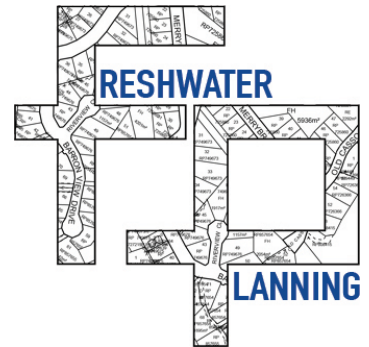


Your Ref:
Our Ref: F21/37



08 March, 2022

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

Attention: Regional Planning Group

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE – OUTDOOR SPORT AND RECREATION, FUNCTION FACILITY, EDUCATIONAL ESTABLISHMENT AND TOURIST PARK AND AN OPERATIONAL WORKS PERMIT (DAMS).
LOT 66 ON RP896904, LOT 67 ON SP328197 AND LOT 68 ON SP282408, 545 KAY AND 483 EMERALD FALLS ROADS, MAREEBA.**

This application is for a Material Change of Use – Outdoor Sport and Recreation, Function Facility, Educational Establishment and Tourist Park over land described as Lot 66 on RP896904, Lot 67 on SP328197 and Lot 68 on SP282408, situated at 545 Kay and 483 Emerald Falls Roads, Mareeba is submitted on behalf of Kanjini Co-Op Limited. The proposal also includes an Operational Works Permit for the excavation of two (2) Dam over the site.

The application comprises of Application Forms, Proposal Plans, SmartMaps, Kanjini Co-Op Letter, Ergon Energy UXO Firing Range Map and this Town Planning Submission. It is understood that the payment for the Application Fee will be provided to the Mareeba Shire Council.

The Site

The subject land is described as Lot 66 on RP896904, Lot 67 on SP328197 and Lot 68 on SP282408, Locality of Mareeba and situated at 545 Kay and 483 Emerald Falls Roads, Mareeba. The site is owned by Kanjini Co-Op Limited who are also the Applicants for the proposed development. The subject site comprises of three irregular shaped allotments, has an area of 2,820.7151 hectares and contains frontage to the Kay, Emerald Falls and Adler Hill Roads, abuts Ada Creek, adjoins a National Park and contains existing structures. The site is accessed via the constructed gravel road which is considered to be an acceptable standard for the existing Rural Area and for the proposed development. The site is also intersected by Easement B on RP906509 being the compulsory installation of a Powerlink Transmission Lines (132kV).

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat and the site designated as including a Wetland of General Ecological Significance. The site is not located within 25 metres of a State Controlled Road, nor within 25 metres of a Railway Corridor.

Referral Agencies

The site is Mapped as containing Remnant Vegetation that is 'least concern' Regional Ecosystems and areas of 'of concern' along one of the existing waterways. The proposed development comprises of a proposed Educational Establishment Facility and Tourist Park's Cabins located within the Mapped Remnant Vegetation. It is additionally noted that a Manager's Residence is provided within the Mapping, however, this is an Accepted Development not requiring Referral in relation to Remnant Vegetation. The proposed additional and existing Camping Areas are accessed by the existing internal access tracks with only a couple of Areas to be provided with formalisation of internal access tracks. No structures or clearing is proposed with the Camping Areas. Further to this, the development may require referral for the provision of the Operational Works Permit, being the two (2) Dams. The proposal is understood to require Referral to the Department of State Development, Infrastructure, Local Government and Planning.

The site is Mapped as containing a Wetland of General Ecological Significance, being an intersecting waterway through the site. The proposal does not require Referral to the Department of State Development, Infrastructure, Local Government and Planning as the proposal does not undertake any Operational Work that is High Impact Earthworks as defined under Schedule 24 of the Planning Regulation within the Mapped Wetland Area.

The site is Mapped as containing Potential for UXO. It is understood that the Development Application may require Referral to the Department in relation to UXO however, it is noted that Ergon Energy/Powerlink swept the site in relation to the Powerlink Towers with the attached Mapped as a result of the UXO Investigations. It is considered that all Camping Areas and proposed Structures are located outside of the nominated Artillery Firing Range.

The site is intersected by the compulsory installation of Powerlink Transmission Lines (132kV). It is understood that the Development Application may require referral to Electricity Board for Third Party Advice.

Existing Approval

On 10 March, 2015, the Tablelands Regional Council, Approved a Material Change of Use for two (2) Caretaker's Residence and Caravan Park – Bush Camping. The Approval provides for thirteen (13) Bush Camping Areas that are currently utilised over the site. The successful venture of this Nature-Based Tourism has now resulted in the required expansion of the existing as proposed below.

Kanjini Co-Op Limited

Freshwater Planning Pty Ltd has been provided with the following from the Kanjini Co-Op Limited and as per attached within the Kanjini Co-Op Letter.

We are a Cooperative with a vision "to create and implement innovative social, technological, economic and environmental solutions that are important for global and local resilience and sustainability." With that vision in mind, we bought this remarkable property, which offers many opportunities to realise that vision.

Our initial 2014 Development Application was for a very limited number of camp sites which were located far apart and designed for private and isolated nature experiences. Sites were built around trees and in harmony with nature and are serviced with innovative and environmentally friendly wheelie-bin composting toilets, which proved to be even better than anticipated (no smell and no flies). We minimise driving across the creek, do not allow cats, dogs, motor bikes, 4-wheelers or noisy campers. To ensure

campers adhere by our rules and leave no rubbish, we require a security bond for each booking. Our campers very much appreciate our strong caring for country philosophy.

Victor Steffenson, Australia's best-known Aboriginal fire practitioner is using our land to showcase his art and we have been practising indigenous inspired fire and land management for over three years now. We are a member of the northern bettong recovery team as our land is in the heart of the last stronghold of this endangered species. We understand ourselves as stewards of this country and have a strong interest to ensure any activity on this land is sustainable.

The Kanjini Co-Op not only have ties to the land of which they own, but also strong ties to the Community and local groups through Mareeba, the Tablelands and Far North Queensland Region. Below is a small insight into some of the Community Engagement that Kanjini Co-Op provides in relation to the site.

We have made and continue to make our land available for free (some give us a small donation or pay very reduced camping fees) to:

- ✚ various scientists (research on northern bettongs, cats, indigenous burning, northern masked owls, vegetation surveys and hands-on classes for JCU and School of Field Studies students)*
- ✚ community groups, including but not limited to Rogaining, Mareeba Mountain Goats, Cairns to Karumba charity bike rides, CAFNEC charity bike rides, Tableland Walking Club and birding groups*
- ✚ SES (4WD training) and Parks and Wildlife (upper escarpment burns)*
- ✚ Firesticks Australia, local Indigenous fire practitioner Victor Steffenson, Aboriginal rangers and local traditional owners*

We also donate hundreds of dollars each year to various local land-care causes including Rural Fire Brigades.

The Proposed Development

The proposed development is for a Material Change of Use – Outdoor Sport and Recreation, Function Facility, Educational Establishment and Tourist Park in the Rural Zone within the Mareeba Shire Council's Planning Scheme. In addition to the Material Change of Use, the proposed Development Application also provides for an Operational Works Permit (Excavation) for the provision of two (2) Dams. The site is located at 545 Kay and 483 Emerald Falls Roads, Mareeba and is more particularly described as Lot 66 on RP896904, Lot 67 on SP328197 and Lot 68 on SP282408. The site is irregular in shape, has an area of 2,820.72 hectares and contains a Farmhouse, Cottage, associated structures, Approved Bush Camping and vacant and vegetated land. No change to the existing structures is envisaged with this Development.

A Development Permit for a Material Change of Use is sought to facilitate the expansion of the existing Caravan Park (Bush Camping) over the site in the form of a Tourist Park. In addition to the Tourist Park, after a successful trial over the site, being the Kuranda Roots Festival, the proposal is to include the provision of an Outdoor Sport and Recreation and Function Facility to allow for Events to be held over the site. The proposed development is for a Staged Approval incorporating both Events, additional Camping Areas, Cabins, RV's and an Educational Establishment Facility. The Staged Development is provided as follows:

Existing – Caravan Park – Bush Camping (Approved and Established)

13 Camp Areas – Areas 1 – 12 and 14

Existing Farmhouse

Existing Cottage

Existing Sheds

Existing Amenities (Toilets/Showers/Covered Decks)

Stage 1 – Tourist Park, Educational Establishment, Events (Outdoor Sport and Recreation and Function Facility)

Camping Areas – three (3) new sites

RV/Caravan Area – five (5) new RV sites

Events, Functions and Educational Activities – up to 2,500 persons (existing Lake-side Day Area and Camping Area 2)

Manager’s Residence

Additional Amenities (Toilets/Showers)

Stage 2 – Tourist Park, Educational Establishment, Events (Outdoor Sport and Recreation and Function Facility)

Camping Areas – four (4) additional new sites

RV/Caravan Area – five (5) additional new RV sites

Tourist Cabin Area – two (2) new Cabins

Events, Functions and Educational Activities – up to 3,500 persons [+1,000] (existing Lakeside Day Area and Camping Area 2)

Additional Amenities (Toilets/Showers)

Stage 3 – Tourist Park, Educational Establishment, Events (Outdoor Sport and Recreation and Function Facility)

RV/Caravan Area – eight (8) additional new RV sites

Tourist Cabin Area – three (3) additional new Cabins

Events, Functions and Educational Activities – up to 5,000 persons [+1,500] (existing Lakeside Day Area and Camping Area 2)

Stage 4 – Tourist Park, Educational Establishment, Events (Outdoor Sport and Recreation and Function Facility)

Tourist Cabin Area – five (5) additional new Cabins

Events, Functions and Educational Activities – up to 7,000 persons [+2,000] (existing Lakeside Day Area and Camping Area 2)

Educational Establishment Facility – 300 m² and parking

Stage 5 – Tourist Park, Educational Establishment, Events (Outdoor Sport and Recreation and Function Facility)

Camping Areas – four (4) additional new sites being Camping Areas 22 – 25

RV/Caravan Area – five (5) additional new RV sites

Tourist Cabin Area – five (5) additional new Cabins

Events, Functions and Educational Activities – up to 10,000 persons [+3,000] (existing Lakeside Day Area and Camping Area 2)

Additional Amenities (Toilets/Showers)

It is considered that the proposal provides a Nature-Based, environmentally friendly and educational Farm-based Tourist development that is rapidly becoming an Icon for Nature-Based Farm Stays in Mareeba and within Far North Queensland.

Outdoor Sport and Recreation and Function Facility Uses

The proposal is for the provision of Events (Outdoor Sport and Recreation and Function Facilities) provided over the site and within the existing Camping Areas, being the Lakeside Day Area and Camping Area 2. The Staged Event numbers steadily increase over the Stages with the proposed Events to be located and associated within the Approved and existing Camping/Day Areas. These Event Areas are already cleared with no clearing proposed with the Outdoor Sport and Recreation and Function Facility Uses. The first Event Area is Camping Area 2 which is accessed from Emerald Falls Road and was the location of last year’s Kuranda Roots Festival. This site contains five existing toilets, two handbasins and three showers, inspected and Approved by Council.

The second Event Area is the Lakeside Day Area, which is accessed from Kay Road and provides a large area that is currently used as one of the Day Areas for campers to hang-out and go for a swim, etc. This area contains running water and three toilets which have been Approved and inspected by Council. In relation to the provision of Events, any additional facilities and services will need to be supplied by the organisers of that particular Event, be it marquees, mobile catering, extra toilets or showers, skip bins for refuse, tents for accommodation, security, etc. Kanjini Co-Op Limited require a large security bond (several thousand dollars) from any Event organiser to ensure they take care of the site's land and facilities and provide adequate facilities and services. For the provision of smaller or particular Outdoor Sport and Recreational Activities, the Kanjini Co-Op makes the particular individual Camping Areas available, again, any additional facilities and services need to be supplied by the organisers, be it marquees, mobile catering, extra toilets or showers, skip bins for refuse, tents for accommodation, security, signs for directions, refresh stations for sports events like Rogaining or Mountain Biking, etc. All Events, large or small, will be recorded and registered with the Kanjini Co-Op Limited.

In relation to the Outdoor Sports and Recreation and Function Facilities, the Kanjini Co-Op has provided the following to Freshwater Planning Pty Ltd:

The 2021 Kuranda Roots festival was held with about 900 people at our Camp 2 site and was a resounding success. The organisers and the local Aboriginal elders would like the Kuranda Roots festival to continue happening at our Camp 2 (proposed Event Site 1). For us to respect the wishes of the local Traditional Owners, we need to successfully apply for a change of use for "Sports and Recreation". The organisers have informed us that attendances over the last 15 years have ranged from 800 to 1100 and that they value the atmosphere of such a medium sized event and like to keep the event from getting too big. We will not allow any event to be any larger than 1500 people at that site.

Freshwater Planning informed us that dance or martial arts workshops also require "Sports and Recreation", even if they are small groups for a few hours, and we have been approached by people who would like to hold such classes in nature. We have been approached for marriages at lake site or Camp 2, which is why we need to apply for the "Functions" use. We have also been approached by Firesticks Alliance Indigenous Corporation as a venue for their events including the National Firesticks Workshop, a one week event with about 500 people camping and participating in various workshops on Indigenous knowledge and land management. The last day would be a stage event and open for another 500-1000 people to join and get a taste and enjoy some music. This event would be held at lake-side (Event Site 2).

We envision holding a yearly Eco-inspirations gathering/field-day at lake-side. To be able to accommodate these and possibly a few more of these type of events in the future, we are asking for more attendees in later Stages of our DA. We can assure Council that we have no intentions to have rave parties on our land.

Educational Establishment Use

The proposal includes the provision of Educational Establishment Uses over the site. The purpose of the Educational Establishment Uses is for the Kanjini Co-Op to be formally recognised as a Research and Education Facility. The formal recognition would showcase the Kanjini Co-Op's teaching/educating in relation to local Indigenous Art and Culture as well as the various alternative technologies and sustainable land management practices that Kanjini are using and implementing. The Kanjini Co-Op's Vision Statement notes that "One of the main aims of Kanjini Co-Op is to be a model for long-term sustainability, alternative technology and cooperative living, in harmony with nature and each other. In order to educate the wider community, we envisage forums and workshops, live-in courses and lectures and collaboration with like-minded and research organisations." As

the Kanjini Co-Op are already cooperating with several Research Organisations, have already hosted one-day educational events and featured in television episodes like Australian Story and others, the Educational Establishment Use will aid in cementing the Co-Op as Research and Educational Facility. The Educational Establishment within the first three Stages is proposed to be located within the existing Camping and Day Areas. Stage 4 would see the implementation of an Educational Facility of approximately 300 m² to allow the Co-Op to host longer Educational Events (combined with Camping) over the site.

In relation to the Educational Establishment Use, the Kanjini Co-Op has provided the following to Freshwater Planning Pty Ltd:

Offering to educate interested people about various social, technological, agricultural, economic and environmental solutions is a core part of the Kanjini vision. Most of any courses or day-event under this Use are generally run by outsiders like Firesticks or organic farmers or builders using novel or ancient materials. We also like to be able to facilitate research as well as cultural and art courses and events, especially by the local Aboriginal people. Initially these uses can happen at existing Camp or Event Areas, but ultimately, we see a moderate dedicated building. Many of these courses and events will utilise parts of our land for practical learning and the facility for the theoretical part. University, school and scout camps, which are already using our camp sites, will also be able to use this facility.

Tourist Park – Camping Areas

The proposed development includes the additional provision of a further eleven (11) Camping Areas to those already Approved and existing. With the recent Global Pandemic, Lockdowns, and greater push for eco-friendly and sustainable way of life, the Nature-Based Tourism popularity has taken off which has resulted in the requirement for additional Camping Areas provided over the site. These additional Camping Area will be provided within existing cleared areas and accessed by existing internal access tracks. No clearing is proposed with the additional Camping Areas with each Area provided with the same Environmentally friendly servicing (pit or wheelie-bin composting toilets as Approved with the existing Approval).

Tourist Park – RV Area

The recent surge in the Grey Nomads have seen the increased requirement for the availability for RV Camping spaces on the Tablelands. Due to this popularity, the proposal is to incorporate up to eighteen (18) RV Sites within the first three Stages. The site contains the provision of an existing cleared and previously terraced Area that was previously a Council Quarry. The previous works were provided over the site to fix the existing erosion and to aid in stormwater dispersal. The proposal is for the provision of the terraced areas to be provided as RV Sites. As this area was previously a Council Quarry, there are existing all-weather internal access tracks servicing this site. Due to the Kanjini Co-Op's environmentally and eco friendly approach, all RV's will be required to be self-sufficient, leaving no trace. However, it is expected that the RV Area will be provided with running non-potable water and one pit or wheelie-bin composting toilet for every six (6) RV sites. As the site is already terraced cleared due to its previous Uses, no clearing is proposed nor required for the RV Area.

Tourist Park – Tourist Cabins

The proposed development incorporates the provision of fifteen (15) Eco-friendly Tourist Cabins supplied over Stages 2 – 5. These Eco-friendly and environmentally sustainable cabins are proposed to be constructed out of recyclable and sustainable materials fitting in with the existing nature, character and amenity of the site and the Kanjini Co-Op way of life. It is expected that the Eco-friendly Tourist Cabins will be provided with running non-potable water and individual or shared wheelie-bin composting toilet or other toilets as approved by Council at the time of building plans being submitted. Kanjini is currently looking into alternatives like worm or other new environmentally friendly toilet designs.

In relation to the Tourist Park Use, the Kanjini Co-Op has provided the following to Freshwater Planning Pty Ltd:

We are already providing a unique camping experience, by offering 13 isolated sites spread over a couple of thousand acres, ensuring privacy and a true nature experience of silence and solitude in pristine country, rather than cramming dozens of camp sites and hundreds of people next to each other. We offer camping from as little as \$5.40 up to \$21.10 / person / night, depending on location, features and facilities, length of stay, weekend etc). However, our existing camp sites do not create enough income to pay for maintenance and the time it takes to run them, hence we need to increase the number of sites and diversify. We have already transformed an old quarry (it was apparently used by Council to gravel Kay Road) with major erosion problems into five terraces, which are designed for RVs or large caravans and offer spectacular views. We like to start with only a few and slowly increase numbers and might not increase to the maximum applied for if we feel that it gets too crowded or affects the land too negatively. We envision to target the grey-nomad market with very affordable rates. For the Tourist Cabins we envision to use different construction materials and innovative designs so visitors can experience what it feels like to live in a house built from stones or mud or air-crete etc. We envision 1-3 bedroom cabins to be able to cater to different family needs.

The proposed expansion of the Approved Caravan Park – Bush Camping Use in the form of a Tourist Park will ensure that no change to the existing services is proposed and that the existing level of servicing is appropriate and acceptable for the proposed expansion. The site contains existing and Approved effluent disposal systems and potable and non-potable water supplies, riparian rights for the site and for any firefighting purposes. Any concentrated Stormwater will be appropriately dispersed over the site and into legal points of discharge if required. The site is connected to power and telecommunications. The proposed Tourist Park will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

No change to the existing Accesses is proposed with the Tourist Park expansion other than the formalisation of the existing internal access tracks. All internal access tracks can be provided in keeping with the natural and Rural nature of the site and the existing Uses. Any internal access tracks requiring 4WD capabilities will be clearly signed.

Operational Work Application – Dams

The proposed Development Application encompasses an Operational Works Permit for the provision of two (2) Dams located over the site. The first Dam is located within the existing gully in proximity to the proposed Tourist Cabins and as per on the attached Tourist Cabins Map. Freshwater Planning Pty Ltd understands that this Dam is expected to be approximately 1.5 – 2.5 hectares in size with the Dam wall to be approximately 100 – 150 metres long and approximately 8 metres above the gully base. This Dam is to be used for swimming and recreation only (no powered watercraft permitted).

The second Dam is located within the existing gully below the Manager's Residence on the Envisaged Building Envelopes Plan. This Dam is expected to be approximately 3.0 – 5.0 hectares in size with the Dam wall to be approximately 100 – 150 metres long and approximately 9 – 10 metres above the gully base. This Dam is to be used as a water supply for Rural Activities.

It is noted that the proposed Tourist Cabins Area and Manager's Residence will all be provided with sufficient setbacks to the proposed Dams and provided with appropriate flood immunity.

The site is located in the Rural Zone within the Mareeba Shire Council's Planning Scheme. A Material Change of Use for an Outdoor Sport and Recreation, Function Facility, Educational Establishment and Tourist Park and a Development Permit for Excavation (Dams) carries the highest of the assessable Uses which is Impact Assessable Use within this Zone. The application is Impact Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Proposal Plans and the assessment against the relevant aspects of the Mareeba Shire Council's Planning Scheme. It is considered that the proposed development is an appropriate land Use for the site, immediate vicinity and surrounding environs providing a supporting Use to the surrounding local residents of Mareeba, the Tablelands and Far North Queensland.

While this application certainly has a commercial aspect, it is noted that Kanjini Co-Op Limited already makes this property and its Tourist Facilities freely available to various Community groups and organisations. Approval of this development will allow these groups and others to use improved facilities and expand their activities.

Far North Queensland Regional Plan 2009-2031

Lot 66 on RP896904, Lot 67 on SP328197 and Lot 68 on SP282408 are identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The Regional Landscape Values note that the natural environment is also a major economic asset; it contributes substantially to the tourism and natural resources industries, as well as to residents' and visitors' quality of life and to recreational and scenic opportunities. The Objective of the Regional Landscape Values is to identify, protect and manage through an integrated Planning Approach. This is provided through the Land Use Policies that reference that the value of the landscape for the likes of outdoor recreation and scenic amenity is given appropriate recognition in Development Assessment. The proposal is not considered to significantly impact or adversely affect the existing Regional Landscape Values providing a Use that recognises the outdoor recreation and scenic amenity of the site, appropriately protecting this natural environment and major economic asset.

The Regional Plan provides for Tourist Development within the Region noting that:

The region's tourism industry is predominantly based on natural and cultural features, with Key visitor attractions include the Great Barrier Reef, the Wet Tropics rainforest, scenic landscapes, natural areas and a tropical climate. Protection of the natural attractions and character of the region is important to the sustainability of the tourism industry in the region. It further notes that nature-based activities are expected to remain the major drawcard and the focus of product promotion for the region. Sustainable opportunities must be identified and developed to cater for nature-based tourism needs over the long term. The Regional Plan manages this through its Land Use Policies which include 5.5.2 (a) and (b):

5.5.2 Tourist development, including development that incorporates short-term accommodation for tourists, may be undertaken within the regional landscape and rural production area where there is an identified need in a subregion and the accommodation:

(a) is of a nature and scale that is sympathetic to the maintenance of the regional landscape and rural production values

(b) minimises the impact on good-quality agricultural land

The proposal is considered to be provided as a Nature-Based Use sympathetic to the Rural Landscape and Rural Production Area with the site being provided within the Rural Zone and not impacting on the Good Quality Agricultural Land whilst ensuring to be sympathetic to the nature of the site provided in an appropriate scale.

Further to this, Section 5.5.4 expresses that *'Tourist attractions (that do not include residential or tourist accommodation) may be developed in the regional landscape and rural production area where such development; is a facility functionally dependant on being linked with the rural, ecological or resource values of the locality.'*

The Explanatory Notes state that *FNQ offers a choice of tourism styles, from conventional hotels and apartments in main centres such as Cairns and Port Douglas to small-scale nature based tourism ventures focused on the natural environment. The regional plan aims to maintain a mix of tourism choice by focusing medium to large-scale tourism developments in urban-footprint areas, while allowing smaller scale tourism developments within regional landscape and rural production areas. This also allows for opportunities for economic diversification for rural landholders. In the regional landscape and rural production area the intention is that proposals for small scale tourist accommodation be considered through the usual local government development assessment processes. Additionally, the plan 'recognises the requirement of low-impact, nature-based tourism attractions to be located within or in close proximity of areas of high ecological significance. These facilities play an important role in increasing the knowledge of visitors about the values that makes FNQ a region of outstanding ecological significance and improving the overall visitor experience. Smaller scale tourism development that includes short stay accommodation for visitors may also be appropriate for locations adjoining areas of high ecological significance or in strategic rehabilitation areas. These areas can provide attractive locations for this type of development and will generally result in enhanced ecological connectivity or habitat extension' (my underlining). The proposed expansion of this already existing Tourist Development within the natural environment demonstrates that the proposal is appropriately located and is considered an outstanding example of Tourism Uses within a Rural, environmental and scenic amenity complimenting the Regional Plan.*

The proposed Development conforms to the Explanatory Notes of the Tourist Development aspect of the FNQ Regional Plan and in particular in relation to the Regional Landscape and Rural Production Area designation. The proposal, in particular, meets the above underlined aspects of the Explanatory Notes clearly demonstrating that the Regional Plan supports the proposed Use over the site and within the Regional Landscape and Rural Production Area designation.

It is considered that the proposed development is not in conflict with the Intent and Objectives for the Regional Landscape and Rural Production Area Designation and Tourist Development within the FNQ Regional Plan 2009-2031.

Strategic Framework

The site is designated as Rural Other (majority) and Rural and Rural Agricultural Area on the Strategic Framework Mapping. The proposal is for the extension of the existing Nature-Based Tourism (Caravan Park – Bush Camping) Approved Use to include a Tourist Park in addition to the Outdoor Sport and Recreation, Function Facility and Educational Establishment. Section 3.3 Settlement pattern and built environment's Strategic Outcomes (3.3.1) note that *'primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism.'* The proposal is not considered to compromise or fragment by incompatible and/or unsustainable development as the proposal is for the expansion of the existing Nature-Based Tourism (Bush Camping) being the Tourist Park. The proposal is for the accommodating of Tourism that are reliant on the natural resources without adversely affecting the Rural Area.

Section 3.3.11 Element—Rural areas and in particular subsection 3.3.11.1 Specific outcomes outline that *‘Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*

- (a) does not impede or conflict with agricultural activities and production; and*
- (b) does not compromise rural character and scenic qualities; and*
- (c) does not adversely impact on ecological and biodiversity values.*

Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework. The proposal is for Rural Tourism including Outdoor Recreation and natural bushland Uses within the Other Rural Area and is appropriately located, serviced and consistent with the Strategic Framework as aforementioned. It is considered that the proposal is consistent with the Rural Tourism aspects of the Strategic Framework’s Settlement Patterns.

In relation to Economic Development within the Strategic Framework, Section 3.7.1 Strategic Outcomes note that *‘the natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises’* and that *‘the western dry land savannah of the shire accommodates further nature and rural based tourism development’*. The Tourism Elements within 3.7.7 Specific Outcomes allow for *‘Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.*

A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:

- (a) tourist attractions and facilities within activity centres;*
- (b) cultural interpretive tours;*
- (c) nature based tourism;*
- (d) sports and recreational activities;*
- (e) tourist attractions;*
- (f) adventure tourism;*
- (g) farm based tourism;*
- (h) food based tourism;*
- (i) bed and breakfasts;*
- (j) camping and recreational vehicle facilities;*
- (k) cycle tourism.*

Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire’ (my underlining).

The proposal is for the provision of Tourist and Recreational Uses within the provided on-farm for a Nature-Based Tourist Park. This small scale Tourism related development is an expansion of the existing to include additional Uses supporting the Mareeba Shire, Tablelands and Far North Queensland without compromising the natural landscape values and agriculture values of the Mareeba Shire. The proposal for Nature-Based Tourism with Events, sports and recreational activities within the farm-based Tourism is considered to enhance these Tourism Elements with the Tourist Park Extension.

It is considered that the proposed expansion of the Approved Caravan Park (Bush Camping) to include a Tourist Park provides for a Nature-Based, environmentally friendly, sustainable farm-based Tourist Attraction in Mareeba within the Rural Areas and natural landscape without affecting the Rural Other designation. The proposed development is considered to add valuable Economic Development to the Tablelands Region in particular within the Mareeba Shire. It is not considered that the proposal is in conflict with the Intent or Elements of the Strategic Framework, instead enhancing Nature-Based Tourism within Rural and Scenic Areas of the Mareeba Shire.

Rural Zone Code

The site is designated in the Rural Zone of the Mareeba Shire Planning Scheme. The Purpose of the Rural Zone 'provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'. The Purposes further investigate this by allowing the Rural Zone to 'provide facilities for visitors and tourists that are accessible and offer a unique experience; provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities; prevent adverse impacts of development on ecological values' as long as the 'Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes' It is considered that the proposed development is considered to meet the Purposes of the Rural Zone.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies, Any non-Rural structures will be less than 8.5 metres in height and not more than 2 storeys above ground level.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Complies Any new Buildings or structures associated with the Rural Use will not exceed 10 metres in height.
Siting, where not involving a Dwelling house		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	Complies, The proposed Tourist Cabins and Educational Facility are setback significantly from any road frontage and adjoining boundaries.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not Applicable. Not Roadside Stall proposed.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and	Complies, The proposed Tourist Cabins and Educational Facility are setback significantly from any road frontage and adjoining boundaries.

Performance outcomes	Acceptable outcomes	Comments
	(b) 100 metres from a frontage to any other road that is not a State-controlled road;	
Accommodation density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	Complies, The only Residential Density provided onsite are the Farmhouse and Cottage
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	Complies, The proposal does not propose any additional Residential Density. The Proposal Plans nominate a Manager's Residence which is Accepted Development within the Rural Zone and conforms to the allowed Residential Density of the site.
For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	The provision of the Tourist Cabins and Educational Facility will be sure to make efficient Use of the land, keeping with the eco-friendly and environmentally sustainability of the site. Any structure will be of appropriate scale and will ensure to balance the natural features of the site. Any Manager's Residence will also achieve this.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	The proposed structure within the proposed development will be provided to compliment the Rural Zone and in particularly the natural characteristics of the site. The proposal is for a Nature-Based, Eco-friendly and environmentally sustainable development over the site, any structures will ensure to reflect the proposed Uses of the site.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting;	AO6 No acceptable outcome is provided.	The proposal is for a Nature-Based, Eco-friendly and environmentally sustainable development over the site, any development over the site will ensure not to detract the amenity of the local area instead protecting the area and surrounding allotments amenity. The proposed expansion of the existing will reflect the existing amenity of the site and surrounding area.

Performance outcomes	Acceptable outcomes	Comments
(h) odour; and (i) emissions.		
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO7 No acceptable outcome is provided.	The proposal is for a Nature-Based, Eco-friendly and environmentally sustainable development over the site, any development over the site will ensure to ameliorate any existing negative environmental impacts. The purpose of the development is to protect the area and surrounding allotments amenity and natural environment. The proposed expansion of the existing will reflect the existing amenity of the site and surrounding area.

The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Rural Zone Code as it provides for a supporting Use to service the immediate and surrounding industries and Townships in addition to the expansion of the existing Uses over the site.

Accommodation Activities Code

The proposed development is for the expansion of the Approved Caravan Park, being a Tourist Park with the additions of Open Space and Recreation, Function Facility and Educational Establishment. Assessment against the relevant aspects of the Accommodation Activities Code is provided below. It is considered that the proposed Tourist Park complies with the Intent of the Accommodation Activities Code and is acceptable.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	Complies, The proposed Tourist Park is located over the site containing an area of 2,820.72 hectares with multiple frontages. The site contains appropriate street frontage and sufficient area for the appropriate location of the Accommodation Activities.
All Accommodation activities, apart from Tourist Park and Dwelling house		
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the	AO2.1 A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care	Not Applicable. The proposal's Accommodation aspects are for a Tourist Park.

Performance outcomes	Acceptable outcomes	Comments
<p>site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</p>	<p>facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.</p>	
All Accommodation activities, except for Dwelling house		
<p>PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p>AO3 The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.</p>	<p>Complies, Any Tourist Cabins are appropriately spread out throughout the existing native Vegetation. These Buildings will be of Environmentally sustainable and Eco-friendly construction ensuring that appropriate privacy is provided for the adjoining Uses. It is accepted that the proposed Accommodation Activities are appropriate and specifically designed providing sufficient privacy.</p>
<p>PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.</p>	<p>AO4.1 Development, except for Caretaker’s accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C.</p>	<p>Complies, The site contains an area of 2,820 hectares with substantial communal open space provided.</p>
	<p>AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D.</p>	<p>Complies, The site contains an area of 2,820 hectares with substantial private open space provided with the separation of the Tourist Cabins.</p>
	<p>AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p>	<p>Complies, Any clothes drying areas will be within the individual Tourist Cabins.</p>
	<p>AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>provides a secure storage area for each dwelling or accommodation unit which:</p> <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or maneuvering areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. 	
If for Caretaker's Accommodation		
<p>PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.</p> <p>Note—Where Caretaker's Accommodation is assessable development additional assessment criteria are provided under "for assessable development".</p>	<p>AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.</p>	<p>Not Applicable. No Caretaker's Accommodation proposed with the Development as Caretaker's Residence is Accepted Development over the site.</p>
	<p>AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m².</p>	<p>Not Applicable. No Caretaker's Accommodation proposed with the Development as Caretaker's Residence is Accepted Development over the site. However, any Manager's Residence will be less than 200 m² in size.</p>
For assessable development		
If for Caretaker's Accommodation		
<p>PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses. 	<p>AO15 No acceptable outcome is provided.</p>	<p>Not Applicable. No Caretaker's Accommodation proposed with the Development as Caretaker's Residence is Accepted Development over the site. However, any Manager's Residence over the site is necessary for the operation of the proposed Development and primary use for the nature of the Uses, security requirements and site location and access as the site is 2,820 hectares in size.</p>
If for Tourist Park		
<p>PO17 The Tourist Park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.</p>	<p>AO17 No acceptable outcome is provided.</p>	<p>Complies, The proposal is for the expansion of the existing Nature-Based Tourism Bush Camping with the site already containing tourist attractions, community facilities and infrastructure.</p>
<p>PO18 The density of accommodation provided within the Tourist park:</p> <ul style="list-style-type: none"> (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; 	<p>AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <ul style="list-style-type: none"> (a) 40 caravan or motor home sites per hectare of the nominated 	<p>Complies, The site is for the provision of an additional eleven (11) Camping Areas and one (1) RV Area. The site has an area of 2,820 hectares which allows for the provision of 112,800 Caravan or Motor Home sites or 169,200 Tent sites or 28,200 Cabins. The proposal is for significantly less site densities than</p>

Performance outcomes	Acceptable outcomes	Comments
<p>(c) ensures sufficient infrastructure and services can be provided;</p> <p>(d) does not adversely impact on the existing amenity of nearby uses;</p> <p>(e) ensures a high level of amenity is enjoyed by residents of the site; and</p> <p>(f) does not place undue pressure on environmental processes in the surrounding area.</p>	<p>area(s); or</p> <p>(b) 60 tent sites per hectare of the nominated area(s); or</p> <p>(c) 10 cabins (maximum 30m² gross floor area per cabin) per hectare of the nominated area(s).</p>	<p>allowed and is considered appropriate and acceptable to the existing Allotment.</p>
	<p>AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	<p>Complies, The proposal's site densities are significantly less than 28,200 tents/cabins/RVs. The proposal is considered to appropriately control Accommodation site densities to ensure park amenity.</p>
<p>PO19 Accommodation sites are designed and located: to provide sufficient land for necessary services and infrastructure; to achieve sufficient separation between land uses; is consistent with the scale and character of development in the surrounding area; and to prevent amenity and privacy impacts on nearby land uses.</p>	<p>AO19.1 A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	<p>The proposal is for a Nature-Based, Eco-friendly and sustainable Tourist Park (Approved Bush Camping). The RV Sites are provided with an appropriate natural finish conforming to the natural features, character and environmental values of the site and proposal.</p>
	<p>AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.</p>	<p>Complies, The site has an area of 2,820 hectares with the proposed provided as an ecologically and environmentally friendly Tourist Park Uses containing appropriate separation.</p>
<p>PO20 A Tourist Park is provided with sufficient and appropriately located refuse collection areas.</p>	<p>AO20.1 A central refuse collection area is provided to service all accommodation sites.</p>	<p>The proposal is provided as a Nature-Based, Eco-friendly and sustainable Tourist Park. All refuse is to be collect and taken from the site with the Campers. The Camp Areas have strict rules noting that they need to take any rubbish with them. This will be the same for the RV Area as the Tourist Park is booked as being self sufficient and leaving nothing but footprints. This is why Kanjini take a security bond to ensure this. The proposed Tourist Cabins are expected to contain the same rules to educate the campers of how much rubbish they create and be responsible for it. If required, a centralised Refuse Collection area can be provided however, this is not how the Kanjini Co-Op prefer to educate the Users.</p>
	<p>AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.</p>	
	<p>AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.</p>	
	<p>AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.</p>	
	<p>AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.</p>	

Community Activities Code

The proposed development incorporates Educational Establishment Activities with the existing Camping Areas and the Event Areas for Stages 1 to 3 with Stage 4 providing an approximately 300 m² Educational Facility. The purpose of the Educational Establishment Uses is for the Kanjini Co-Op to be formally recognised as a Research and Education Facility. The formal recognition would showcase the Kanjini Co-Op's teaching/educating in relation to local Indigenous Art and Culture as well as the various alternative technologies and sustainable land management practices that Kanjini are using and implementing. These Educational Establishment Activities will provide an attractive development complimenting the existing character and nature of the site and the Rural Zone. Assessment against the relevant aspects of the Community Activities Code is provided below.

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to requirements and assessable development		
Amenity and privacy		
<p>PO1 Community activities are appropriately located and designed to avoid adverse impacts on sensitive uses related to:</p> <ul style="list-style-type: none"> (a) noise; (b) lighting; and (c) overlooking. <p>Note—These provisions apply to any adjoining sensitive use, both on an adjoining site and on the same site as the Community activity.</p>	<p>AO1 Along any common boundary with a sensitive land use, development incorporates:</p> <ul style="list-style-type: none"> (a) a 1.8 metre high solid screen fence; and (b) screening to windows which: <ul style="list-style-type: none"> (i) face the boundary; (ii) have a sill height less than 1.5 metres; and (iii) are not wholly screened by the boundary fence. 	<p>Complies, The proposal is for the Educational Establishment Uses to be provided within the existing Camping Areas and Event Areas and eventually within the proposed Educational Facility. These locations are appropriately designed to avoid adverse impacts on any adjoining sensitive Uses. The proposal is not considered to significantly affect the amenity of the surrounding Sensitive Uses.</p>
If for Educational establishment or Child care centre		
<p>PO2 Development is located on a site that is capable of accommodating:</p> <ul style="list-style-type: none"> (a) all facilities necessary for the use; (b) required landscaping and buffering; and (c) appropriately designed access, manoeuvring and parking areas. 	<p>AO2 The development is located on a site with a minimum:</p> <ul style="list-style-type: none"> (a) site area of 800m²; (b) road frontage of 20 metres; and (c) road reserve width of 20 metres. 	<p>Complies, The site contains an area of 2,820 hectares and multiple large frontages to the existing Road Network.</p>
<p>PO3 The design of the development does not result in any safety hazard for children or other users of the facility.</p>	<p>AO3 A child proof fence or physical barrier is provided to prevent unintended access to the following areas, directly from indoor or outdoor areas intended to accommodate children:</p> <ul style="list-style-type: none"> (a) Vehicle manoeuvring and parking areas; (b) Refuse storage and servicing areas; and (c) Air conditioning, refrigeration plant and mechanical plant. 	<p>Not Applicable. The site contains 2,820 hectares with the Educational Establishment Uses provided within particular areas of the site. The proposal is not considered to result in any safety hazard for children or other users of the Facilities.</p>
For assessable development		
Location		

<p>AO4 Development is compatible with the amenity of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the location and type of vehicular access and parking; (b) hours of operation; (c) waste storage and collection; (d) advertising devices and signage; (e) visual amenity; (f) privacy; and (g) noise, odour and dust emissions. 	<p>AO4 No acceptable outcome is provided.</p>	<p>Complies, The proposal is located within an existing Nature-Based, Eco-friendly and sustainable Tourist Venture. The proposal is not considered to significantly affect the amenity of the surrounding area. The proposal is considered to maintain and enhance the existing character of the site and surrounding area, in particularly the natural environment and Rural Areas.</p>
<p>PO5 Community activities are highly accessible to the community they serve and are located to encourage multi-purpose trips.</p>	<p>AO5.1 Community activities are not located in a cul-de-sac. AO5.2 Development is located:</p> <ul style="list-style-type: none"> (a) within 800 metres walking distance of the Centre zone; or (b) within 400 metres walking distance of a public transport stop; or (c) provided with a connection to the pedestrian and cycle network. 	<p>Complies, The Educational Establishment is not located in a cul-de-sac head. The site is located within the Rural Zone and provided as particular Educational Aspects relevant to the site and surrounding natural environment. The Educational Establishment Activities are accessible to the community and are site-based.</p>
<p>Amenity and privacy</p>		
<p>PO6 Community activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <ul style="list-style-type: none"> (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas. 	<p>AO6 No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is provided within existing Camping Areas and Event Areas. The Educational Facility provided within Stage 4 can be provided with appropriate screening if required.</p>
<p>If for Educational establishment or Child care centre</p>		
<p>PO7 Educational establishments and Child care centres:</p> <ul style="list-style-type: none"> (a) do not detrimentally impact on the amenity or operations of surrounding land uses; and (b) have suitable separation distances and buffering from sensitive uses. 	<p>AO7 No acceptable outcome is provided.</p>	<p>Complies, The proposal provides for Educational Establishment Uses within the existing site containing an area of 2,820 hectares. Appropriate and suitable separation and natural buffering is provided for any adjoining or sensitive Land Use. The proposal is not considered to significantly affect the amenity of the surrounding Sensitive Uses.</p>

It is not considered that the proposal is in conflict with the relevant aspects of the Community Activities Code. The proposal provides for more appropriate Community Activities over the site that supports the locals by providing necessary services and Education to Mareeba which will continue to support the communities needs of the Mareeba Township and Region.

It is considered that the proposed Extension complies with the Intent of the Community Activities Code and is acceptable.

Airports Environs Overlay Code

The site is located within and outside of the 13km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the 6 km Light Intensity and OLS on the Mareeba Overlay Mapping. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Material Change of Use for a Tourist Park, Outdoor Sport and Recreations, Function Facility and Educational Establishment as the site is located outside the OLS and 6 km Light Intensity and will not affect the Bird and Bat Strike Zone.

Bushfire Hazard Overlay Code

The site is Mapped as containing Very High, High and Medium Bushfire Hazards and Potential Impact Buffer within the Bushfire Hazard Overlay Mapping over the site. No change to the existing Farmhouse, Cottage and associated structures are provided over the site which contain the Bushfire Overlay Mapping. No new buildings or structures are proposed with within the Mapped Bushfire Hazard Areas and the site already contains existing structures. Any future structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the property as the site will ensure to remove any piling of fuel loads, contains existing firebreaks, and is provided with appropriate water sources. Any appropriate water source will contain sufficient storage of water for Firefighting Supply and will be provided with the appropriate connections where required. It is noted that the site contains Riparian Creeks throughout and adjoining the site for Fire Fighting Purposes.

Environmental Significance Overlay Code

The site is Mapped as containing MSES Regulated Vegetation over the site with the MSES Remnant Vegetation for the majority provided buffering over the existing intersecting Watercourses on the Environmental Significant Overlay Mapping. The proposal will not significantly affect the areas of MSES Remnant Vegetation provided over the site. The proposal is for the extension to the existing Nature-Based Tourism Use, being the provision of a Tourist Park including Outdoor Sport and Recreation, Function Facilities and Educational Establishment with limited clearing proposed (Educational Facility and Tourism Cabins) over the 2,820 hectare site. It is noted that clearing for the provision of the two (2) Dams will be required however, it is understood that these areas are located outside the Mapped Regulated Vegetation. It is not considered that the proposal will affect the areas of Environmental Significance over the site and can be conditioned to ensure its protection, if required. The proposed development creates additional Environmentally friendly and Nature-Based Tourism Uses over the site without significantly affecting the existing natural environment in accordance the Intent of the Environmental Significant Overlay Code.

Slope Overlay Code

The site is Mapped as containing areas of Slope Hazard 15% or greater within the Slope Hazard Overlay Mapping. No new buildings or structures are proposed within any areas Mapped by the Overlay nor is the proposal for any clearing other than for the provision of the two (2) Dams. If any works are proposed over land greater than 15%, a Geotechnical Report can be provided, if required.

Landscaping Code

The proposed development is for the expansion of the Approved Nature-Based Tourism (Caravan Park – Bush Camping) to include a Tourist Park Use in addition to the Outdoor Sport and Recreation, Function Facility and Educational Establishment. The proposal is located within Rural Zoned Allotments comprising of 2,820 hectares in size. The proposed Nature-Based, environmentally friendly development in addition to the Rural Activities over the site contains existing Remnant Vegetation and Landscaping. No clearing is proposed with the Development Application other than for the proposed Educational Establishment Facility and the Tourist Cabins with the existing Landscaping to be maintained and enhanced.

The existing Vegetation and Landscaping will ensure to enhance the visual appeal and aspect of the proposed development. It is considered that the proposed development complies with the Purpose and Intent of the Landscaping Code given the site's Zoning, natural features and existing Approval.

Parking and Access Code

The site contains frontage to the existing Road Network, being Kay, Emerald Falls and Adler Hill Roads with existing crossovers provided from these Roads. The proposed development will utilise the existing access crossovers with no new access points proposed. The proposal is for a Tourist Park, Educational Establishment, Outdoor Sport and Recreation and Function Facility to provide for additional Camping Areas (RV's, Cabins and Camping) and for undertaking of Events and Educational classes in addition to the existing Nature-Based Tourism and Rural Activities Uses over the site. The site contains an area of 2,820 hectares with adequate areas for the appropriate provision of vehicle parking spaces, including visitor spaces. Each Camping, Events, and Educational Facilities/Areas will be provided with appropriate natural parking areas in keeping with the existing site and surrounding natural environment. No change to the existing Accesses is proposed with the Tourist Park expansion other than the formalisation of the existing internal access tracks. All internal access tracks can be provided in keeping with the natural and Rural nature of the site and the existing Uses. Any internal access tracks requiring 4WD capabilities will be clearly signed.

It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable. The Tourist Park, Educational Establishment, and Events (Outdoor Sport and Recreation and Function Facility) provides adequate parking spaces/areas and appropriate tracks ensuring the safe provision of vehicle manoeuvrability whilst maintaining the existing Rural and natural amenity of the site.

The dimensions of car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and all parking spaces/driveway areas are appropriately sealed, where required, ensuring that the development keeps with the intent of the development. It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable.

Works, Services, and Infrastructure Code

The proposal is for a Tourist Park, Outdoor Sport and Recreation, Function Facility and Educational Establishment in addition to the existing and Approved Nature-Based Tourism (Caravan Park – Bush Camping) over the existing Rural Farm/property. The site is designated within the Rural Zone and is not connected to reticulated water or sewerage and comprises of 2,820 hectares. The site contains existing and Approved effluent disposal systems, potable and non-potable water supplies, contains riparian rights for the site and for any firefighting purposes. Any concentrated Stormwater will be appropriately dispersed over the site and into legal points of discharge if required. The site is connected to power and telecommunications. No change to the existing level of services for the existing and proposed development is envisaged. The proposed Tourist Park

will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

The site is provided with slopes throughout the site with any Filling or Excavation is anticipated to be limited to site preparation for the Educational Establishment Facility and the Tourist Cabins. If any significant Filling or Excavation is required onsite (other than the provision of the two Dams), this will be provided as a part of an Operational Works Approval.

The proposed Development Application encompasses an Operational Works Permit for the provision of two (2) Dams located over the site. The first Dam is located within the existing gully in proximity to the proposed Tourist Cabins and as per on the attached Tourist Cabins Map. Freshwater Planning Pty Ltd understands that this Dam is expected to be approximately 1.5 – 2.5 hectares in size with the Dam wall to be approximately 100 – 150 metres long and approximately 8 metres above the gully base. This Dam is to be used for swimming and recreation only (no powered watercraft permitted). The second Dam is located within the existing gully below the Manager's Residence on the Envisaged Building Envelopes Plan. This Dam is expected to be approximately 3.0 – 5.0 hectares in size with the Dam wall to be approximately 100 – 150 metres long and approximately 9 – 10 metres above the gully base. This Dam is to be used as a water supply for Rural Activities.

It is considered that the site is appropriately services as per the existing Approved Uses/Activities. The proposal is not considered to be in conflict with the Works, Services, and Infrastructure Code.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the expansion of the Caravan Park – Bush Camping to include a Staged Development entailing a Tourist Park, Outdoor Sport and Recreation, Function Facility and Educational Establishment over land described as Lot 66 on RP896904, Lot 67 on SP328197 and Lot 68 on SP282408 is appropriate. The proposed design of this development and expansion of the existing development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment and is considered acceptable. In particular, the proposed development:

- ✚ Is considered that the proposed expansion of the Approved Nature-Based Tourism (Caravan Park – Bush Camping) to include a Tourist Park, Outdoor Sport and Recreation, Function Facility and Educational Establishment providing a Nature-Based, environmentally friendly, sustainable farm-based Tourist Attraction in Mareeba with the Rural Areas and natural landscape without affecting the Rural Activities, adds valuable Economic Development and Tourism to the Mareeba Region.
- ✚ It is not considered that the proposal is in conflict with the Intent or Elements of the Strategic Framework, instead enhancing Nature-Based Tourism within Rural and Scenic Areas of the Mareeba Shire;
- ✚ Is not in conflict with the Intent or Purposes for land designated within the Rural Zone;
- ✚ Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an expansion to the existing Approved Nature-Based Tourism Activities over the site;
- ✚ Provides for a nature-based, environmentally friendly and sustainable development without affecting the natural, physical and ecological aspects of the site, instead maintaining and enhancing them providing attractive recreational entertainment to support the population of the Mareeba and surrounding Shires;

- ✚ Can meet the Performance Outcomes and the Purpose of the Accommodation Activities and Community Activities Uses Codes;
- ✚ Is for the extension of the existing Nature-Based Tourism Use ensuring additional Tourist, recreational and Farm-based Activities that supports the local economy whilst providing an attractive development. This helps to cement the Mareeba as a Major Tourist Area within North Queensland;
- ✚ Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and in particular the site; and
- ✚ Meets the Objectives of the Land Use Policies and is not in conflict with the Intent in relation to Tourist Development within the Regional Landscape and Rural Production Area Designation of the FNQ Regional Plan 2009-2031.

It is considered that the proposal provides a Nature-Based, environmentally friendly and educational Farm-based Tourist development that is rapidly becoming an Icon for Nature-Based Farm Stays in Mareeba and within Far North Queensland.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions/Recommendation with sufficient time for review prior to Tabulating the Item on the Agenda or a Decision is provided. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,



MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870



Kanjini Co-Op Ltd

Living Sustainable Solutions

ABN: 87442541016

2nd March 2022

To:
Mareeba Shire Council
65 Rankine Street
Mareeba
QLD 4880

RE: Our Development Application for change of use

Dear Councillors and Council Officers,

Please allow us to take this opportunity to provide you with some information about us, the various community engagements on our 6600 acre Adler Hill Holding property and why we apply for these proposed uses.

About Kanjini Co-Op Ltd

We are a Cooperative with a vision "to create and implement innovative social, technological, economic and environmental solutions that are important for global and local resilience and sustainability."

With that vision in mind we bought this remarkable property, which offers many opportunities to realise that vision.

Our initial 2014 Development Application was for a very limited number of camp sites which were located far apart and designed for private and isolated nature experiences. Sites were built around trees and in harmony with nature and are serviced with innovative and environmentally friendly wheelie-bin composting toilets, which proved to be even better than anticipated (no smell and no flies). We minimise driving across the creek, do not allow cats, dogs, motor bikes, 4-wheelers or noisy campers. To ensure campers adhere by our rules and leave no rubbish, we require a security bond for each booking.

Our campers very much appreciate our strong caring for country philosophy. Victor Steffenson, Australia's best-known Aboriginal fire practitioner is using our land to showcase his art and we have been practising indigenous inspired fire and land management for over three years now.

We are a member of the northern bettong recovery team as our land is in the heart of the last stronghold of this endangered species.

We understand ourselves as stewards of this country and have a strong interest to ensure any activity on this land is sustainable.

Community Engagement

We have made and continue to make our land available for free (some give us a small donation or pay very reduced camping fees) to:

- various scientists (research on northern bettongs, cats, indigenous burning, northern masked owls, vegetation surveys and hands-on classes for JCU and School of Field Studies students)
- community groups, including but not limited to Rogaining, Mareeba Mountain Goats, Cairns to Karumba charity bike rides, CAFNEC charity bike rides, Tableland Walking Club and birding groups
- SES (4WD training) and Parks and Wildlife (upper escarpment burns)
- Firesticks Australia, local indigenous fire practitioner Victor Steffenson, Aboriginal rangers and local traditional owners

We also donate hundreds of dollars each year to various local land-care causes including rural fire brigades

The Proposed Uses

Sports and Recreation & Functions

The 2021 Kuranda Roots festival was held with about 900 people at our camp 2 site and was a resounding success.

The organisers and the local Aboriginal elders would like the Kuranda Roots festival to continue happening at our camp 2 (proposed Event Site 1).

For us to respect the wishes of the local Traditional Owners, we need to successfully apply for a change of use for "Sports and Recreation".

The organisers have informed us that attendances over the last 15 years have ranged from 800 to 1100 and that they value the atmosphere of such a medium sized event and like to keep the event from getting too big.

We will not allow any event to be any larger than 1500 people at that site.

Freshwater Planning informed us that dance or martial arts workshops also require "Sports and Recreation", even if they are small groups for a few hours, and we have been approached by people who would like to hold such classes in nature.

We have been approached for marriages at lake site or camp 2, which is why we need to apply for the "Functions" use.

We have also been approached by Firesticks Alliance Indigenous Corporation as a venue for their events including the National Firesticks Workshop, a one week event with about 500 people camping and participating in various workshops on indigenous knowledge and land management. The last day would be a stage event and open for another 500-1000 people to join and get a taste and enjoy some music. This event would be held at lake-side (Event Site 2).

We envision holding a yearly Eco-inspirations gathering / field-day at lake-side.

To be able to accommodate these and possibly a few more of these type of events in the future, we are asking for more attendees in later stages of our DA.

We can assure council that we have no intentions to have rave parties on our land.

Tourist Park

We are already providing a unique camping experience, by offering 13 isolated sites spread over a couple of thousand acres, ensuring privacy and a true nature experience of silence and solitude in pristine country, rather than cramping dozens of camp sites and hundreds of people next to each other.

We offer camping from as little as \$5.40 up to \$21.10 / person / night, depending on location, features and facilities, length of stay, weekend etc).

However our existing camp sites do not create enough income to pay for maintenance and the time it takes to run them, hence we need to increase the number of sites and diversify.

We have already transformed an old quarry (it was apparently used by council to gravel Kay road) with major erosion problems into five terraces, which are designed for RVs or large caravans and offer spectacular views. We like to start with only a few and slowly increase numbers and might not increase to the maximum applied for if we feel that it gets too crowded or affects the land too negatively. We envision to target the grey-nomad market with very affordable rates.

For the tourist cabins we envision to use different construction materials and innovative designs so visitors can experience what it feels like to live in a house built from stones or mud or air-crete etc. We envision 1-3 bedroom cabins to be able to cater to different family needs.

Education, Research, Art and Cultural Activities

Offering to educate interested people about various social, technological, agricultural, economic and environmental solutions is a core part of the Kanjini vision. And most of any courses or day-event under this use are probably run by outsiders like Firesticks or organic farmers or builders using novel or ancient materials. We also like to be able to facilitate research as well as cultural and art courses and events, especially by the local Aboriginal people.

Initially these uses can happen at existing camp or event sites, but ultimately we see a moderate dedicated building. Many of these courses and events will utilise parts of our land for practical learning and the facility for the theoretical part. University, school and scout camps, which are already using our camp sites, will also be able to use this facility.

After our last DA we realised that we asked for too few camp sites to make it a viable business, but did not have the funds at the time for another DA.

In this DA we are probably applying for more than we will implement, but we prefer to not have to go through this very expensive and time consuming exercise again.

We are very confident that this development will significantly benefit the wider community by attracting many new visitors to the Mareeba shire.

Thank you very much for reading this, for your understanding and hopefully for your support for such a unique development.

Kind Regards

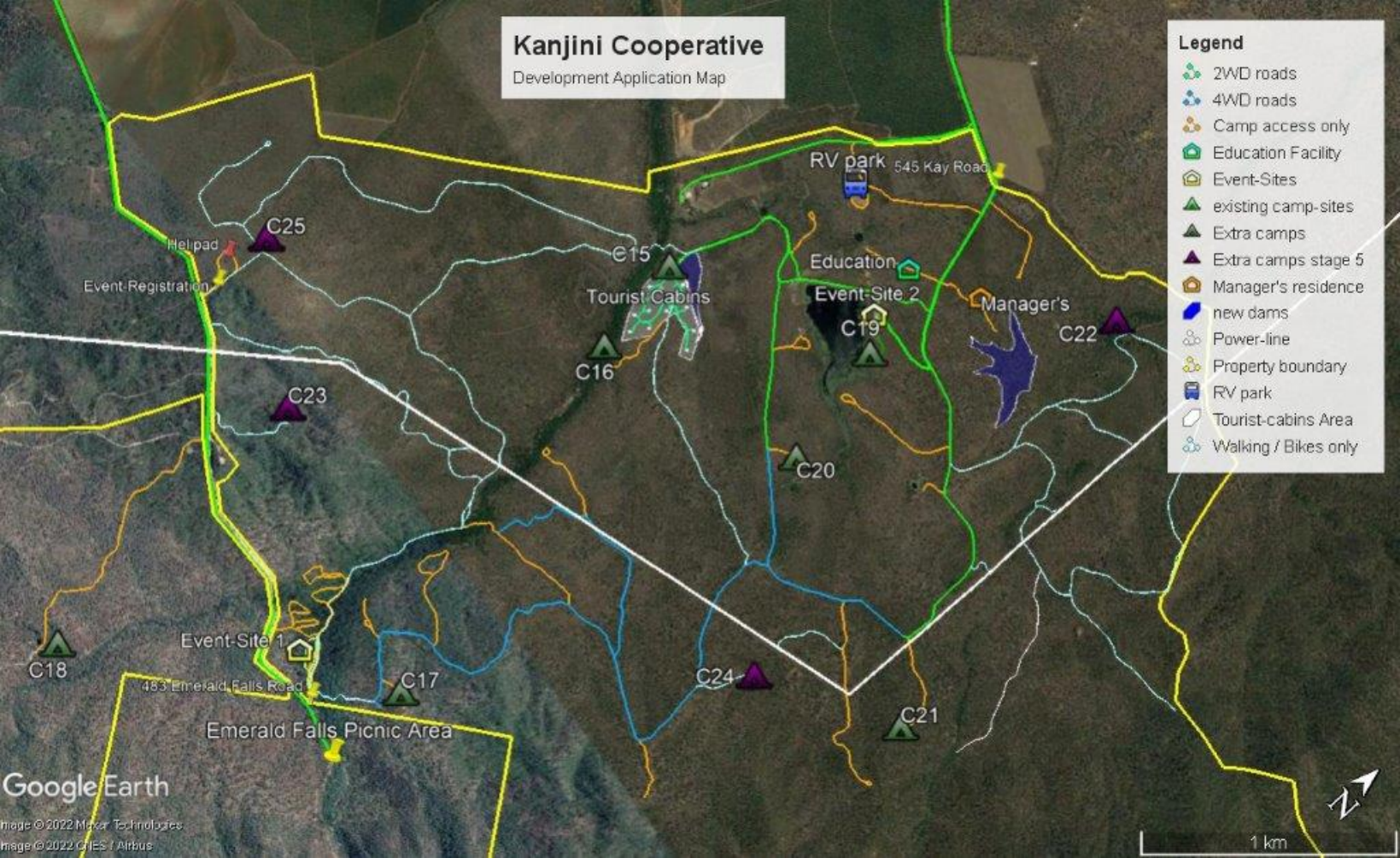
Svargo K. Freitag
Managing Director
Kanjini Co-Op
Mobile: 0499620260

Kanjini Cooperative

Development Application Map

Legend

- 2WD roads
- 4WD roads
- Camp access only
- Education Facility
- Event-Sites
- existing camp-sites
- Extra camps
- Extra camps stage 5
- Manager's residence
- new dams
- Power-line
- Property boundary
- RV park
- Tourist-cabins Area
- Walking / Bikes only



Google Earth

Image © 2022 Maxar Technologies
Image © 2022 CNES / Airbus

1 km

Kanjini Cooperative

Tourist Cabins Map

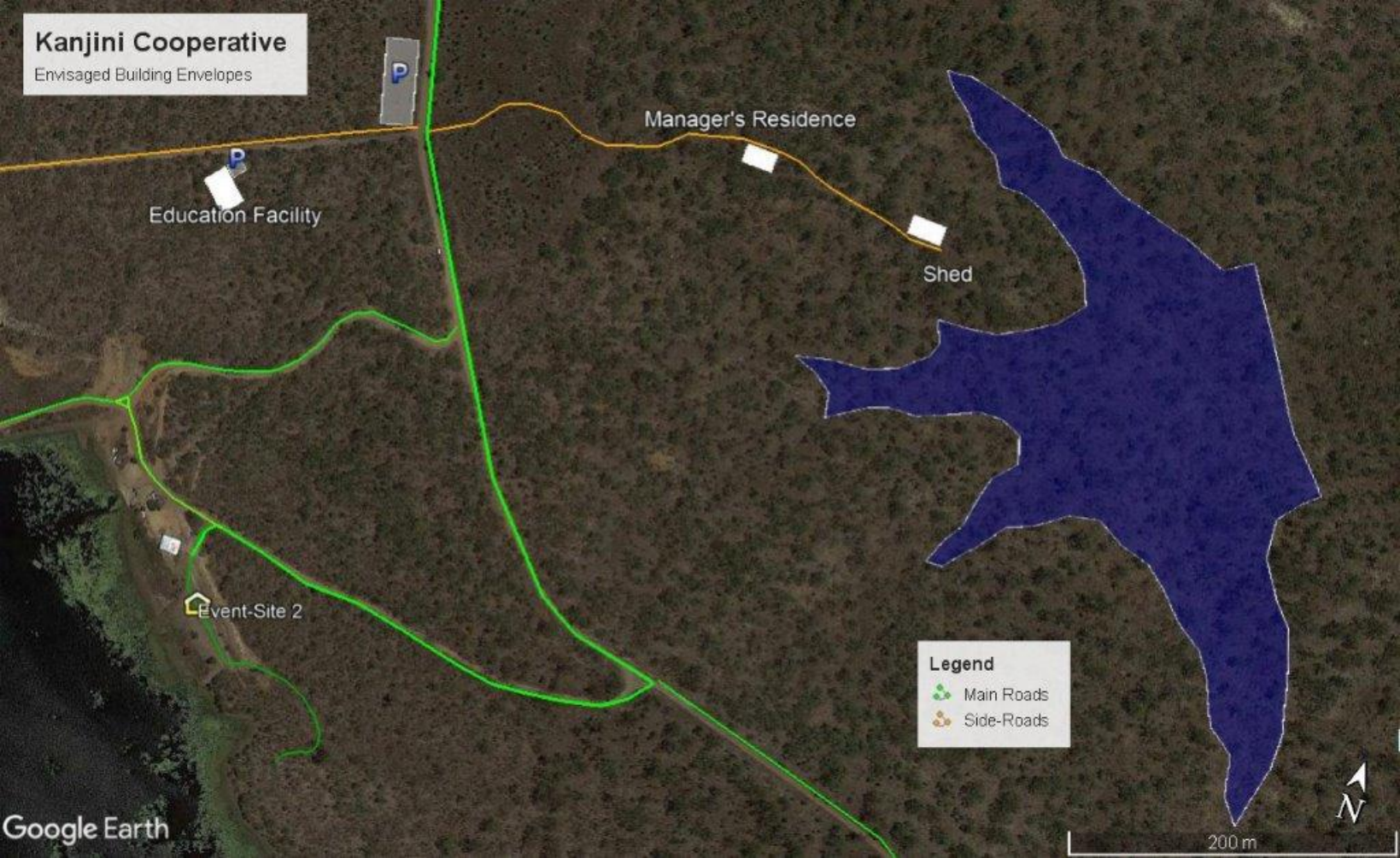
Legend

-  Main Roads
-  Tourist Cabins
-  Walking / Bike only



Kanjini Cooperative

Envisaged Building Envelopes



Education Facility

Manager's Residence

Shed

Event-Site 2

Legend

Main Roads

Side-Roads

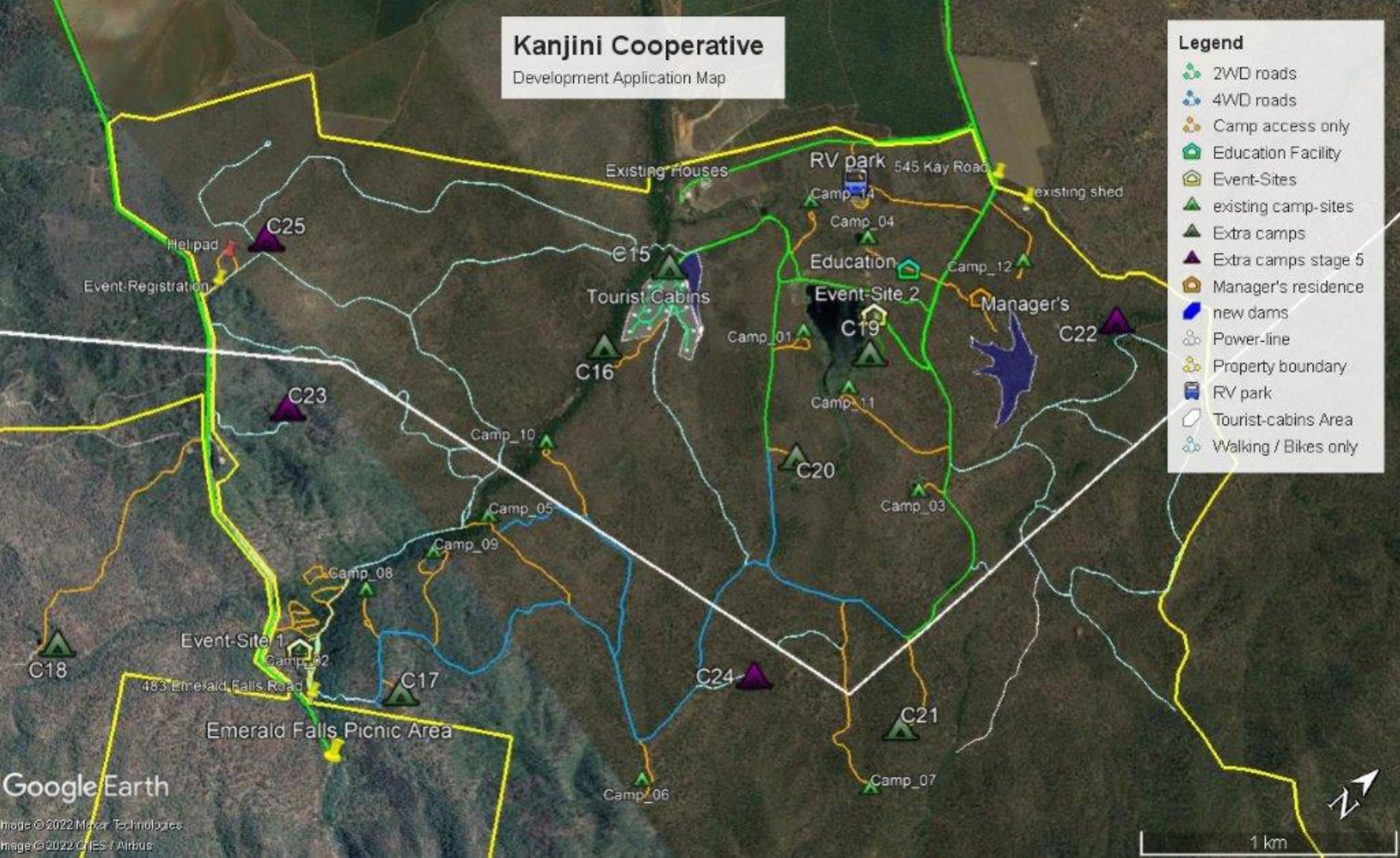


Kanjini Cooperative

Development Application Map

Legend

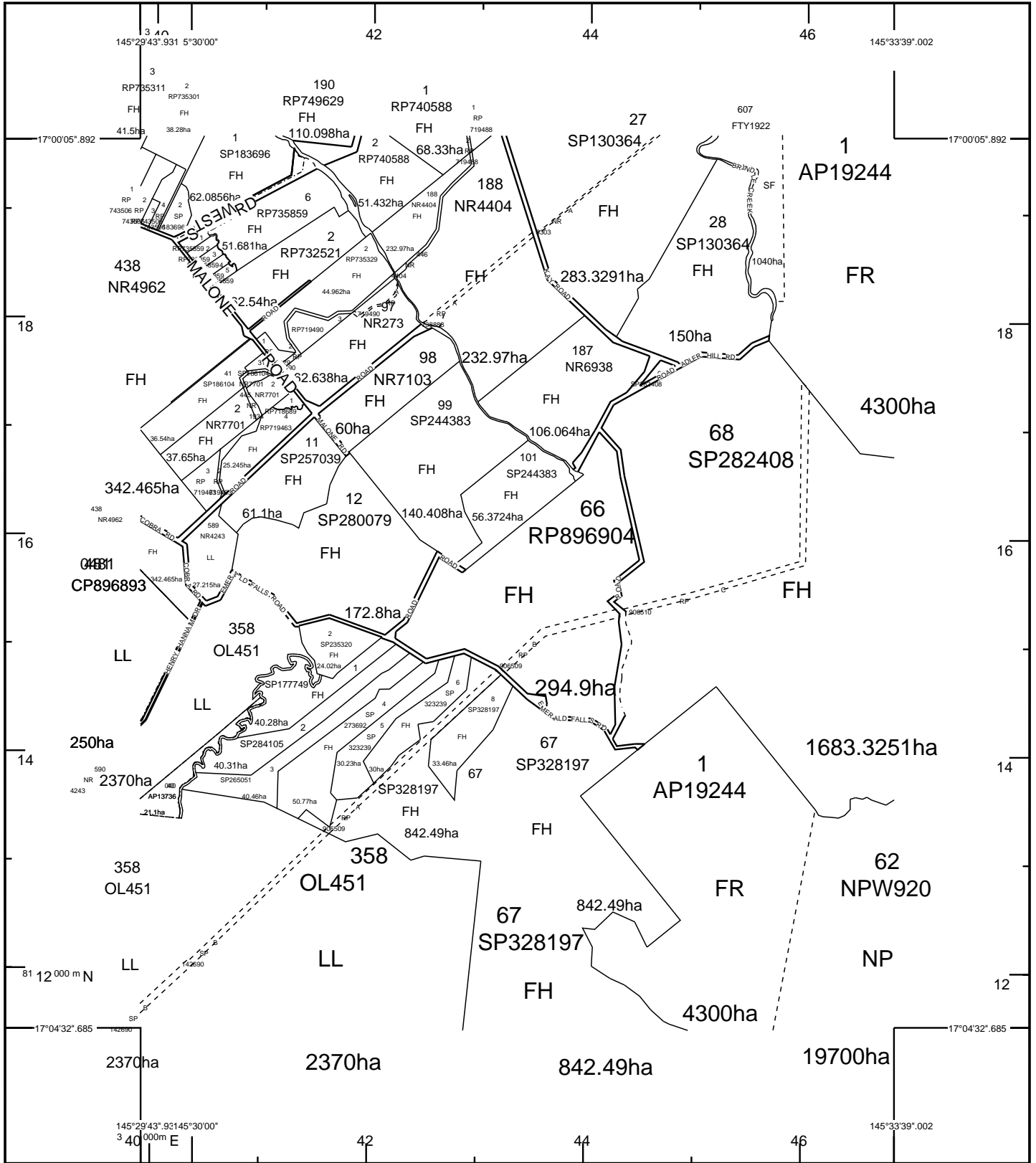
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- 4WD roads
- Camp access only
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- existing camp-sites
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- Walking / Bikes only



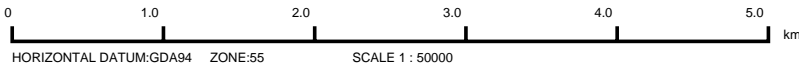
Google Earth

Image © 2022 Maxar Technologies
Image © 2022 CNES / Airbus

1 km



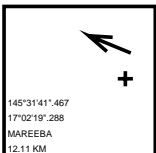
STANDARD MAP NUMBER
8063-44431



SmartMap

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Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	66/RP896904
Area/Volume	294.9ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9137/31

CLIENT SERVICE STANDARDS

PRINTED 09/02/2022

DCDB 08/02/2022 (Lots with an area less than 1.000ha are not shown)

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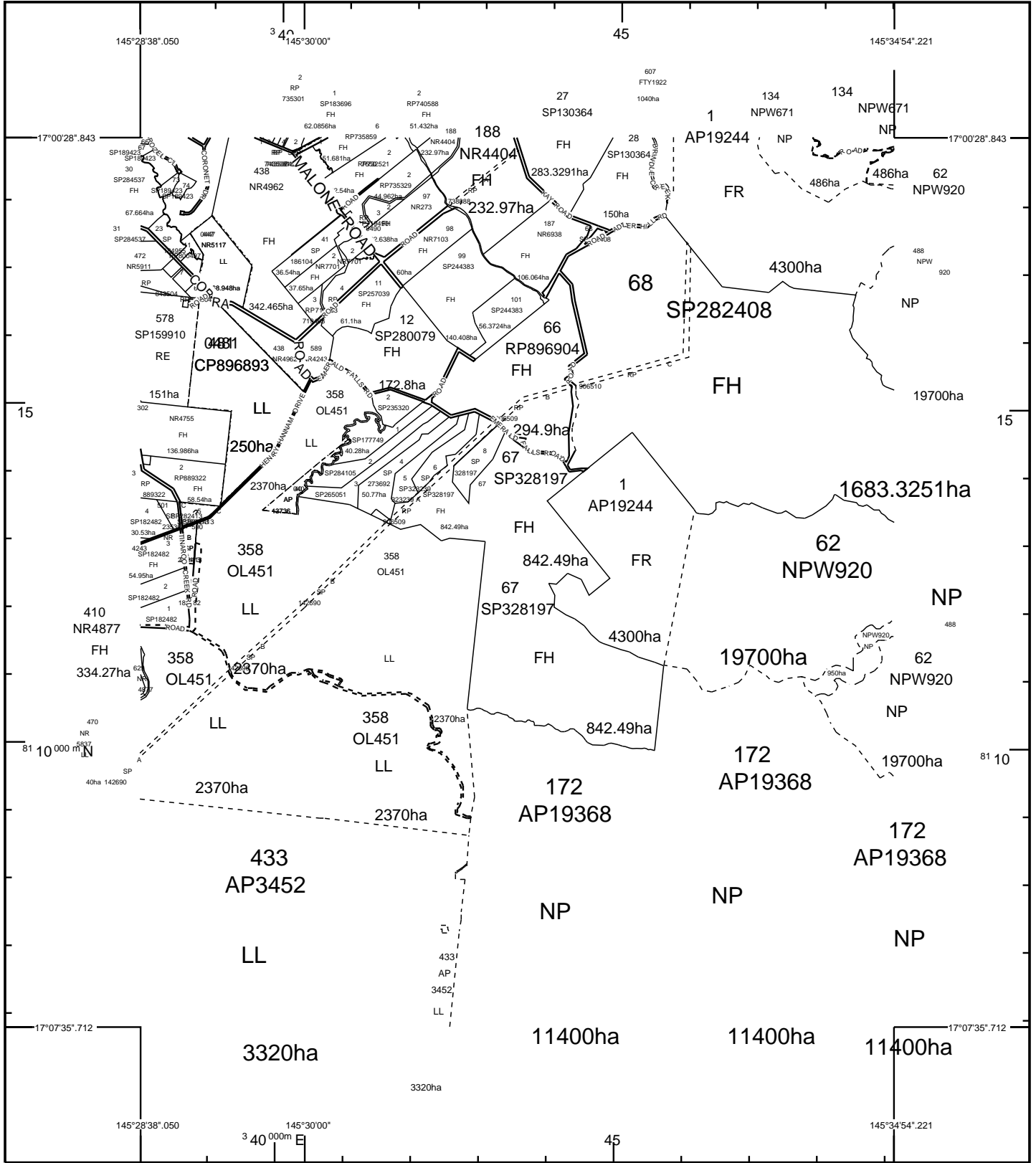
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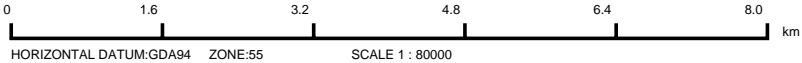
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Government**

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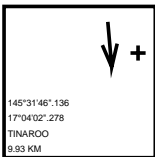




STANDARD MAP NUMBER
8063-44341



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	67/SP328197
Area/Volume	842.49ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	21507/15

CLIENT SERVICE STANDARDS

PRINTED 09/02/2022

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SmartMap

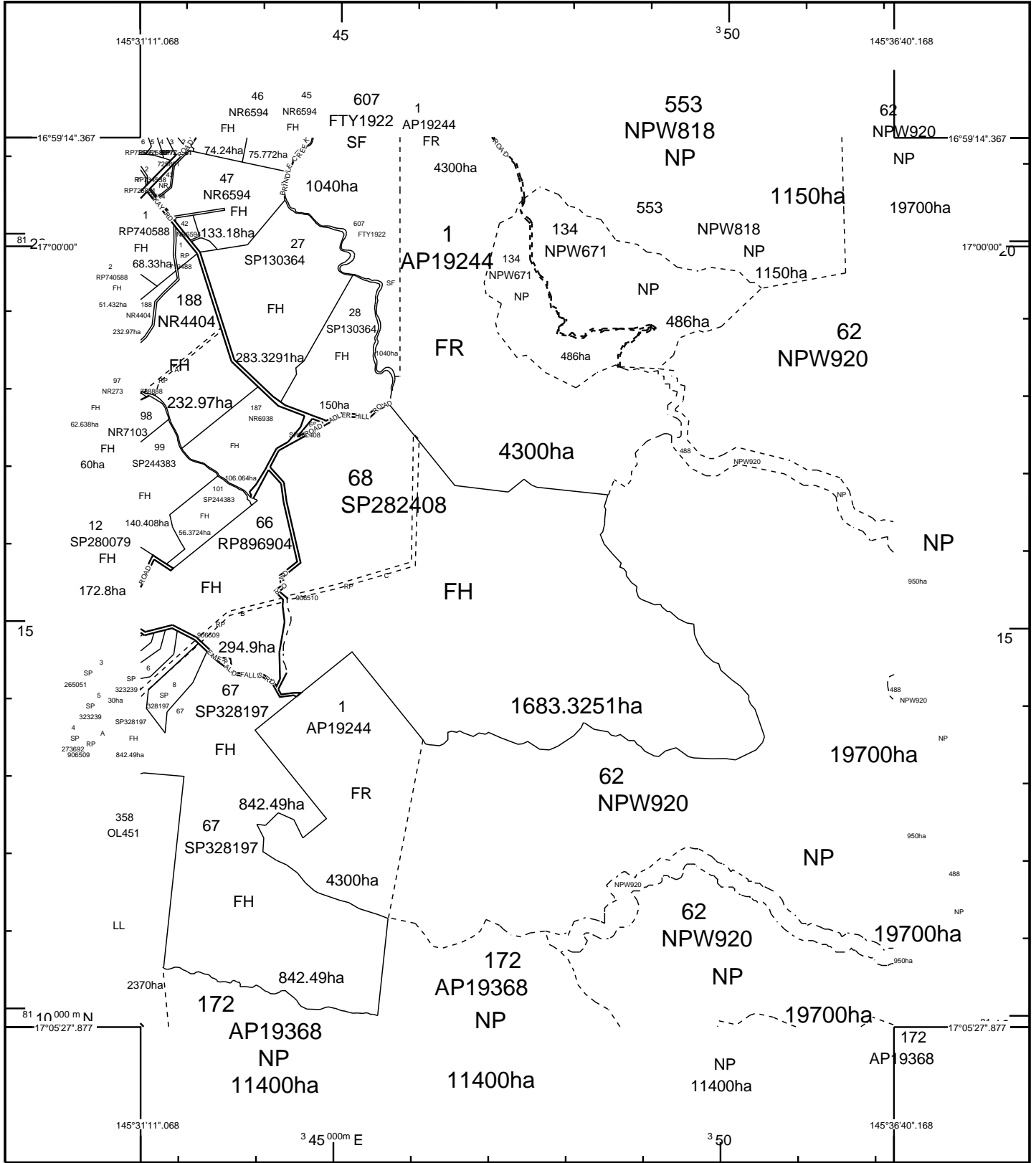
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Based upon an extraction from the Digital Cadastral Data Base



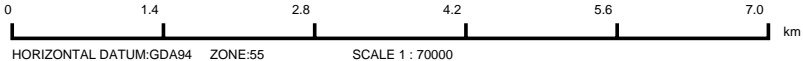
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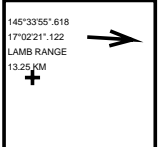
STANDARD MAP NUMBER
8063-44134



SmartMap

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Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	68/SP282408
Area/Volume	1683.3251ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9137/806

CLIENT SERVICE STANDARDS

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DCDB 08/02/2022 (Lots with an area less than 4.000ha are not shown)

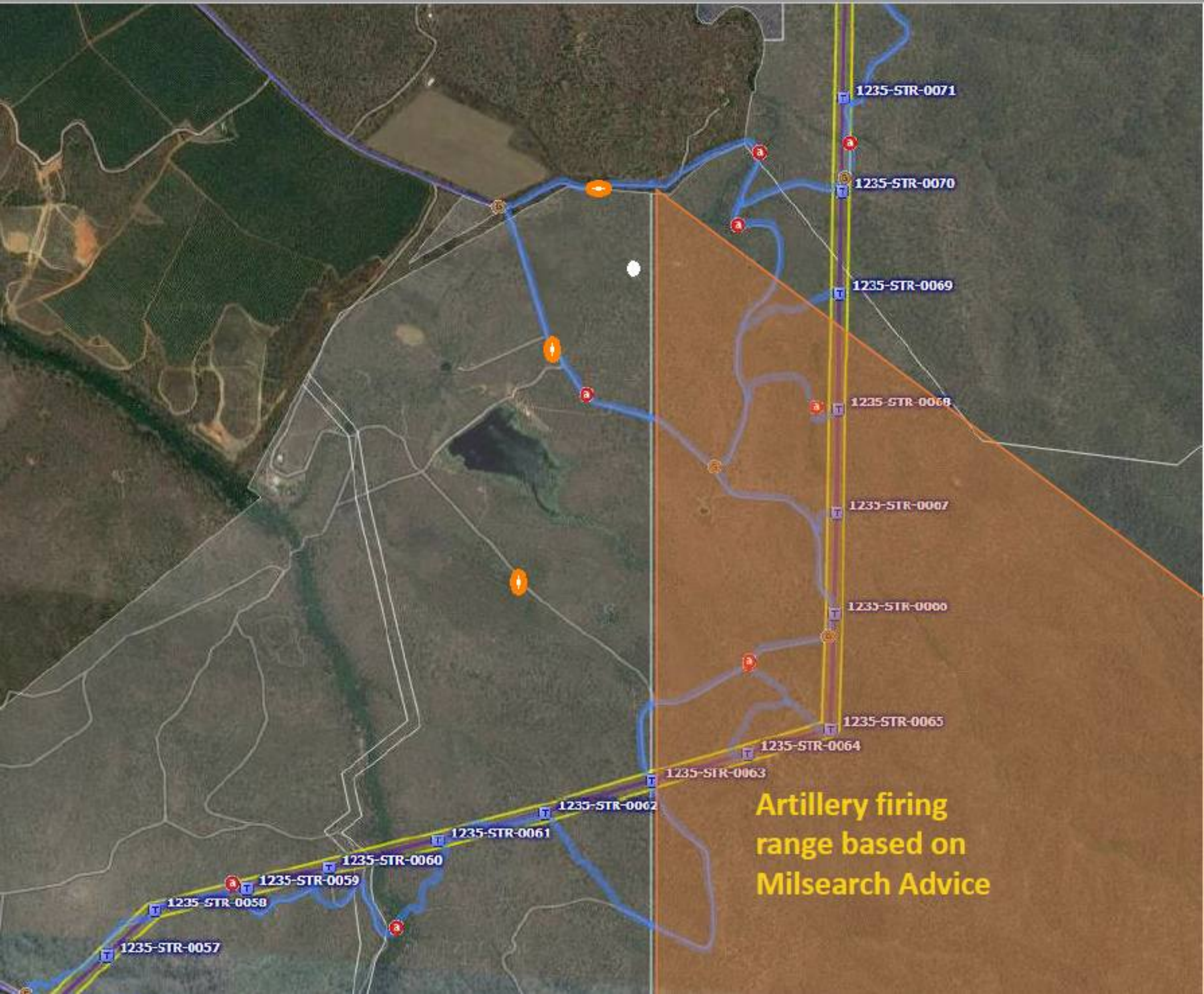
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Government
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Artillery firing range based on Milsearch Advice

Author : Freya Green
File / Ref number : 2022/000810:1943155



Department of Resources

7 March 2022

Kanjini Co-Op Limited
c/- Twine Survey Pty Ltd
PO Box 146
Atherton QLD 4883

Dear Sirs

Application for a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on lots 66 RP896904 & 67 SP328197 - Mareeba Shire Council

The Department of Resources received your application for a relevant purpose determination on 7 March 2022.

The Chief Executive will now consider this application against the requirements under section 22A of the *Vegetation Management Act 1999*.

Please note that this letter is not a development approval to carry out vegetation clearing. Once the Chief Executive's determination has been made, you will receive written notification.

If you would like to discuss this matter further, please do not hesitate to contact the department on telephone 135 834, quoting the above reference number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Freya Green', written over a light blue horizontal line.

Freya Green
Natural Resource Support Officer

Hood Street
Charleville
4470 QLD

PO Box 224
Charleville
4470 QLD

Telephone: 13 58 34 or 135 VEG
Email: vegetation@resources.qld.gov.au
Web: www.resources.qld.gov.au
ABN 59 020 847 551

09 February, 2022



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

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE
LOT 66 ON RP896904, LOT 67 ON SP323239 AND LOT 68 ON SP282408, KAY
AND EMERALD FALLS ROADS, MAREEBA.**

Under Section 51 of the *Planning Act, 2016* it is mandatory for the owner of the land to which a Development Application relates to, consent to the making of the Application.

We, KANJINI CO-OP LIMITED as the registered owner of Kay and Emerald Falls Road, Mareeba and more particularly described as Lot 66 on RP896904, Lot 67 on SP323239 and Lot 68 on SP282408, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

17/02/22 Srayo Freidly, Director 
17.02.22 Monika Darrington, Director, 

KANJINI CO-OP LIMITED

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Kanjini Co-Op Limited
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F21/37

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
		545 & 483	Kay and Emerald Falls Roads	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	66	RP896904	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		545 & 483	Kay and Emerald Falls Roads	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	67	SP328197	Mareeba Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		545 & 483	Kay and Emerald Falls Roads	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	68	SP282408	Mareeba Shire Council

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Tourist Park, Events and Educational Facilities

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)*:

Provision of two (2) Dams

e) Relevant plans

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

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

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

Section 2 – Further development details

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

- | | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input checked="" 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>
Tourist Park	Tourist Park		
Outdoor Sport and Recreation	Outdoor Sport and Recreation		
Function Facility	Function Facility		
Educational Establishment	Educational Establishment		

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

- Yes
- No

Division 2 – Reconfiguring a lot

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

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

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

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

10) Subdivision

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

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

10.2) Will the subdivision be staged?

- 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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input checked="" type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input checked="" type="checkbox"/> Clearing vegetation
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 checked="" type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$TBA	

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 checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	DA/14/0054	10 March, 2015	Mareeba Shire Council
<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			