approval of this subdivision.

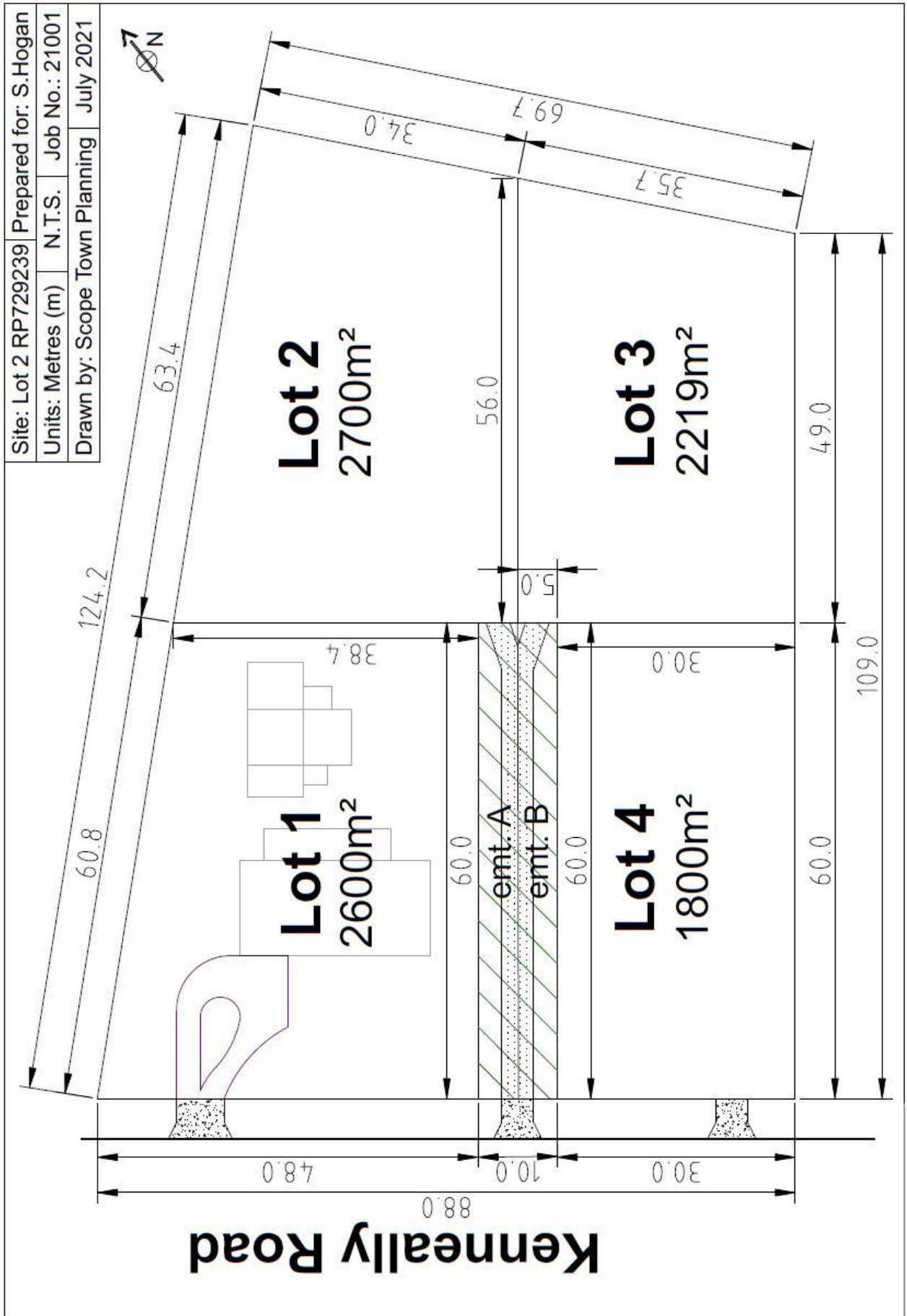
4 Recommendation

It is the professional opinion of Scope Town Planning that this proposal for the subdivision of Lot 2 on RP729239 into 4 Lots satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme and that this application should be fairly assessed and approved by Mareeba Shire Council with reasonable conditions.

Appendix 1: Assessment against the Planning Codes

An assessment of the proposed subdivision has been prepared in **Appendix 1** (attached) to demonstrate compliance with the MSC Planning Scheme.

Appendix 2: Proposed subdivision layout plan.



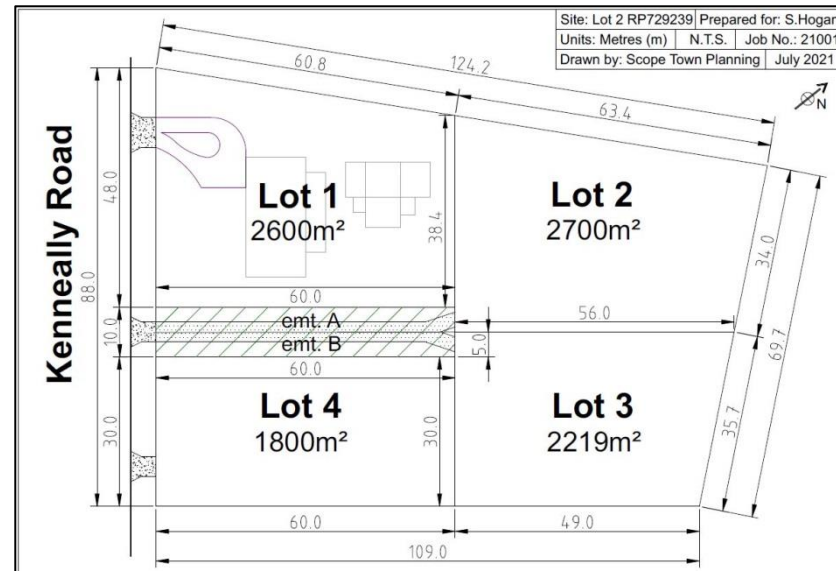
APPENDIX 1:

ASSESSMENT AGAINST THE MAREEBA SHIRE PLANING CODES

APPLICATION		PREMISES	
FILE NO:	21001	ADDRESS:	7 Kenneally Road
APPLICANT:	Mr. Stephen Hogan	RPD:	2RP736579
LODGED BY:	Scope Town Planning	AREA:	9319m ²
DATE LODGED:	July 2021	OWNER :	Stephen and Natasha Hogan
TYPE OF APPROVAL:	ROL 1 into 4 Lots		
PROPOSED DEVELOPMENT:	Subdivision creating 3 additional Lots including Emt. A and Emt. B for rear lot access.		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme		
ZONE:	Low Density Residential		
LEVEL OF ASSESSMENT:	Code		
SUBMISSIONS:	N/A		

As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Criteria of the following Codes:

- Low Density Residential Zone Code
- Reconfiguring a Lot Code
- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code
- Bushfire Hazard Overlay Code
- Residential Dwelling House and Outbuilding Overlay Code



1. Low Density Residential Zone Code

The development site is located within the Low Density Residential Zone of the Mareeba Shire Planning Scheme.

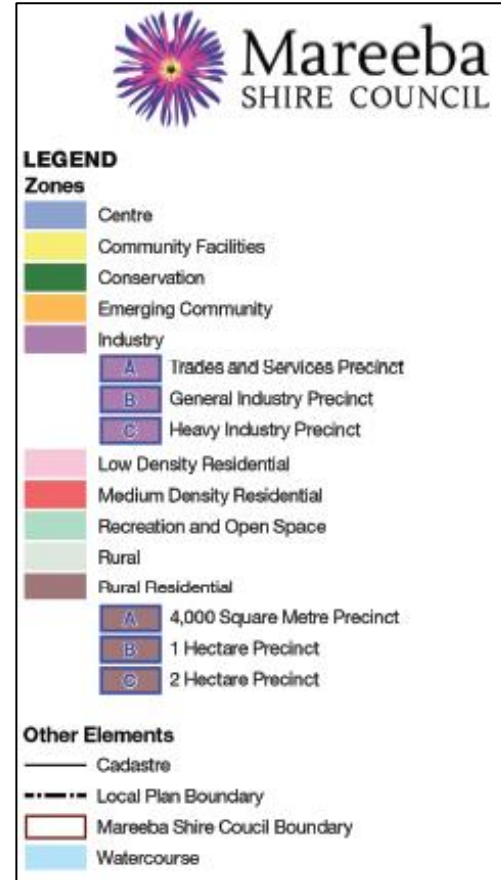
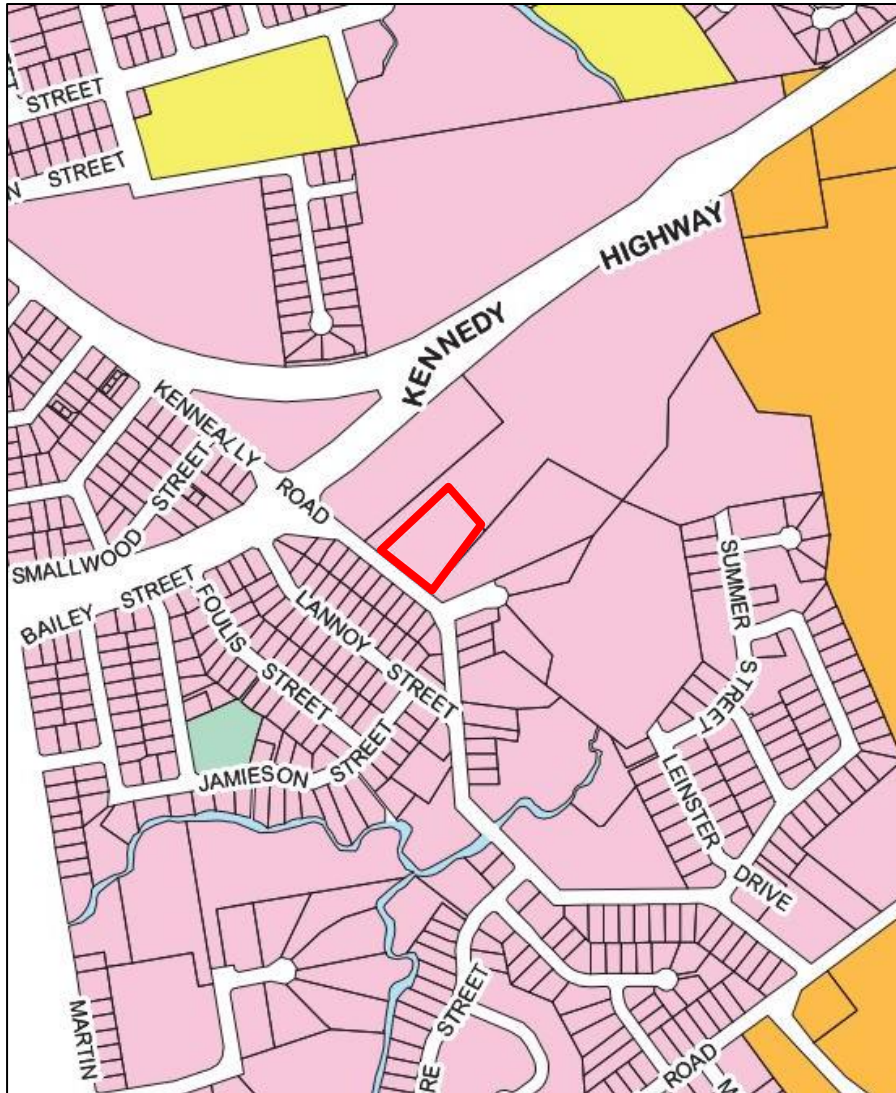


Table 6.2.6.3A—Low density residential zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
<p>PO1 Building height takes into consideration and respects the following:</p> <p>(a) the height of existing buildings on adjoining premises;</p> <p>(b) the development potential, with respect to height, on adjoining premises;</p> <p>(c) the height of buildings in the vicinity of the site;</p> <p>(d) access to sunlight and daylight for the site and adjoining sites;</p> <p>(e) privacy and overlooking; and</p> <p>(f) site area and street frontage length.</p>	<p>AO1 Development has a maximum building height of:</p> <p>(a) 8.5 metres; and</p> <p>(b) 2 storeys above ground level.</p>	n/a	<p>The proposed development is for a subdivision only. No buildings are proposed.</p>
Outbuildings and residential scale			
<p>PO2 Domestic outbuildings:</p> <p>(a) do not dominate the lot</p>	<p>AO2 Domestic outbuildings do not exceed:</p> <p>(a) 100m² in gross floor</p>	n/a	<p>The proposed development is for a subdivision only. No outbuildings are proposed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) on which they are located; and are consistent with the scale and character of development in the Low-density residential zone.	(b) area; and 5.5 metres in height above natural ground level.		
Siting			
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors. 	AO3.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	✓	The proposed development is for a subdivision only. No new buildings are proposed. The existing site contains a dwelling house and shed which are to be retained on proposed Lot 1. The design of proposed Lot 1 meets the setback requirements of the Low Density Residential Zone. House to front boundary = ~20m (min. 6m).
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	✓	The proposed development is for a subdivision only. No new buildings are proposed. The existing site contains a dwelling house and shed which are to be retained on proposed Lot 1. The design of proposed Lot 1 meets the setback requirements of the Low Density Residential Zone. Shed to rear boundary = ~6m (min. 2m). House to Emt. A boundary = ~4.5m (min. 2m).



Performance outcomes	Acceptable outcomes	Complies	Comments
Accommodation density			
<p>PO4 The density of Accommodation activities:</p> <p>(a) contributes to housing choice and affordability;</p> <p>(b) respects the nature and density of surrounding land use;</p> <p>(c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and</p> <p>(d) is commensurate to the scale and frontage of the site.</p>	<p>AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.</p>	n/a	The proposed development is for a subdivision only.
Gross floor area			
<p>PO5 Buildings and structures occupy the site in a manner that:</p> <p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of</p>	<p>AO5 Gross floor area does not exceed 600m².</p>	n/a	The proposed development is for a subdivision only. No buildings are proposed.



Performance outcomes	Acceptable outcomes	Complies	Comments
surrounding buildings; and (c) appropriately balances built and natural features.			
For assessable development			
Building design			
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	n/a	The proposed development is for a subdivision only. No buildings are proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to:</p> <p>(a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.</p>	<p>AO7 No acceptable outcome is provided.</p>	n/a	<p>The proposed development is for a subdivision only. No buildings are proposed.</p>
Non-residential development			
<p>PO8 Non-residential development is only located in new residential areas and:</p> <p>(a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the</p>	<p>AO8 No acceptable outcome is provided.</p>	n/a	<p>The proposed development is for a subdivision for residential purposes.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
orderly provision of non-residential development in other locations in the shire.			
Amenity			
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO9 No acceptable outcome is provided.</p>	n/a	The proposed development is for a subdivision for residential purposes.
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; 	<p>AO10 No acceptable outcome is provided.</p>	n/a	The proposed development is for a subdivision for residential purposes.



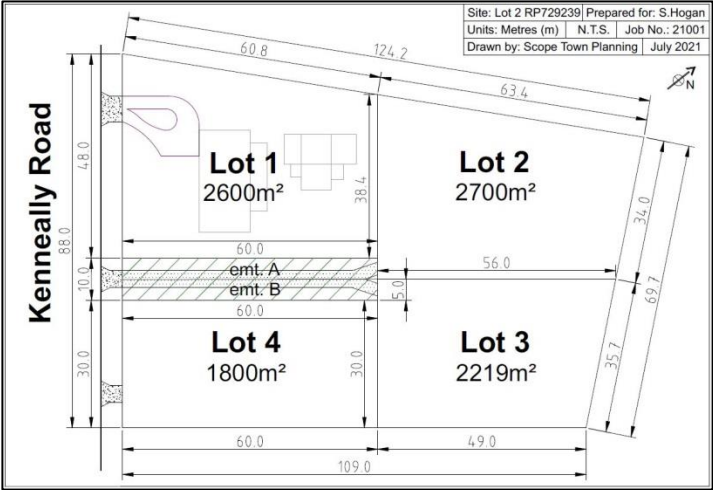
DEVELOPMENT APPLICATION - ROL: 1 into 4 Lots, 7 Kenneally Rd, Mareeba

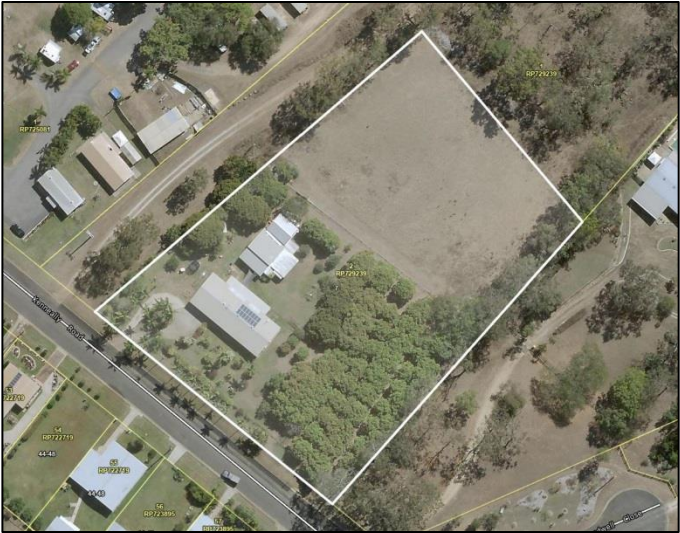
Performance outcomes	Acceptable outcomes	Complies	Comments
(d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			



2. Reconfiguring a lot Code

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

Performance outcomes	Acceptable outcomes	Complies	Comments
Area and frontage of lots			
<p>PO1</p> <p>Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	<p>AO1.1</p> <p>Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>✓</p>	<p>The proposed subdivision lot design complies with the minimum area and frontage measurements of Table 9.4.4.3B and provides lots with ample area to house future buildings. Sufficient access to the rear lots will be gained via an access easement through the centre of the lots between proposed Lots 1 and 4. The site is cleared of natural vegetation and contains no significant vegetation. The development of the site is not hindered by any constraints. Refer to the Planning Report Section 2.1, Table 2 for proposed lot specifications.</p> <div style="text-align: center;">  <p>The diagram illustrates the proposed lot configuration on a triangular plot. Lot 1 (2600m²) is at the top left, Lot 2 (2700m²) is at the top right, Lot 3 (2219m²) is at the bottom right, and Lot 4 (1800m²) is at the bottom left. Kenneally Road is on the left. Dimensions include a total frontage of 109.0m, with individual lot frontages of 60.0m, 49.0m, and 10.0m. A central access easement is shown between Lot 1 and Lot 4, with a width of 10.0m. Other dimensions include side boundaries of 60.8m, 124.7m, 63.4m, 38.4m, 56.0m, 34.0m, 69.7m, 35.7m, 30.0m, 5.0m, 48.0m, 4.8m, 88.0m, and 30.0m. A north arrow is present in the top right corner of the diagram.</p> </div> <p>Proposed lot configuration.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Existing buildings and easements			
<p>PO2</p> <p>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>AO2.1</p> <p>Each land use and associated infrastructure is contained within its individual lot.</p>	✓	<p>Any additional infrastructure required for the proposed lots will be contained within those lots or their access easements.</p>
	<p>AO2.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	✓	<p>The existing site contains a dwelling house and shed which are to be retained on proposed Lot 1. Ample room has been provided to accommodate the continued use without hindrance to the owner or adjoining lots. The design of proposed Lot 1 meets the setback requirements of the Low Density Residential Zone. Shed to rear boundary = ~6m (min. 2m). House to Emt. A boundary = ~4.5m (min. 2m).</p> 

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3</p> <p>Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p>AO3</p> <p>No acceptable outcome is provided.</p>	n/a	<p>The site is not burdened by nor the beneficiary of any easements.</p>
Boundary realignment			
<p>PO4</p> <p>The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p>AO4</p> <p>No acceptable outcome is provided.</p>	✓	<p>The proposed development is for the reconfiguration of a lot. The existing site contains a dwelling house and shed which are to be retained on proposed Lot 1. All existing infrastructure and connections will be retained.</p>

Access and road network			
<p>PO5</p> <p>Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	<p>A05</p> <p>No acceptable outcome is provided.</p>	<p>✓</p>	<p>Access to the proposed lots will be designed and constructed to the required standards and will provide ample access for services. Access to rear lots 2 and 3 do not impose on privacy or visual amenity.</p>
<p>PO6</p> <p>Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>A06</p> <p>Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>Vehicle crossover and access is to new lots 2, 3 and 4 will be designed and constructed in accordance with the design guidelines and specifications in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p>Refer to the Parking and Access Code assessment in this Appendix for further details.</p>



<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>A07</p> <p>No acceptable outcome is provided.</p>	<p>n/a</p>	<p>The site is not located in the Industry Zone.</p>
<p>Rear lots</p>			
<p>PO8</p> <p>Rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; 	<p>A08.1</p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>✓</p>	<p>The proposed lots (2 and 3) are large in area and have ample space to provide a high standard of amenity for future residents and neighbours.</p>



<p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>AO8.2</p> <p>No more than two rear lots are created behind any lot with a road frontage.</p>	✓	<p>Only 2 rear lots (2 and 3) are proposed.</p>
	<p>AO8.3</p> <p>Access to lots is via an access strip with a minimum width of:</p> <p>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>(b) 8 metres otherwise.</p>	✓	<p>The access strip (Easements A and B) are 5m wide each, totalling 10m in width to comply with the minimum 5m road frontage requirement for rear lots in the Low Density Residential Zone.</p> <p>Refer to Section 2.1, Table 2 of the Planning Report for further details.</p>
	<p>AO8.4</p> <p>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	n/a	<p>AO8.4 applies to single rear lot subdivisions. The proposed subdivision includes 2 rear lots requiring an access easement between proposed lots 1 and 4.</p>



	<p>A08.5</p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	<p>n/a</p>	<p>The proposed subdivision is not a greenfield subdivision and is only a 1 into 4 lot subdivision with 2 rear lots.</p>
	<p>A08.6</p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>	<p>n/a</p>	<p>The site is not located in the Centre Zone or Industry Zone.</p>
<p>Crime prevention and community safety</p>			
<p>PO9</p> <p>Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	<p>A09</p> <p>No acceptable outcome is provided.</p>	<p>✓</p>	<p>The proposed subdivision does not compromise public safety nor increase potential crime.</p>

Pedestrian and cycle movement network			
<p>PO10</p> <p>Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO10</p> <p>No acceptable outcome is provided.</p>	<p>✓</p>	<p>The proposed subdivision does not compromise pedestrian movement nor the existing cycle route along Kenneally Road.</p>
Public transport network			
<p>PO11</p> <p>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p> <p>(b) appropriately treats the common boundary with the future corridor; and</p> <p>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	<p>n/a</p>	<p>The site does not include nor adjoin any future public transport corridors or sites.</p>



Residential subdivision			
<p>PO12</p> <p>Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p>AO12</p> <p>No acceptable outcome is provided.</p>	<p>✓</p>	<p>The proposed subdivision creates 3 additional lots with a variety of sizes as follows;</p> <p>Lot 1: 2600m² (retaining existing improvements)</p> <p>Lot 2: 2700m² (rear lot including access Emt. A)</p> <p>Lot 3: 2169m² (rear lot including access Emt. B)</p> <p>Lot 4: 1850m² (road frontage lot)</p>
Rural residential zone			
<p>PO13</p> <p>New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>AO13</p> <p>No acceptable outcome is provided.</p>	<p>n/a</p>	<p>The site is not located in the Rural Residential Zone.</p>
Additional provisions for greenfield development only			
<p>PO14</p> <p>The subdivision design provides the new community with a local identity by responding to:</p> <p>(a) site context</p> <p>(b) site characteristics</p> <p>(c) setting</p> <p>(d) landmarks</p> <p>(e) natural features; and</p> <p>(f) views.</p>	<p>AO14</p> <p>No acceptable outcome provided.</p>	<p>✓</p>	<p>The proposed subdivision provides large lots which utilises the local setting and promotes a 'country' style of living.</p>

<p>PO15</p> <p>The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15</p> <p>No acceptable outcome provided.</p>	<p>n/a</p>	<p>The proposed subdivision does not include the construction of any new roads.</p>
<p>PO16</p> <p>The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16</p> <p>No acceptable outcome provided.</p>	<p>n/a</p>	<p>The proposed subdivision does not include the construction of any new roads.</p>
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>✓</p>	<p>The proposed subdivision location has safe and convenient access to the existing public transport network.</p>

<p>PO18</p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>	<p>n/a</p>	<p>The proposed subdivision is not a staged development.</p>
<p>PO19</p> <p>Provision is made for sufficient open space to:</p> <p>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p>	<p>AO19.1</p> <p>A minimum of 10% of the site area is dedicated as open space.</p>	<p>n/a</p>	<p>The proposed subdivision is a small 1 into 4 lot development and is not a greenfield subdivision. No additional open space is required.</p>
	<p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p>n/a</p>	<p>The proposed subdivision is a small 1 into 4 lot development and is not a greenfield subdivision. No additional open space is required.</p>

<p>PO20</p> <p>A network of parks and community land is provided:</p> <ul style="list-style-type: none"> (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings; 	<p>AO20</p> <p>No acceptable outcome is provided.</p>	<p>n/a</p>	<p>The proposed subdivision is a small 1 into 4 lot development and is not a greenfield subdivision. No additional open space is required.</p>
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3. Landscaping Code

Table 9.4.2.3A—Landscaping 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			
<p>PO1</p> <p>Development, other than in the Rural zone, includes landscaping that:</p> <p>(a) contributes to the landscape character of the Shire;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) provides an appropriate balance between built and natural elements; and</p> <p>(d) provides a source of visual interest.</p>	<p>AO1</p> <p>Development, other than in the Rural zone, provides:</p> <p>(a) a minimum of 10% of the site as landscaping;</p> <p>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</p> <p>(c) for the integration of retained significant vegetation into landscaping areas;</p> <p>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	<p>✓</p>	<p>Landscaping and vegetation currently exists along the Kenneally Road boundary and along 50% of the south east and north west boundaries.</p> <p>The existing landscaping on the site fronting Kenneally Road will be retained.</p> <p>The existing on-street landscaping will be retained.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2</p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <p>(a) creates an attractive streetscape;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) assists to break up and soften elements of built form;</p> <p>(d) screen areas of limited visual interest or servicing;</p> <p>(e) provide shade for pedestrians; and</p> <p>(f) includes a range and variety of planting.</p>	<p>AO2</p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <p>(a) with a minimum width of 2 metres where adjoining a car parking area;</p> <p>(b) with a minimum width of 1.5 metres in all other locations; and</p> <p>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>✓</p>	<p>The existing landscaping on the site fronting Kenneally Road will be retained.</p> <p>The existing on-street landscaping will be retained.</p>
<p>PO3</p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p>	<p>AO3.1</p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>n/a</p>	<p>Landscaping and fencing is not required at the subdivision development stage. The existing landscaping on the site fronting Kenneally Road will be retained.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) screens and buffer land uses;</p> <p>(b) assists to break up and soften elements of built form;</p> <p>(c) screens areas of limited visual interest;</p> <p>(d) preserves the amenity of sensitive land uses; and</p> <p>(e) includes a range and variety of planting.</p>	<p>AO3.2</p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <p>(a) are planted at a maximum spacing of 1 metre;</p> <p>(b) will grow to a height of at least 2 metres;</p> <p>(c) will grow to form a screen of no less than 2 metres in height; and</p> <p>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>n/a</p>	<p>Landscaping is not required at the subdivision development stage.</p>
	<p>AO3.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>n/a</p>	<p>Landscaping is not required at the subdivision development stage.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	<p>n/a</p>	<p>No car parking areas are included in the proposed subdivision.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO4.2</p> <p>Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	No car parking areas are included in the proposed subdivision.
<p>PO5</p> <p>Landscaping areas include a range and variety of planting that:</p> <p>(a) is suitable for the intended purpose and local conditions;</p> <p>(b) contributes to the natural character of the Shire;</p> <p>(c) includes native species;</p> <p>(d) includes locally endemic species, where practical; and</p> <p>(e) does not include invasive plants or weeds.</p>	<p>AO5.1</p> <p>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	Landscaping is not required at the subdivision development stage. The existing landscaping on the site fronting Kenneally Road will be retained.
	<p>AO5.2</p> <p><u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	n/a	Landscaping is not required at the subdivision development stage. The existing landscaping on the site fronting Kenneally Road will be retained.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6</p> <p>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1</p> <p>Tree planting is a minimum of</p> <p>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</p> <p>(b) 4 metres from any inspection chamber.</p>	n/a	<p>Landscaping is not required at the subdivision development stage. The existing landscaping on the site fronting Kenneally Road will be retained.</p>
	<p>AO6.2</p> <p>Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	n/a	<p>Landscaping is not required at the subdivision development stage. The existing landscaping on the site fronting Kenneally Road will be retained.</p>
	<p>AO6.3</p> <p>Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <p>(a) a height of less than 4 metres; and</p> <p>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</p>	n/a	<p>Landscaping is not required at the subdivision development stage. The existing landscaping on the site fronting Kenneally Road will be retained.</p>

For assessable development			
<p>PO7</p> <p>Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Landscaping is not required at the subdivision development stage. The existing landscaping on the site fronting Kenneally Road will be retained.</p>



4. Parking and Access Code

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			
<p>PO1</p> <p>Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>AO1</p> <p>The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	n/a	<p>The proposed subdivision does not require the provision of car parking facilities.</p>

Vehicle crossovers			
<p>PO2</p> <p>Vehicle crossovers are provided to::</p> <p>(a) ensure safe and efficient access between the road and premises;</p> <p>(b) minimize interference with the function and operation of roads; and</p> <p>(c) minimise pedestrian to vehicle conflict.</p>	<p>AO2.1</p> <p>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.</p>	✓	<p>Vehicular access crossovers for proposed lots 2/3 and 4 will be designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>
	<p>AO2.2</p> <p>Development on a site with two or more road frontages provides vehicular access from:</p> <p>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</p> <p>(b) from the lowest order road in all other instances.</p>	n/a	<p>The site has only one road frontage.</p>



	<p>AO2.3</p> <p>Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	n/a	<p>Access requirements of Table 9.4.3.3E are not applicable to this subdivision.</p>
<p>PO3</p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(a) the intensity of anticipated vehicle movements;</p> <p>(b) the nature of the use that they service; and</p> <p>(c) the character of the surrounding locality.</p>	<p>AO3</p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	✓	<p>The access easement will be surfaced as per Council approval conditions and the relevant standards of design and construction.</p>
<p>For assessable development</p>			
<p>Parking area location and design</p>			
<p>PO4</p> <p>Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p>	<p>AO4.1</p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	n/a	<p>The proposed subdivision does not require the provision of car parking facilities.</p>

(b) be consistent with the character of the surrounding locality.	<p>AO4.2</p> <p>Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	n/a	<p>The proposed subdivision does not require the provision of car parking facilities.</p>
	<p>AO4.3</p> <p>The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	n/a	<p>The proposed subdivision does not require the provision of car parking facilities.</p>



	<p>AO4.4</p> <p>Parking and any set down areas are:</p> <ul style="list-style-type: none"> (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. 	<p>n/a</p>	<p>The proposed subdivision does not require the provision of car parking facilities.</p>
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Site access and manoeuvring			
<p>PO5</p> <p>Access to, and manoeuvring within, the site is designed and located to:</p> <p>(a) ensure the safety and efficiency of the external road network;</p> <p>(b) ensure the safety of pedestrians;</p> <p>(c) provide a functional and convenient layout; and</p> <p>(d) accommodate all vehicles intended to use the site.</p>	<p>AO5.1</p> <p>Access and manoeuvrability is in accordance with :</p> <p>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</p> <p>(b) 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>	n/a	<p>The proposed subdivision does not require the provision of car parking facilities.</p>
	<p>AO5.2</p> <p>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	✓	<p>The access easement will be designed as per Council approval conditions and the relevant standards of design and construction.</p>
	<p>AO5.3</p> <p>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	<p>The access easement will be designed as per Council approval conditions and the relevant standards of design and construction.</p>

	<p>AO5.4</p> <p>Pedestrian and cyclist access to the site:</p> <p>(a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	<p>n/a</p>	<p>The proposed subdivision is for future private dwellings. Pedestrian and cyclist access is not required.</p>
<p>PO6</p> <p>Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation; (b) does not impact on the</p>	<p>AO6.1</p> <p>Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or (b) 6 metres if two way.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads. The proposed development does not involve a Tourist Park.</p>



<p>amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) 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> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	n/a	<p>The proposed subdivision does not require the provision of internal roads. The proposed development does not involve a Tourist Park.</p>
	<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>The proposed subdivision does not require the provision of internal roads.</p>

	<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>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads.</p>
	<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>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads.</p>

	<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>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads.</p>
	<p>AO6.7</p> <p>For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <p>(a) are no steeper than 1:5; or</p> <p>(b) are steeper than 1:5 and are sealed.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads.</p>

Servicing			
<p>PO7</p> <p>Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape</p>	<p>AO7.1</p> <p>All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	✓	<p>The proposed lots will be serviced by Council’s kerbside waste collection service.</p>
	<p>AO7.2</p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	✓	<p>The proposed lots will be serviced by Council’s kerbside waste collection service.</p>



quality.	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	n/a	The proposal is for subdivision only.
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.	n/a	The proposed subdivision does not require the provision of car parking facilities.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	n/a	The proposed subdivision does not require the provision of car parking facilities.

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>(a) meet the anticipated demand generated from the use;</p> <p>(b) comprise secure and convenient bicycle parking and storage; and</p> <p>(c) 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>The site is not located in the Centre, Industry or Emerging Community Zones. The proposed subdivision does not require the provision of end of trip parking facilities.</p>
	<p>AO9.2</p> <p>End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	n/a	<p>The site is not located in the Centre, Industry or Emerging Community Zones. The proposed subdivision does not require the provision of end of trip parking facilities.</p>



If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
<p>PO10</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> <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	<p>n/a</p>	<p>The proposal is not for an Educational establishment or Child care centre.</p>
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
<p>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"> (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts. 	<p>n/a</p>	<p>The proposal is not for an Educational establishment or Child care centre.</p>



5. Works, Services and Infrastructure Code

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			
<p>PO1 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>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:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	✓	<p>Proposed new lots 2, 3 and 4 will be connected to the reticulated water supply via Kenneally Road.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <p>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</p> <p>(b) on-site water storage tank/s:</p> <p>(i) with a minimum capacity of 90,000L;</p> <p>(ii) fitted with a 50mm ball valve with a camlock fitting; and</p> <p>(iii) which are installed and connected prior to the occupation or use of the development.</p>	<p>n/a</p>	<p>The site is located within the reticulated water supply catchment area.</p>

Wastewater disposal			
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes;</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated sewerage service area.</p>	✓	<p>The site is not serviced by the reticulated sewerage network other than a pressurised rising sewerage main line on Kenneally Road.</p> <p>Wastewater disposal will be achieved via an effluent dispersal system at time of construction of new dwellings on the new lots by the new owners.</p> <p>No sewerage connections or effluent dispersal systems will be provided as part of this subdivision.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for available infrastructure provisions.</p>
	<p>AO2.2 An effluent disposal system is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated sewerage service area.</p>	✓	<p>Wastewater disposal will be achieved via an effluent dispersal system at time of construction of new dwellings on the new lots by the new owners.</p> <p>No sewerage connections or effluent dispersal systems will be provided as part of this subdivision.</p>

Stormwater infrastructure			
<p>PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	<p>The proposal is for subdivision only and no site stormwater drainage channels or other such infrastructure is available. Stormwater management will be provided as required by Council's approval conditions.</p>
	<p>AO3.2 On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	✓	<p>The proposal is for subdivision only. Lawful point of discharge for stormwater to Kenneally Road is achievable for future building by new lot owners.</p>



Electricity supply			
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	<p>✓</p>	<p>Reticulated electricity supply is available via Kenneally Road. Each new lot will be provided with an electrical connection as required and in accordance with the appropriate design and construction requirements by Ergon Energy.</p> <p>Refer to Section 1.3, Figure 5 of the Planning Report for available infrastructure provisions.</p>



Telecommunications infrastructure			
<p>PO5 Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5 Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>✓</p>	<p>Telecommunications and NBN connections are available via Kenneally Road and will be provided for each new lot as required by Council’s approval conditions.</p> <p>Refer to Section 1.3, Figure 6 of the Planning Report for available infrastructure provisions.</p>
Existing public utility services			
<p>PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>No disruptions to any public utility services are expected as a result of this development. Should and disruption occur, the infrastructure will be relocated, altered or repaired in accordance with the requirements of the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
Excavation or filling			
<p>PO7 Excavation or filling must not have an adverse impact on the:</p>	<p>AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>

DEVELOPMENT APPLICATION - ROL: 1 into 4 Lots, 7 Kenneally Rd, Mareeba

(a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.
	A07.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	✓	No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.



	<p>AO7.4</p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>(a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
	<p>AO7.5</p> <p>All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
	<p>AO7.6</p> <p>Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>✓</p>	<p>No retaining walls proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>



	<p>AO7.7</p> <p>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>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
<p>For assessable development</p>			
<p>Transport network</p>			
<p>PO8</p> <p>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</p> <p>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>	<p>✓</p>	<p>The site has adequate access to the transport network via Kenneally Road. No alterations are proposed which might have a detrimental effect upon the movement of vehicles, pedestrians or cyclists.</p>



	<p>AO8.2</p> <p>Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	n/a	<p>There are no footpaths along the site frontage on Kenneally Road to connect a footpath to. No new footpaths are proposed as part of this subdivision.</p>
Public infrastructure			
<p>PO9</p> <p>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.</p>	<p>AO9</p> <p>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	<p>No infrastructure for Council dedication is required or proposed as part of this subdivision.</p>

Stormwater quality			
<p>PO10</p> <p>Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public 	<p>AO10.1</p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>✓</p>	<p>Stormwater quality and control for the proposed subdivision will be addressed as required by a Stormwater Management Plan and Report and an Erosion and Sediment Control Plan if required by Council’s conditions of approval.</p> <p>The access driveway will be designed to provide fall for drainage of stormwater to either side of the access easements.</p> <p>As the proposed lots are large in area, the existing site drainage condition is considered sufficient to accommodate any future development on the proposed lots.</p> <p>Any future residential dwelling to provide stormwater drainage to a lawful point of discharge.</p>



<p>safety.</p>	<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> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	<p>✓</p>	<p>Stormwater quality and control for the proposed subdivision will be addressed as required by a Stormwater Management Plan and Report if required by Council's conditions of approval.</p> <p>The access driveway will be designed to provide fall for drainage of stormwater to either side of the access easements.</p> <p>As the proposed lots are large in area, the existing site drainage condition is considered sufficient to accommodate any future development on the proposed lots.</p> <p>Any future residential dwelling to provide stormwater drainage to a lawful point of discharge.</p>
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<p>PO11</p> <p>Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11</p> <p>No acceptable outcome is provided.</p>	<p>n/a</p>	<p>No stormwater detention / retention areas are proposed as part of this subdivision.</p>
Excavation or filling			
<p>PO12</p> <p>Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1</p> <p>Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>n/a</p>	<p>No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.</p>
	<p>AO12.2</p> <p>Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. 	<p>n/a</p>	<p>No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.</p>



<p>PO13</p> <p>Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1</p> <p>Dust emissions do not extend beyond the boundary of the site.</p>	n/a	<p>No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.</p>
	<p>AO13.2</p> <p>No other air pollutants, including odours, are detectable at the boundary of the site.</p>	n/a	<p>No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.</p>
	<p>AO13.3</p> <p>A management plan for control of dust and air pollutants is prepared and implemented.</p>	n/a	<p>No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.</p>



<p>PO14</p> <p>Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <p>(a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.</p>	<p>AO14</p> <p>Access to the premises (including all works associated with the access):</p> <p>(a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>✓</p>	<p>Access to the proposed lots will be designed to accommodate safety, drainage, amenity and privacy requirements.</p> <p>The access driveway will be designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>
Weed and pest management			
<p>PO15</p> <p>Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15</p> <p>No acceptable outcome is provided.</p>	<p>✓</p>	<p>Appropriate levels of mitigation will be adhered to against the spread of weeds, seeds or pests.</p>

Contaminated land			
<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:</p> <p>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</p> <p>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>✓</p>	<p>The site does not contain any contaminated soil.</p> <p>The subdivision will not expose any sensitive land uses to unacceptable levels of contaminants.</p>
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:</p> <p>(a) 120 metres for residential development; and</p> <p>(b) 90 metres for any other development.</p>	<p>✓</p>	<p>A fire hydrant located in proximity to the site on Kenneally Road. The access to the proposed rear lots (2 and 3) is 60m in length, therefore additional hydrants are not required.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for location of the hydrant.</p>
	<p>AO17.2</p> <p>Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>✓</p>	<p>A fire hydrant located in proximity to the site on Kenneally Road. The access to the proposed rear lots (2 and 3) is 60m in length, therefore additional hydrants are not required.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for location of the hydrant.</p>



6. Bushfire Hazard Overlay Code

The development site is located within the Bushfire Hazard Overlay area of the Mareeba Shire Planning Scheme. The site is identified as being in the Potential Impact Buffer (100 metres) mapping area.

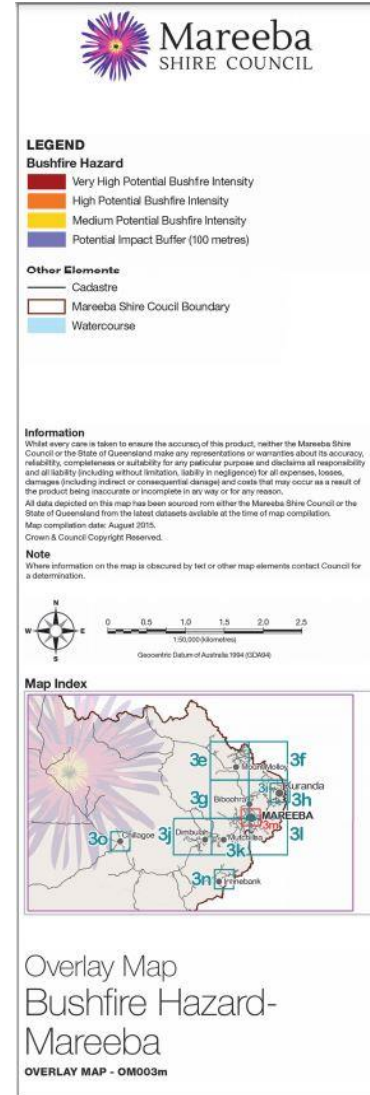
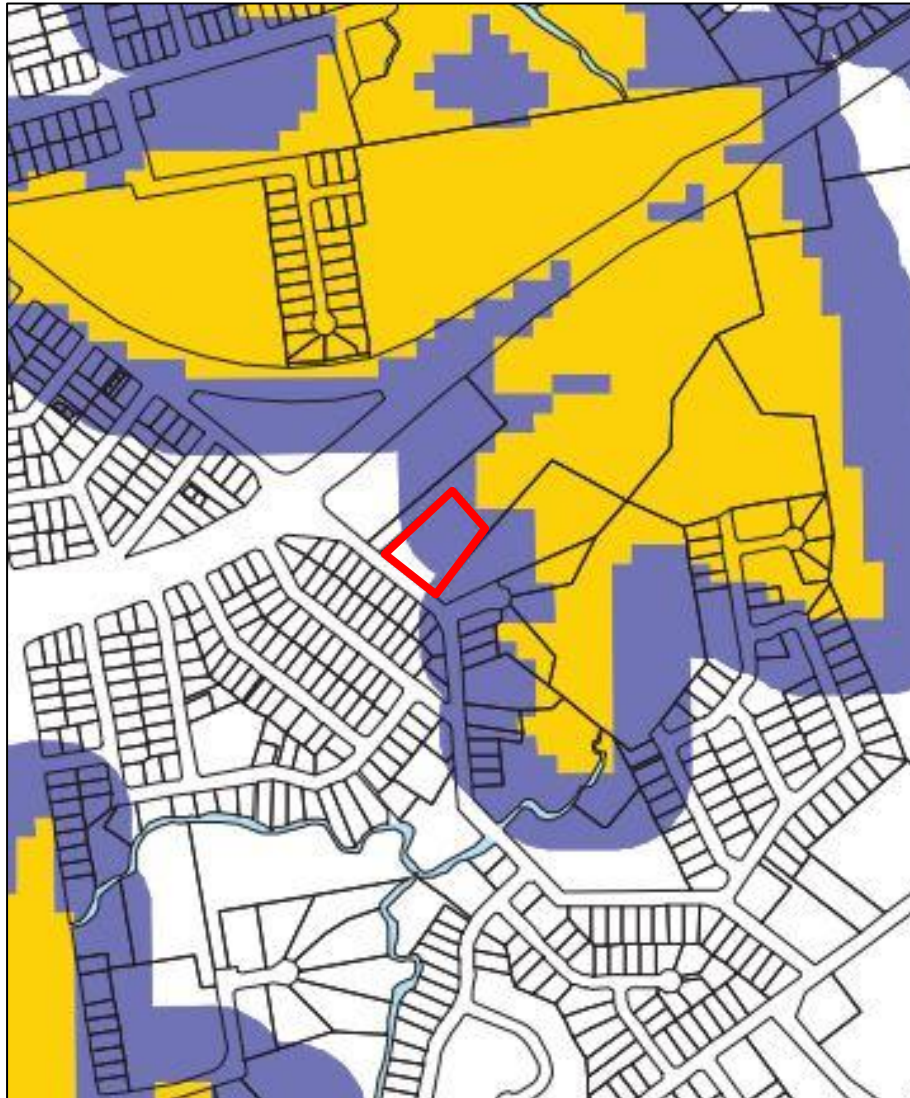



Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply for fire-fighting purposes			
<p>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.</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>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>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.</p> <p>OR</p>	<p>✓</p>	<p>The rear 70% of the site is mapped in the 'Potential impact buffer (100 metres)' area. The site is located in a reticulated water network area and the new lots will be connected to the water network.</p> <p>A hydrant is located in Kenneally Road and is positioned well for fire fighting services to utilise during an emergency fire event.</p> 
	<p>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:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. <p>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</p>	<p>n/a</p>	<p>The proposed subdivision complies with AO1.1</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	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:</p> <p>(a) the bushfire risk compatibility of development;</p> <p>(b) the vulnerability of and safety risk to persons associated with the use; and</p> <p>(c) 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):</p> <p>(a) child care centre; or</p> <p>(b) community care centre; or</p> <p>(c) correctional facility; or</p> <p>(d) educational establishment; or</p> <p>(e) emergency services; or</p> <p>(f) hospital; or</p> <p>(g) residential care facility; or</p> <p>(h) retirement facility; or</p> <p>(i) rooming accommodation; or</p> <p>(j) shopping centre; or</p> <p>(k) tourist park; or</p> <p>(l) tourist attraction.</p>	n/a	<p>The site is only mapped within the 'Potential impact buffer (100 metres)'. None of the site is mapped within the 'Bushfire hazard area'.</p> <p>The proposed development is for a subdivision only.</p> <p>No buildings are proposed in this application.</p>



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 environment through lot design that:</p> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) 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>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> <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>	<p>n/a</p>	<p>The site is only mapped within the 'Potential impact buffer (100 metres)'. None of the site is mapped within the 'Bushfire hazard area'.</p> <p>The proposed development is for a subdivision only.</p> <p>No buildings are proposed in this application.</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:</p> <p>(a) ensuring adequate access for fire-fighting</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:</p> <p>(a) with a maximum gradient of 12.5%;</p> <p>(b) to not use cul-de-sacs; and</p>	<p>n/a</p>	<p>The site is only mapped within the 'Potential impact buffer (100 metres)'. None of the site is mapped within the 'Bushfire hazard area'.</p> <p>The proposed development is for a subdivision only.</p> <p>No new roads are proposed in this application.</p>



<p>and other emergency vehicles;</p> <p>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</p> <p>(c) 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 accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <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>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p>A04.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p style="text-align: center;">✓</p>	<p>The entirety of proposed rear lots 2 and 3 are completely clear of vegetation. No new fire breaks are feasible.</p>
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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>A05 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>	<p>✓</p>	<p>The proposed development is for a subdivision only.</p> <p>No processing or storage of dangerous goods or hazardous materials is proposed.</p>
Landscaping			
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <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>	<p>A06 No acceptable outcome is provided.</p>	<p>✓</p>	<p>The proposed development is for a subdivision only.</p> <p>No additional landscaping is proposed.</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:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	<p>✓</p>	<p>Any infrastructure services required will be installed underground where within the 'Potential impact buffer (100 metres)' area mapped on the site.</p>
Private driveways			
<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided 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>AO8 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	<p>✓</p>	<p>Proposed rear lots 2 and 3 do not exceed 60m from the Kenneally Road frontage and are accessed by a 10m wide access strip comprised of 2 x 5m wide Easements. The access is located on flat ground and will be cleared of vegetation. The access strip will serve 2 future dwelling houses only.</p>



7. Residential Dwelling House and Outbuilding Overlay Code

The development site is located within the Residential Dwelling House and Outbuilding Overlay area of the Mareeba Shire Planning Scheme. The site is identified as being in the Residential Area of the overlay mapping.

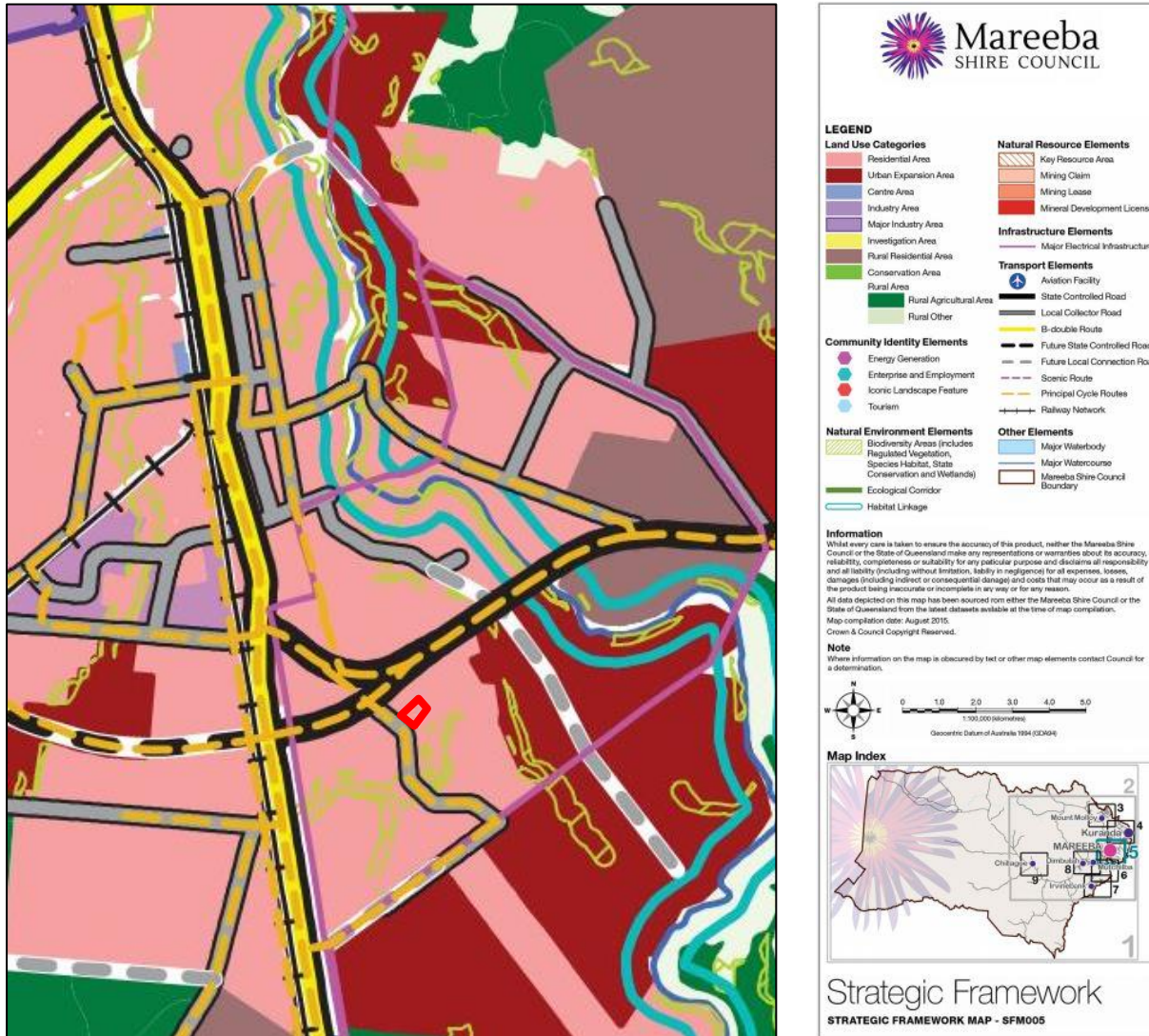


Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	n/a	<p>The proposal is for a subdivision only. No new buildings are proposed in this application.</p>

Outbuildings and residential scale			
<p>PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the zone in which the land is located.</p>	<p>AO2.1 Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed: (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level.</p>	n/a	The proposal is for a subdivision only. No new buildings are proposed in this application.
	<p>AO2.2 Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m² in gross floor area; and (b) 5.5 metres above natural ground level.</p>	n/a	The proposal is for a subdivision only. No new buildings are proposed in this application.
	<p>AO2.3 Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m² in gross floor area; and (b) 8.5 metres above natural ground level.</p>	n/a	The proposal is for a subdivision only. No new buildings are proposed in this application.

Gross floor area			
<p>PO3 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	<p>AO3 Gross floor area does not exceed 600m².</p>	<p>n/a</p>	<p>The proposal is for a subdivision only. No new buildings are proposed in this application.</p>
Secondary dwellings			
<p>PO4 Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <ul style="list-style-type: none"> (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area; 	<p>AO4.1 The secondary dwelling is located within:</p> <ul style="list-style-type: none"> (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. 	<p>n/a</p>	<p>The proposal is for a subdivision only. No new buildings are proposed in this application.</p>
	<p>AO4.2 A secondary dwelling has a maximum gross floor area of 100m².</p>	<p>n/a</p>	<p>The proposal is for a subdivision only. No new buildings are proposed in this application.</p>

Car parking			
<p>PO5 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>AO5 Car parking spaces are provided in accordance with the following minimum rates:</p> <ul style="list-style-type: none"> (a) one covered space per dwelling house; and (b) one space per secondary dwelling. 	<p>n/a</p>	<p>The proposal is for a subdivision only. No new buildings or car parking facilities are proposed in this application.</p>
Vehicle crossovers			
<p>PO6 Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	<p>AO6.1 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.</p>	<p>✓</p>	<p>Vehicle crossovers for proposed lots 2, 3 and 4 will be designed and constructed in accordance with the standards in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p>Designated new crossovers are illustrated in Appendix 2 of the Planning Report.</p>
	<p>AO6.2 Development on a site with two or more road frontages provides vehicular access from the lowest order road.</p>	<p>n/a</p>	<p>The site has only 1 road frontage (Kenneally Road).</p>

DEVELOPMENT APPLICATION - ROL: 1 into 4 Lots, 7 Kenneally Rd, Mareeba

	<p>A06.3 A secondary dwelling shares a vehicle crossover with the primary dwelling.</p>	n/a	No secondary dwellings are proposed.
<p>PO7 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.</p>	<p>A07 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 8.2.10.3B.</p>	✓	The access driveway for rear lots 2 and 3 will be designed and constructed in accordance with Table 8.2.10.3B.



Water supply			
<p>PO8 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO8.1 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 Rural residential zone and outside a reticulated water supply service area.</p>	<p>✓</p>	<p>Proposed new lots 2, 3 and 4 will be connected to the reticulated water supply via Kenneally Road.</p>
	<p>AO8.2 Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: <ul style="list-style-type: none"> (iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the development. 	<p>n/a</p>	<p>The site is located within the reticulated water supply catchment area.</p>



Wastewater disposal			
<p>PO9 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes;</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p>AO9.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.</p>	n/a	<p>The site is not serviced by the reticulated sewerage network other than a pressurised rising sewerage main line on Kenneally Road.</p> <p>Wastewater disposal will be achieved via an effluent dispersal system at time of construction of new dwellings on the new lots by the new owners.</p> <p>No sewerage connections or effluent dispersal systems will be provided as part of this subdivision.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for available infrastructure provisions.</p>
	<p>AO9.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.</p>	n/a	<p>Wastewater disposal will be achieved via an effluent dispersal system at time of construction of new dwellings on the new lots by the new owners.</p> <p>No sewerage connections or effluent dispersal systems will be provided as part of this subdivision.</p>

Stormwater infrastructure			
<p>PO10 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>AO10.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	<p>The proposal is for subdivision only and no site stormwater drainage channels or other such infrastructure is available. Stormwater management will be provided as required by Council's approval conditions.</p>
	<p>AO10.2 On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	✓	<p>The proposal is for subdivision only. Lawful point of discharge for stormwater to Kenneally Road is achievable for future building by new lot owners.</p>

Electricity supply			
<p>PO11 Each lot is provided with an adequate supply of electricity</p>	<p>AO11 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	<p>✓</p>	<p>Reticulated electricity supply is available via Kenneally Road. Each new lot will be provided with an electrical connection as required and in accordance with the appropriate design and construction requirements by Ergon Energy.</p> <p>Refer to Section 1.3, Figure 5 of the Planning Report for available infrastructure provisions.</p>

Telecommunications infrastructure			
PO12 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO12 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Telecommunications and NBN connections are available via Kenneally Road and will be provided for each new lot as required by Council’s approval conditions. Refer to Section 1.3, Figure 6 of the Planning Report for available infrastructure provisions.
Existing public utility services			
Excavation and filling			
PO13 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO13 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.	✓	No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.
PO14 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining	AO14.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.
	AO14.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.

premises.	<p>AO14.3 Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	✓	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
	<p>AO14.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	✓	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
	<p>AO14.5 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>	✓	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>

	<p>AO14.6 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>	<p>✓</p>	<p>No retaining walls proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
	<p>AO14.7 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>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21041155	Search Date: 17/07/2021 15:01
Date Title Created: 18/03/1977	Request No: 37904029
Previous Title: 21038111	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 729239
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 715503126 19/12/2013

STEPHEN TIMOTHY HOGAN
NATASHA ANNE HOGAN

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20138201 (POR 61V)
2. MORTGAGE No 718746222 15/05/2018 at 12:36
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

I, Mrs Natasha Anne Hogan

as owner of the premises identified as follows:

Lot 2 on RP729239 (7 Kenneally Road, Mareeba 4880 Qld.)

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

Scope Town Planning

on the premises described above for:

Reconfiguration of a Lot (1 into 4)


20/7/21. [signature of owner and date signed]

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

I, Mr Stephen Timothy Hogan

as owner of the premises identified as follows:

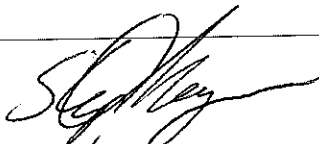
Lot 2 on RP729239 (7 Kenneally Road, Mareeba 4880 Qld.)

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

Scope Town Planning

on the premises described above for:

Reconfiguration of a Lot (1 into 4)


20/7/2021 [signature of owner and date signed]