

From: "Scope Town Planning" <jburns@scopetownplanning.com.au>
Sent: Wed, 9 Feb 2022 09:46:35 +1000
To: "Planning (Shared)" <planning@msc.qld.gov.au>
Subject: New ROL development application
Attachments: 22002 Hart ROL DA Appendix 2 - Proposed layout plan.pdf, 22002 Hart ROL DA Planning Report.pdf, Applicanttemplate10.0-Ownersconsenttemplate(individual).doc, DAForm1-Developmentapplicationdetails.docx, Titles Queensland_ Online Title & Image Search.pdf, 22002 Hart ROL DA Appendix 1.pdf
Importance: Normal

Attn: the planning team, MSC

Find attached a new development application for an ROL (1 into 2) over land at 14 Pares Street, Mareeba.

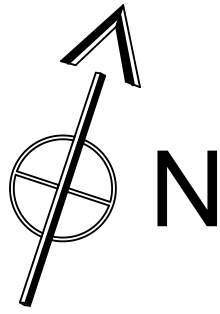
Please send the fee invoice to the land owner:

Regards

Johnathan Burns
TOWN PLANNER
SCOPE TOWN PLANNING

M: 0450 781 841
ABN: 90167476704
www.scopetownplanning.com.au

This e-mail message may contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited.



Site: Lot 3 RP712658

Prepared for: K&N Hart

Units: Metres (m)

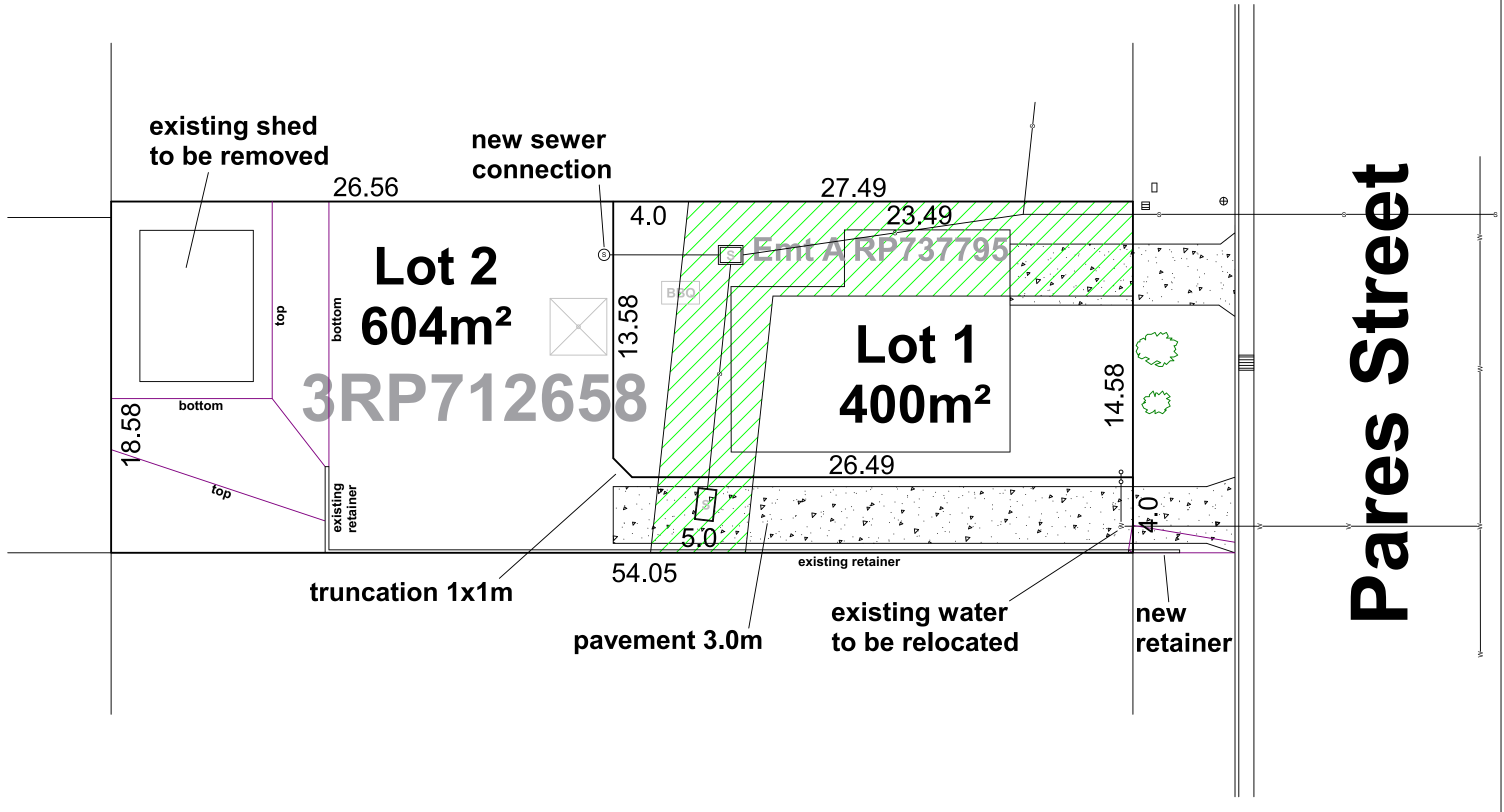
SCALE: N.T.S.

Job No.: 22002

Drawn by: Scope Town Planning



Feb 2022



Pares Street

DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT:

RECONFIGURATION OF A LOT (1 into 2)

14 PARES STREET, MAREEBA QLD. 4880
LOT 3 ON RP712658

PREPARED BY: SCOPE TOWN PLANNING

FEBRUARY 2022



PLANNING FOR LOCALS

CONTENTS

	APPLICATION SUMMARY	3
1	PROPOSAL	4
1.1	Introduction	4
1.2	Proposed Development	4
	Figure 1: Proposed Reconfiguration	4
1.3	Site and Locality	5
	Figure 2: Site location (aerial)	5
	Figure 3: Site location (street map)	6
	Figure 4: Site Zoning	7
	Figure 5: Electricity Infrastructure	8
	Figure 6: NBN Infrastructure	9
	Figure 6: Water and Sewerage Infrastructure	10
2	PLANNING CONSIDERATIONS	11
2.1	Compliance with Planning Scheme	11
	Table 1: Compliance with relevant codes	11
	Table 2: Compliance with lot size requirements	12
2.2	Strategic Framework	12
2.3	State Agency Referral Items	12
3	PLANNING SUMMARY	13
4	RECOMMENDATION	13
	APPENDIX 1: ASSESSMENT AGAINST THE PLANNING CODES (attached)	
	APPENDIX 1: PROPOSED SUBDIVISION LAYOUT PLAN	14

APPLICATION SUMMARY	
DEVELOPMENT APPLICATION	Reconfiguration of a Lot (1 into 2 Lots)
PROPOSED USE	Vacant (Residential)
ASSESSMENT LEVEL	Code
STREET ADDRESS	14 Pares Street, Mareeba, Qld. 4880
REAL PROPERTY ADDRESS	Lot 3 on RP712658
LAND AREA	1004m ²
APPLICANT	Scope Town Planning c/- Land Owner
LAND OWNER	Kris and Naomi Hart
LOCAL GOVERNMENT AREA	Mareeba Shire Council
PLANNING SCHEME	Mareeba Shire Planning Scheme 2016 Amdt1
ZONE	Medium Density Residential Zone
PRECINCT	N/A
EASEMENTS	Emt A on RP737795
STRATEGIC FRAMEWORK	Residential Area
IMPROVEMENTS	Dwelling House, Shed
APPLICABLE PLANNING CODES	Medium Density Residential Zone Code
	Reconfiguring a Lot Code
	Landscaping Code
	Parking and Access Code
	Works, Services and Infrastructure Code
	Airport Environs Overlay Code
	Residential Dwelling House and Outbuilding Overlay Code
APPLICABLE REFERRALS	N/A
PLANNING SCHEME POLICIES	Policy 4 – FNQROC Regional Development Manual
FNQ 2031 REGIONAL PLAN	Appropriately Reflected in the MSCPS 2016
STATE PLANNING POLICIES	Appropriately Reflected in the MSCPS 2016

1 Proposal

1.1 Introduction

This application is for a Development Permit for the Reconfiguration of a Lot for Medium Density Residential land located at 14 Pares Street, Mareeba Qld. 4880 formally known as Lot 3 on RP712658.

This application is classified as **Code Assessable Development** and subject to assessment against the relevant codes of the Mareeba Shire Planning Scheme 2016 (Major Amdt 1 of 2020) for Reconfiguration of a Lot as prescribed by Table 5.6.1 – Reconfiguring a Lot.

1.2 Proposed Development

The proposed subdivision is a 1 into 2 lot reconfiguration of the current 1004m² Lot to provide a ~400m² front lot retaining the existing dwelling and a ~604m² vacant rear lot for future residential use incorporating a 4m wide access easement as illustrated in Figure 1. Refer to **Appendix 2: Proposed subdivision layout plan**.

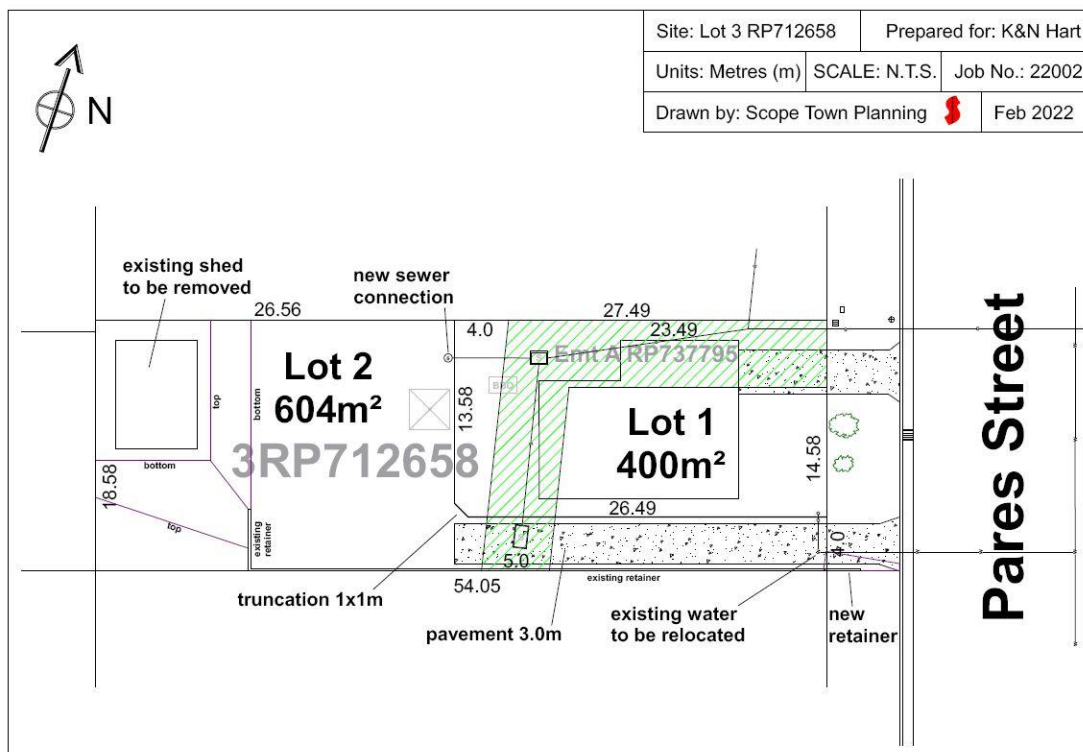


Figure 1: Proposed reconfiguration of Lot 3 on RP712658.

1.3 Site and Locality

The proposal site is situated centrally within Mareeba on Pares Street, an Access Road which connects to the Constance Street via Hastie Street. The site is currently improved with a single dwelling house toward the front of the property (to be retained) and large shed at the rear of the property which will be removed.

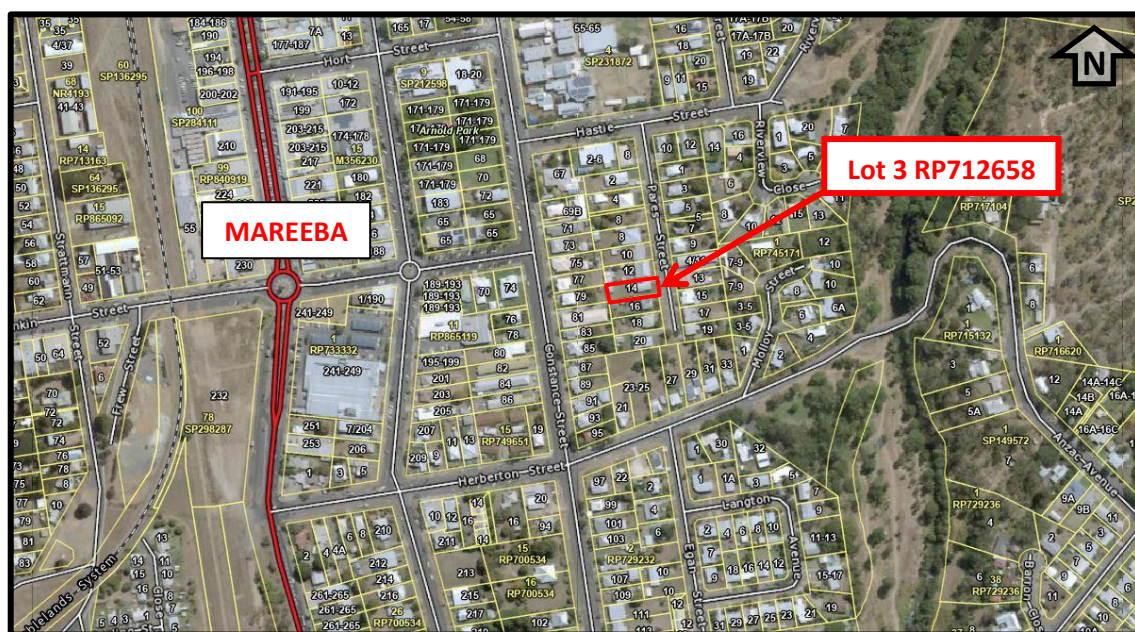


Figure 2: Location of Lot 2 on RP729239 (Qld. Globe).

The site is serviced by reticulated water, sewer, electricity and telecommunications as indicated on the proposed subdivision concept plan. The site is burdened by Easement A on RP737795 in favour of Mareeba Shire Council for protection of and access to sewer line infrastructure.

The relatively flat site slopes toward Pares Street, has an area of 1004m² and is located in the Medium Density Residential Zone which allows for a minimum lot size of 600m² for rear lots and 400m² for road frontage lots for sites with reticulated water and sewer connections.

The site is affected by the Airport Environs Overlay (not relevant to the proposed ROL) and Residential Dwelling House and Outbuilding Overlay which is addressed in **Appendix A**.

Infrastructure required to service the site is accessible via Pares Street including access, reticulated water, sewer, Council waste collection and reticulated electricity and telecommunications. **Figure 3** provides an aerial image of the site. **Figure 4** provides zoning information for the site. **Figures 5 - 7** provide details of existing utilities available to the site.



Figure 3: Aerial image of the site. (Source: Qld. Globe)

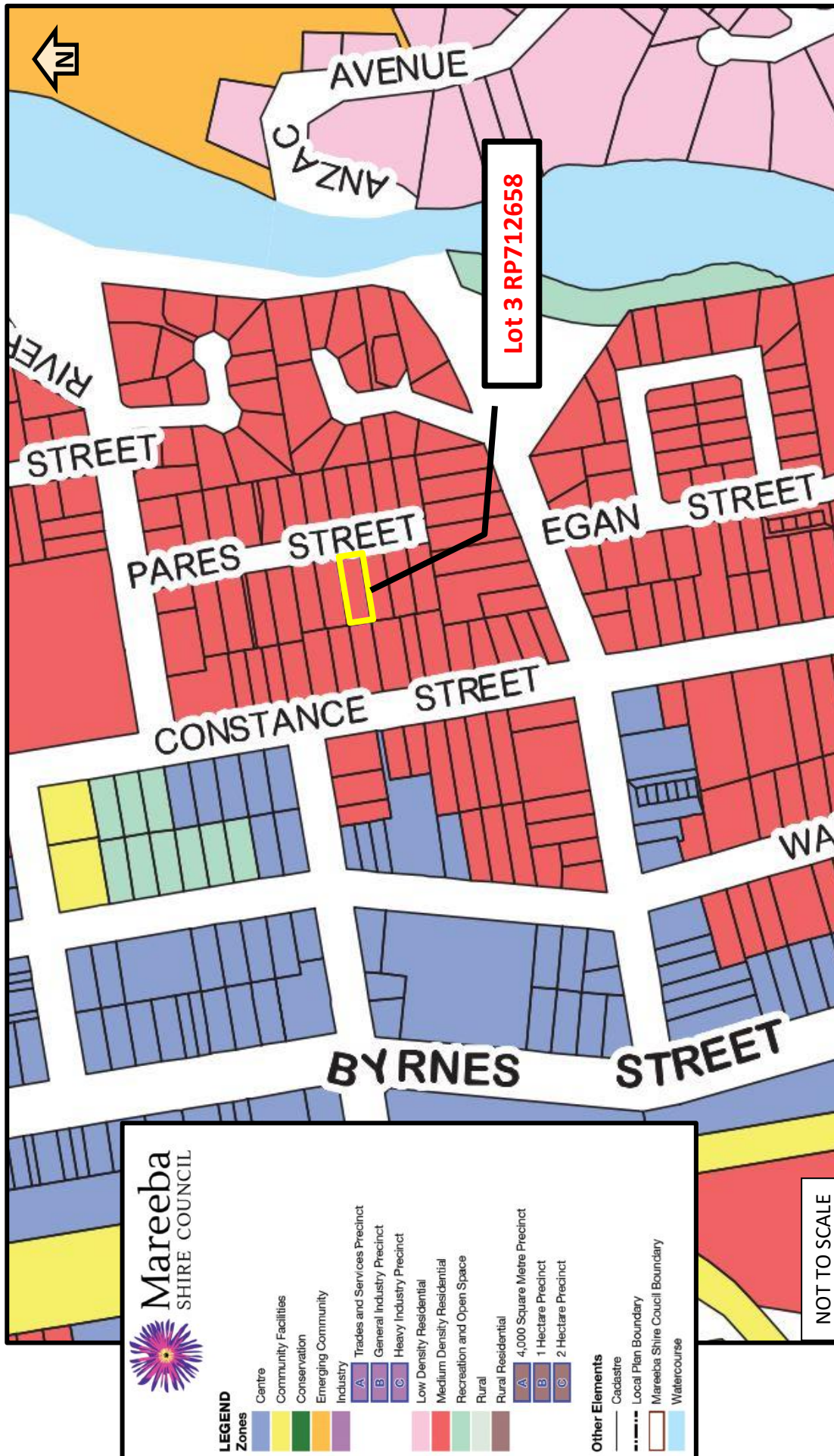


Figure 4: Mareeba S.P.S. Zoning. Subject Site located within the Medium Density Residential Zone.



NOT TO SCALE

- Cross Bonding Link Box - Critical
- Disconnect Box - Critical
- Ring Main Unit
- Distribution Pad Substation
- Earth
- Remote Earth
- Cable Marker
- Handhole
- Manhole
- Commercial Industrial Pillar
- Distribution Cabinet
- Link Pillar
- Service Pillar
- Feeder Pillar
- Pole
- Streetlight Column
- Communication Junction Pillar
- Communication Pit
- Fibre Patch Panel
- Pilot Cubicle
- Underground Asset 33kV and above
- Underground Asset below 33kV
- Underground Conduit with or without cable

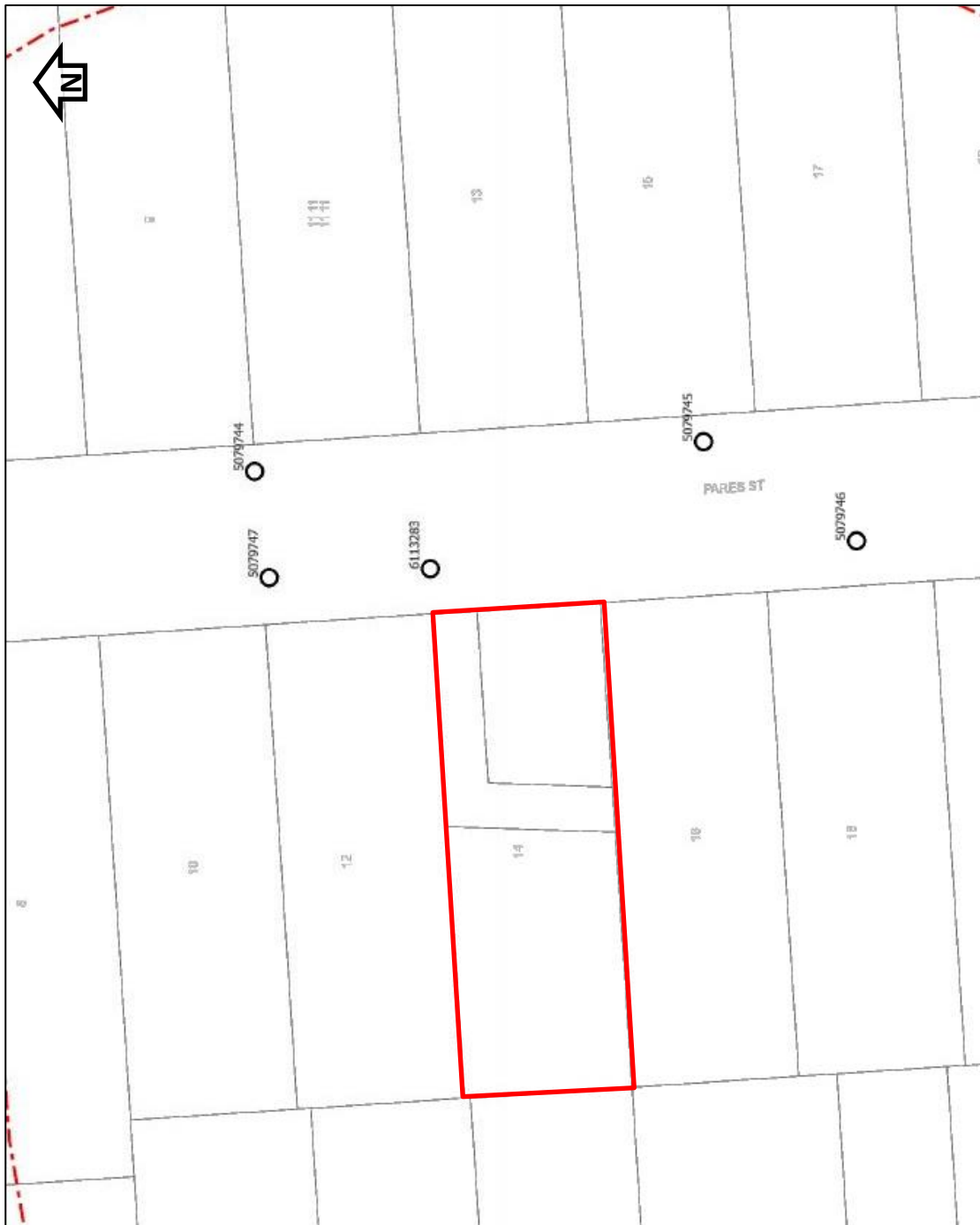


Figure 5: Reticulated power provisions on Pares Street. (Ergon Energy)

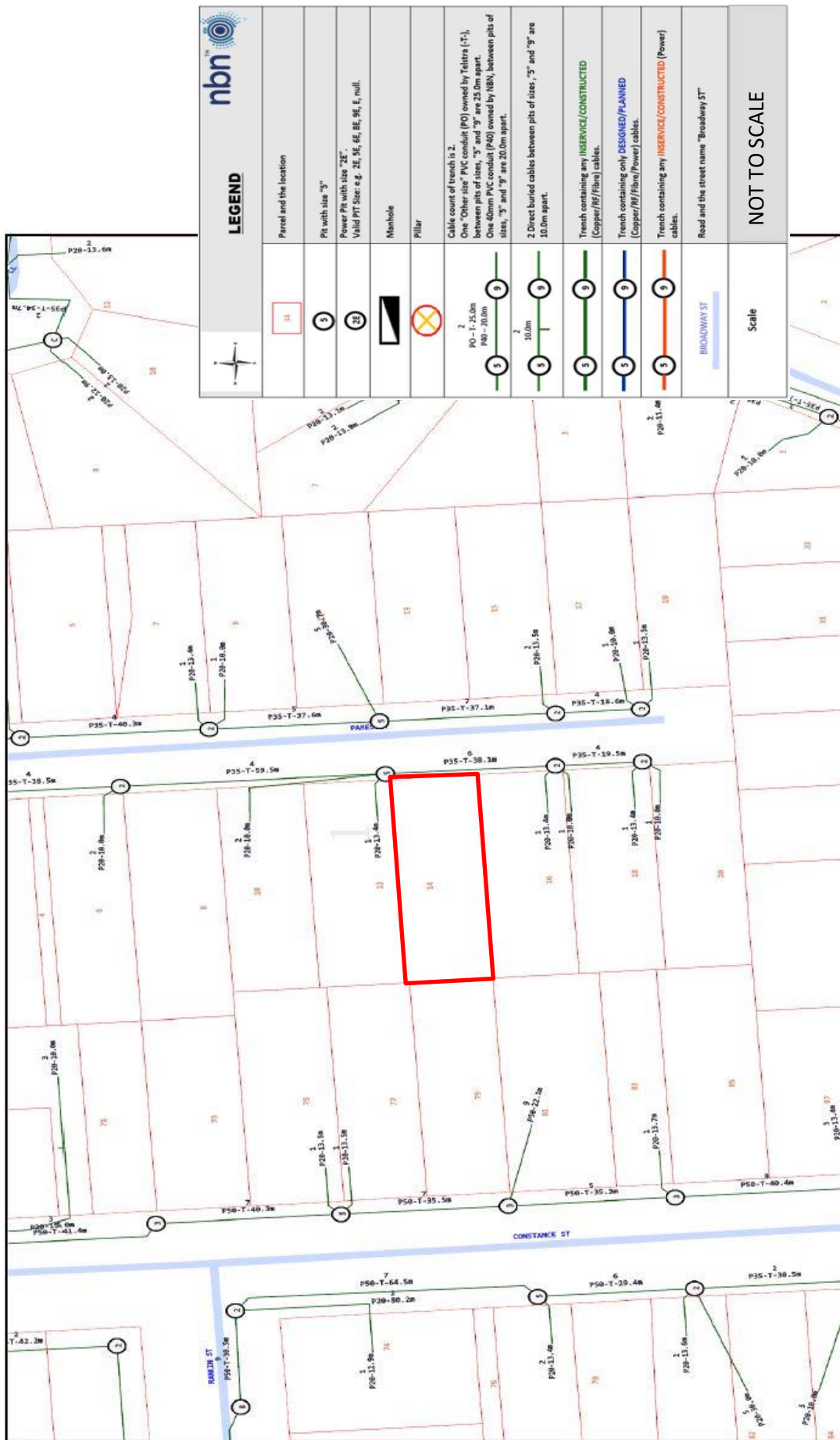


Figure 6: Reticulated NBN provisions on Pares Street. (NBN Co.)

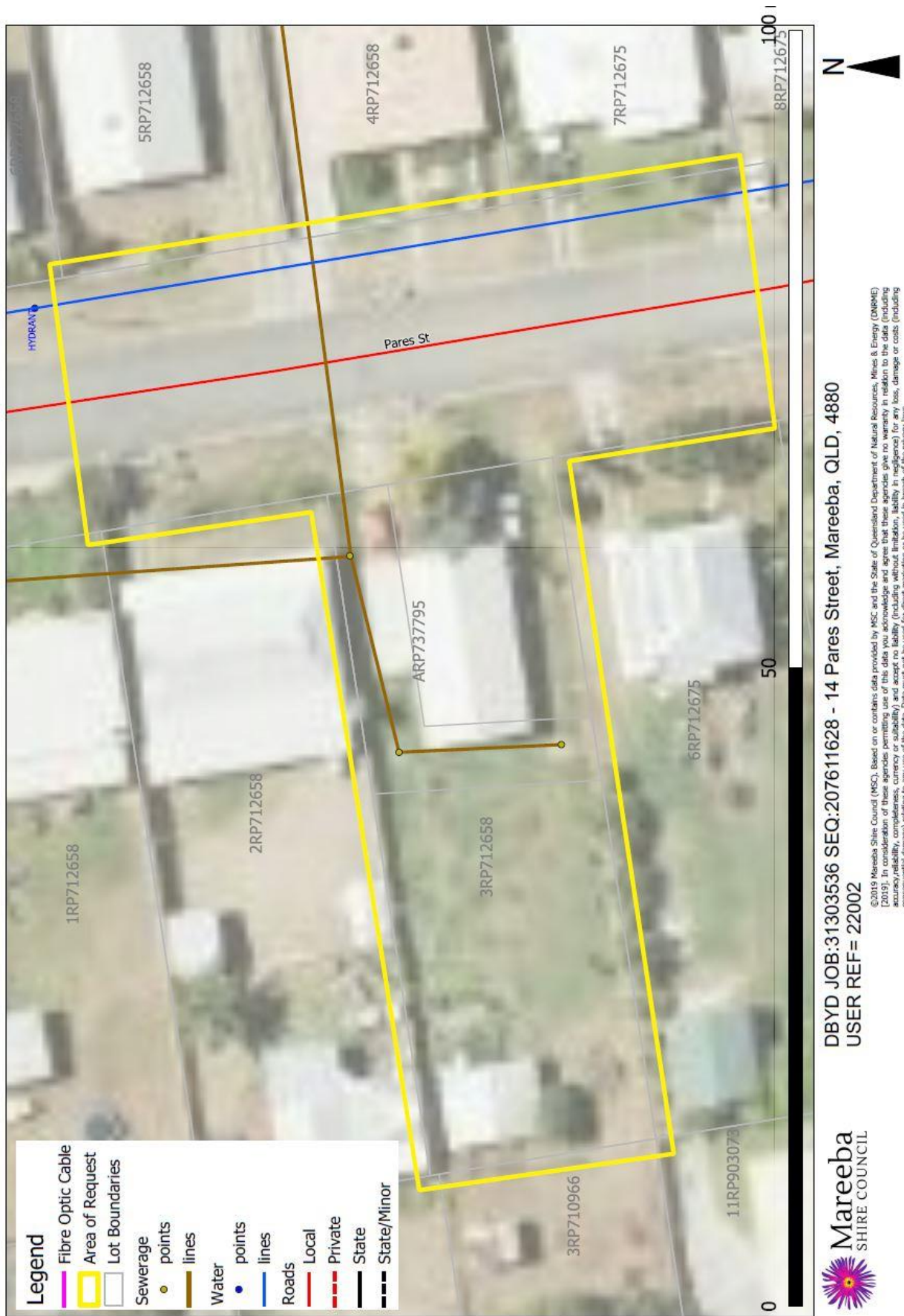


Figure 7: Reticulated water and sewer provisions on Pares Street. (MSC)

2 Planning Considerations

2.1 Site Constraints

As the site sits lower than all adjoining properties, it is subject to stormwater ground flow from those lots flowing into and through the lot. Stormwater drainage will therefore be designed into any future development to collect and discharge stormwater to a legal point of discharge.

Adjacent lots to the rear and south are the highest set lots relative to the site and a retaining wall exists for slope stabilization along the southern boundary up to ~10m before the rear boundary where there is an earth mound filling in the corner of the lot. This earth mound will be subject to earthworks during the construction of future development.

Subject to an operational works permit, a retaining wall will be required to be constructed from the front corner of the southern boundary into the road reserve (verge) in order to level the ground, accommodate the access crossover and provide slope stabilization.

Easement A on RP737795 sits over the site in favour of Council and contains sewer network infrastructure. The sewer access pit lid on the southern boundary will set the finished level of the access driveway for proposed Lot 2.

2.2 Compliance with Planning Scheme

This site is located within the Medium Density Residential zoning area. The proposed subdivision is Code Assessable under the Mareeba Shire Council Planning Scheme 2016 (Major Amdt 1 of 2020).

Table 1: Compliance of this development with relevant codes.

Mareeba Shire Council Planning Scheme		CODE APPLICABILITY	COMPLIANCE
Zone Code	Medium Density Residential	✓	Complies
Local Plan Code	Not located within a L.P.	n/a	n/a
Overlay Codes	Agricultural Land	n/a	n/a
	Airport Environs	✓	n/a
	Bushfire Hazard	n/a	n/a
	Environmental Significance	n/a	n/a
	Extractive Resources	n/a	n/a
	Flood Hazard	n/a	n/a
	Heritage	n/a	n/a

	Hill and Slope	n/a	n/a
	Regional Infrastructure Corridors and Substations	n/a	n/a
	Residential Dwelling House and Outbuilding	✓	Complies
	Scenic Amenity	n/a	n/a
	Transport Infrastructure	n/a	n/a
Other Development Codes	Advertising Devices	n/a	n/a
	Landscaping	✓	Complies
	Parking and Access	✓	Complies
	Reconfiguring a Lot	✓	Complies
	Works, Services and Infrastructure	✓	Complies

The proposed subdivision generally complies with the limitations for lot sizes in the Medium Density Residential zone in accordance with Table 9.4.4.3B with exception of the rear lot road frontage being 4m in lieu of the allowable 5m road frontage. This non-compliance is addressed in the Code Assessment Tables in **Appendix 1**.

Table 2: Compliance with lot size requirements.

	Front Lot Area	Rear Lot Area	Front Lot Frontage	Rear Lot Frontage	Easement Width
Minimums	400m ²	600m ²	10m	5m	4m
Lot 1	400m ²	-	12.5m	-	-
Lot 2 (rear)	-	604m ²	-	4m	4m

2.3 Strategic Framework

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

- (1) Residential Development – The proposed subdivision provides land for infill development within the residential area.
- (2) Population Growth - The proposed subdivision provides land for population growth in the central residential area of Mareeba.
- (3) Residential Expansion - The proposed subdivision is located within the residential area and had ease of access to services and infrastructure.
- (4) Residential Areas - The proposed subdivision provides new land within the Medium Density Residential area with ample lot areas for detached housing.

- (5) Mixed Housing - The proposed subdivision provides new land with ample lot areas for a mix of housing types such as detached housing and Dual Occupancy Housing.
- (6) Residential Subdivision - The proposed subdivision design considers the various elements of design particularly with respect to the provision of a variety of lot sizes and use of existing infrastructure within the established local residential area.

2.4 State agency referral items

This development does not trigger referral to any referral agencies.

3 Planning Summary

The proposed Reconfiguration of Lot 3 on RP712658 into 2 Lots will result in a lot arrangement for residential use consistent with the desired outcomes of the Medium Density Residential Zone. The proposed subdivision complies with the Acceptable Outcomes of the Code as shown in **Appendix 1**.

The site has access frontage to Pares Street, an Access Road with connectivity to Constance Street via Hastie Street. The proposed subdivision does not adversely affect the future use or development of the surrounding lots which are also located within the Medium Density Residential Zone.

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

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

4 Recommendation

It is the professional opinion of Scope Town Planning that this proposal for the subdivision of Lot 3 on RP712658 into 2 Lots satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme and that this application should be fairly assessed and approved by Mareeba Shire Council with reasonable conditions.



Johnathan Burns
Town Planner | **Scope Town Planning**

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

I, Kristian & Naomi Hart

[Insert full name.]

as owner of the premises identified as follows:

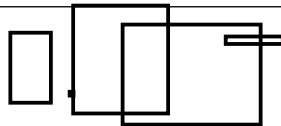
14 Pares st Mareeba

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

Scope Town Planning

on the premises described above for:

Reconfiguration of a Lot (1 into 2)



9/02/2022

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Kris and Naomi Hart
Contact name <i>(only applicable for companies)</i>	Johnathan Burns, Scope Town Planning
Postal address <i>(P.O. Box or street address)</i>	495 Koah Road
Suburb	Koah
State	Qld.
Postcode	4881
Country	Australia
Contact number	0418 422 628
Email address <i>(non-mandatory)</i>	jburns@scopetownplanning.com.au
Mobile number <i>(non-mandatory)</i>	0450 781 841
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	22002

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
		14	Pares Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	3	RP712658	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

Name of airport:

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

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

Reconfiguration of a lot (1 into 2)

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

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

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

6.3) Additional aspects of development

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

Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

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

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

Yes

No

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input checked="" type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	2			

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
Emt A on RP737795	5m	37m	Sewer access	Council

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

Yes – specify number of new lots: _____

No

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

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

No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <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.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> 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:	
-----------------------------	--	-----------	--

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			

Online Title and Image Searches

Payment successful **TAX INVOICE**

Your payment to Queensland Titles Registry Pty Ltd (ABN 23 648 568 101) has been accepted and an email with links to the products you have ordered will be sent to the email addresses that you supplied.

Order details

Request Number	40041335
Name	Johnathan Burns
Email Address	jburns@scopetownplanning.com.au
Payment Date/Time	04 February 2022 10:58 AM (GMT+10:00)
Receipt Number	20919097081
Payment Amount	\$42.35 GST Nil
Products Purchased	
IMAGE OF SURVEY PLAN RP712658	\$21.90
CURRENT TITLE/STATE LEASE SEARCH 20964094	\$20.45

[New Search](#)

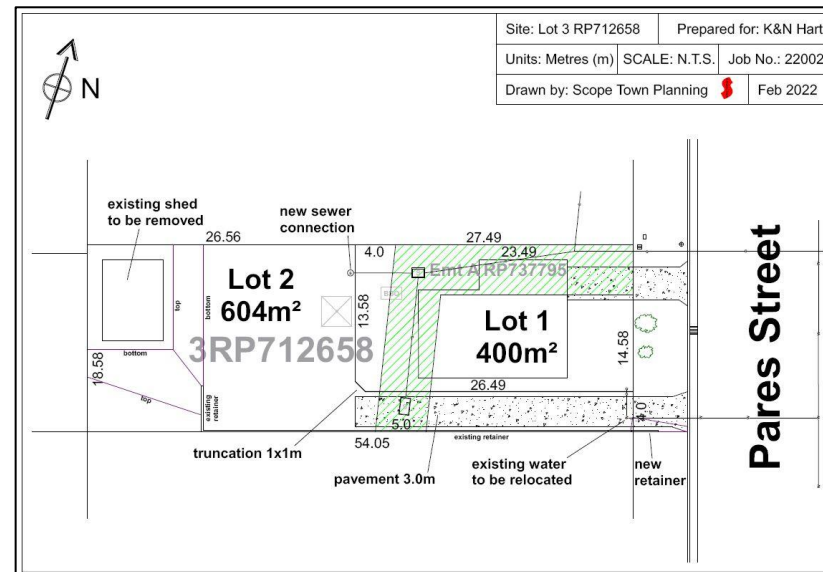
APPENDIX 1:

ASSESSMENT AGAINST THE MAREEBA SHIRE PLANING CODES

APPLICATION		PREMISES	
FILE NO:	22002	ADDRESS:	14 Pares Street, Mareeba
APPLICANT:	Kris and Naomi Hart c/o Scope Town Planning	RPD:	3RP712658
LODGED BY:	Scope Town Planning	AREA:	1004m ²
DATE LODGED:	February 2022	OWNER :	Kris and Naomi Hart
TYPE OF APPROVAL:	Development Permit – ROL - 1 into 2 Lots		
PROPOSED DEVELOPMENT:	Subdivision creating 1 additional Lot		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme		
ZONE:	Medium Density Residential		
LEVEL OF ASSESSMENT:	Code		
SUBMISSIONS:	N/A		

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

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



SCOPE TOWN PLANNING

1. Medium Density Residential Zone Code

The proposed development is hereby assessed against the provisions of the Medium Density Residential Zone Code of the Mareeba Shire Planning Scheme.



Table 6.2.7.3A—Medium density residential zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	n/a	The proposed development is for a subdivision only. No buildings are proposed.
Outbuildings and residential scale			
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the 	AO2 Domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height 	n/a	The proposed development is for a subdivision only. No outbuildings are proposed.



Performance outcomes	Acceptable outcomes	Complies	Comments
scale and character of development in the Medium-density residential zone.	above natural ground level.		
Siting			
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors. 	AO3.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	✓	The proposed development is for a subdivision only. No new buildings are proposed. The existing site contains a dwelling house which is to be retained on proposed Lot 1.
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	✓	The proposed development is for a subdivision only. No new buildings are proposed. The existing site contains a dwelling house which is to be retained on proposed Lot 1.
Accommodation density			
PO4 The density of Accommodation activities: <ul style="list-style-type: none"> (a) contributes to housing 	AO4 Development provides a maximum density for Accommodation activities in	n/a	The proposed development is for a subdivision only.



Performance outcomes	Acceptable outcomes	Complies	Comments
choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	compliance with Table 6.2.7.3B.		
Gross floor area			
PO5 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 surrounding buildings; and (c) appropriately balances built and natural features.	AO5 Gross floor area does not exceed 600m ² .	n/a	The proposed development is for a subdivision only. No buildings are proposed.



Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Building design			
<p>PO6 Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 	<p>AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	n/a	<p>The proposed development is for a subdivision only. No buildings are proposed.</p>
<p>PO7 Development complements and integrates with the established built character of the Medium density residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO7 No acceptable outcome is provided.</p>	n/a	<p>The proposed development is for a subdivision only. No buildings are proposed.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
Non-residential development			
<p>PO8 Non-residential development is only located in new residential areas and:</p> <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire. 	<p>AO8 No acceptable outcome is provided.</p>	n/a	<p>The proposed development is for a subdivision for residential purposes.</p>
Amenity			
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; 	<p>AO9 No acceptable outcome is provided.</p>	n/a	<p>The proposed development is for a subdivision for residential purposes.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
(g) lighting; (h) odour; and (i) emissions.			
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	n/a	The proposed development is for a subdivision for residential purposes.

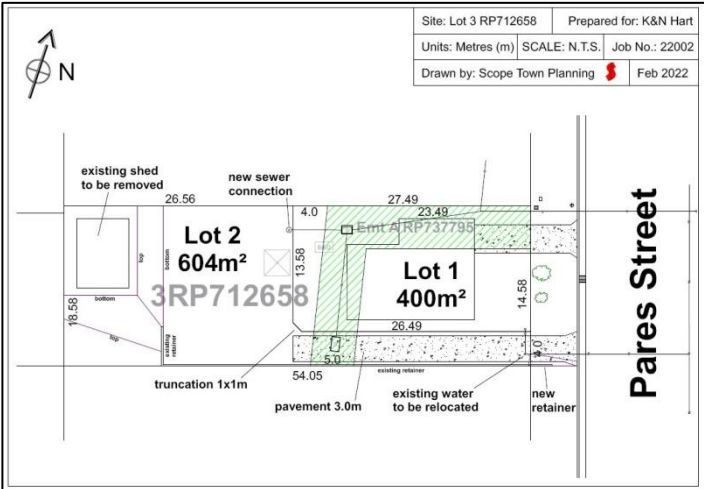
Table 6.2.7.3B—Maximum densities for Accommodation activities

Use	Maximum density
Dual occupancy	1 dwelling per 300m ² of site area
Multiple dwelling	(a) 1 dwelling per 150m ² of site area; and (b) 1 bedroom per 75m ² of site area.
Residential care facility	1 dwelling or accommodation unit per 100m ² of site area.
Retirement facility	1 dwelling or accommodation unit per 150m ² of site area



2. Reconfiguring a lot Code

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

Performance outcomes	Acceptable outcomes	Complies	Comments
Area and frontage of lots			
<p>PO1 Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	<p>AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>✓</p>	<p>The proposed subdivision lot design complies with the minimum area and frontage measurements of Table 9.4.4.3B and provides lots with ample area to house future buildings. Sufficient access to the rear lots will be gained via an access easement along the southern boundary of the lot.</p> <p>The site is cleared of natural vegetation and contains no significant vegetation. The development of the site is not hindered by any constraints which cannot be addressed. Refer to the Planning Report Section 2.1 for details.</p> <div style="text-align: center;">  <p>The site plan shows two lots, Lot 1 (400m²) and Lot 2 (604m²), situated on Pares Street. Lot 2 is on the left and Lot 1 is on the right. The plan includes various annotations such as 'existing shed to be removed', 'new sewer connection', 'existing water to be relocated', 'new retainer', 'pavement 3.0m', 'truncation 1x1m', and 'Emit at RP7-37795'. A north arrow is present in the top left corner. A metadata box in the top right corner contains the following information: Site: Lot 3 RP712658, Prepared for: K&N Hart, Units: Metres (m), SCALE: N.T.S., Job No.: 22002, Drawn by: Scope Town Planning, Feb 2022.</p> </div> <p>Proposed lot configuration.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Existing buildings and easements			
<p>PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>AO2.1 Each land use and associated infrastructure is contained within its individual lot.</p>	✓	<p>Any additional infrastructure required for the proposed lots will be contained within those lots or the access easement.</p>
	<p>AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	✓	<p>The site contains an existing dwelling house which is to be retained on proposed Lot 1. The resultant setbacks for the existing house are;</p> <p>Front: 6.8m (unchanged) North Side: 1.57m (unchanged) Rear: 6.54m Southern Side: 1.4m</p> <p>Ample room has been provided to accommodate the continued use without hindrance to the occupant or adjoining lots.</p>
<p>PO3 Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p>AO3 No acceptable outcome is provided.</p>	✓	<p>The site is burdened by Easement A on RP737795 favouring Council for access to the sewer network. The existing sewer access pit on the southern boundary will be maintained and integrated into the new access driveway for Lot 2, forming the finished level of the pavement.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
Boundary realignment			
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	✓	All existing infrastructure and connections will be retained. The main water connection is situated where the new Lot 2 access driveway is required and will therefore be relocated as demonstrated on the Proposed Site Plan.
Access and road network			
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	AO5 No acceptable outcome is provided.	✓	Access to proposed new lot 2 will be designed and constructed to the required standards and will provide ample access for services. Access to rear Lot 2 is to be fenced and will not impose on privacy or visual amenity of the existing dwelling or adjoining properties.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. Note—The Parking and access code should be considered in demonstrating compliance with PO6.	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Vehicle crossover and access is to proposed Lot 2 will be designed and constructed in accordance with the design guidelines and specifications in Planning Scheme Policy 4 – FNQROC Regional Development Manual. Refer to the Parking and Access Code assessment in this Appendix for further details.



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>AO7 No acceptable outcome is provided.</p>	n/a	The site is not located in the Industry Zone.
Rear lots			
<p>PO8 Rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained. 	<p>AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	✓	Proposed lot 2 has ample space to provide a high standard of amenity for future residents and neighbours.
	<p>AO8.2 No more than two rear lots are created behind any lot with a road frontage.</p>	✓	Only 1 rear lots is proposed.



Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>A08.3 Access to lots is via an access strip with a minimum width of:</p> <p>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>(b) 8 metres otherwise.</p>	✓	The site is in the Medium Density Residential Zone. A 4m wide access strip is proposed for rear Lot 2.
	<p>A08.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.</p>	✓	An access strip is proposed for rear Lot 2 along the southern side boundary.
	<p>A08.5 No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	✓	The proposed subdivision is not a greenfield subdivision and is only a 1 into 2 lot subdivision with 1 rear lot.
	<p>A08.6 Rear lots are not created in the Centre zone or the Industry zone.</p>	n/a	The site is not located in the Centre Zone or Industry Zone.



Performance outcomes	Acceptable outcomes	Complies	Comments
Crime prevention and community safety			
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	AO9 No acceptable outcome is provided.	✓	The proposed subdivision does not compromise public safety nor increase potential crime.
Pedestrian and cycle movement network			
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	✓	The proposed subdivision does not compromise pedestrian movement or cycle routes.



Performance outcomes	Acceptable outcomes	Complies	Comments
Public transport network			
<p>PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. 	<p>AO11 No acceptable outcome is provided.</p>	n/a	<p>The site does not include nor adjoin any future public transport corridors or sites.</p>
Residential subdivision			
<p>PO12 Residential lots are:</p> <ul style="list-style-type: none"> (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes. 	<p>AO12 No acceptable outcome is provided.</p>	✓	<p>The proposed subdivision creates 1 additional lot. The resultant lots have a variety of sizes as follows; Lot 1: 400m² (retaining existing improvements) Lot 2: 604m² (rear lot including access)</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
Rural residential zone			
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	n/a	The site is not located in the Rural Residential Zone.
Additional provisions for greenfield development only			
PO14 The subdivision design provides the new community with a local identity by responding to: <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	AO14 No acceptable outcome provided.	n/a	The proposed subdivision is not a greenfield development.
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	n/a	The proposed subdivision is not a greenfield development. The proposed subdivision does not include the construction of any new roads.



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO16 The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16 No acceptable outcome provided.</p>	n/a	<p>The proposed subdivision is not a greenfield development.</p> <p>The proposed subdivision does not include the construction of any new roads.</p>
<p>PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	n/a	<p>The proposed subdivision is not a greenfield development.</p>
<p>PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18 No acceptable outcome provided.</p>	n/a	<p>The proposed subdivision is not a greenfield development.</p> <p>The proposed subdivision is not a staged development.</p>
<p>PO19 Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to 	<p>AO19.1 A minimum of 10% of the site area is dedicated as open space.</p>	n/a	<p>The proposed subdivision is a small 1 into 4 lot development and is not a greenfield subdivision.</p> <p>No additional open space is required.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>ensure that the environmental and scenic values of the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p>	<p>AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	n/a	<p>The proposed subdivision is a small 1 into 2 lot development and is not a greenfield subdivision.</p> <p>No additional open space is required.</p>
<p>PO20 A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by appropriate infrastructure and embellishments;</p> <p>(d) to facilitate links between public open spaces;</p> <p>(e) which is co-located with other existing or proposed community infrastructure;</p> <p>(f) which is consistent with the preferred open space network; and</p> <p>(g) which includes a diversity of settings;</p>	<p>AO20 No acceptable outcome is provided.</p>	n/a	<p>The proposed subdivision is a small 1 into 4 lot development and is not a greenfield subdivision. No additional open space is required.</p>



3. Landscaping Code

Table 9.4.2.3A—Landscaping code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
<p>PO1 Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	<p>AO1 Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	<p>✓</p>	<p>The proposed development is for a subdivision only.</p> <p>No additional landscaping is proposed.</p> <p>The existing on-street landscaping will be retained.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	<p>A02 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	✓	<p>The proposed development is for a subdivision only.</p> <p>No additional landscaping is proposed.</p> <p>The existing on-street landscaping will be retained.</p>
<p>PO3 Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; 	<p>A03.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	✓	<p>The proposed development is for a subdivision only.</p> <p>No additional landscaping is proposed.</p> <p>Fencing will be provided along the new boundaries separating Lots 1 and 2.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.</p>	<p>A03.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>n/a</p>	<p>Landscaping is not required at the subdivision development stage.</p>
	<p>A03.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>n/a</p>	<p>Landscaping is not required at the subdivision development stage.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1 Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	n/a	No car parking areas are included in the proposed subdivision.
	<p>AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	No car parking areas are included in the proposed subdivision.



Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	n/a	Landscaping is not required at the subdivision development stage.
	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	n/a	Landscaping is not required at the subdivision development stage.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	n/a	Landscaping is not required at the subdivision development stage.
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	n/a	Landscaping is not required at the subdivision development stage.



Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>A06.3 Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 	n/a	Landscaping is not required at the subdivision development stage.
For assessable development			
<p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	<p>A07 No acceptable outcome is provided.</p>	n/a	Landscaping is not required at the subdivision development stage.



4. Parking and Access Code

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

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

Vehicle crossovers			
<p>PO2 Vehicle crossovers are provided to:</p> <p>(a) ensure safe and efficient access between the road and premises;</p> <p>(b) minimize interference with the function and operation of roads; and</p> <p>(c) minimise pedestrian to vehicle conflict.</p>	<p>AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	✓	<p>A vehicular access crossover for proposed lot 2 will be designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>
	<p>AO2.2 Development on a site with two or more road frontages provides vehicular access from:</p> <p>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</p> <p>(b) from the lowest order road in all other instances.</p>	n/a	<p>The site has only one road frontage.</p>
	<p>AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	n/a	<p>Access requirements of Table 9.4.3.3E are not applicable to this subdivision.</p>



<p>PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. 	<p>AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p>✓</p>	<p>The access strip will be surfaced as per Council approval conditions and the relevant standards of design and construction.</p>
<p>For assessable development</p>			
<p>Parking area location and design</p>			
<p>PO4 Car parking areas are located and designed to:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. 	<p>AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of car parking facilities.</p>
	<p>AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of car parking facilities.</p>
	<p>AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of car parking facilities.</p>

	<p>AO4.4 Parking and any set down areas are:</p> <ul style="list-style-type: none"> (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. 	<p>n/a</p>	<p>The proposed subdivision does not require the provision of car parking facilities.</p>
--	---	------------	--



Site access and manoeuvring			
<p>PO5 Access to, and manoeuvring within, the site is designed and located to:</p> <p>(a) ensure the safety and efficiency of the external road network;</p> <p>(b) ensure the safety of pedestrians;</p> <p>(c) provide a functional and convenient layout; and</p> <p>(d) accommodate all vehicles intended to use the site.</p>	<p>A05.1 Access and manoeuvrability is in accordance with :</p> <p>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</p> <p>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	n/a	The proposed subdivision does not require the provision of car parking facilities.
	<p>A05.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	✓	The access strip will be designed as per Council approval conditions and the relevant standards of design and construction.
	<p>A05.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	The access strip will be designed as per Council approval conditions and the relevant standards of design and construction.
	<p>A05.4 Pedestrian and cyclist access to the site:</p> <p>(a) is clearly defined;</p> <p>(b) easily identifiable; and</p> <p>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	n/a	The proposed subdivision is for future private dwellings. Pedestrian and cyclist access is not required.



<p>PO6 Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p>AO6.1 Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	n/a	<p>The proposed subdivision does not require the provision of internal roads.</p> <p>The proposed development does not involve a Tourist Park.</p>
	<p>AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	n/a	<p>The proposed subdivision does not require the provision of internal roads.</p> <p>The proposed development does not involve a Tourist Park.</p>
	<p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	n/a	<p>The proposed subdivision does not require the provision of internal roads.</p>
	<p>AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	n/a	<p>The proposed subdivision does not require the provision of internal roads.</p>



	<p>AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads.</p>
	<p>AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads.</p>
	<p>AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	<p>n/a</p>	<p>The proposed subdivision does not require the provision of internal roads.</p>



Servicing			
<p>PO7 Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p>AO7.1 All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	✓	The proposed lots will be serviced by Council's kerb-side waste collection service.
	<p>AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	✓	The proposed lots will be serviced by Council's kerb-side waste collection service.
	<p>AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p>	n/a	The proposal is for subdivision only.
Maintenance			
<p>PO8 Parking areas are used and maintained for their intended purpose.</p>	<p>AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	n/a	The proposed subdivision does not require the provision of car parking facilities.



	<p>AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	n/a	<p>The proposed subdivision does not require the provision of car parking facilities.</p>
End of trip facilities			
<p>PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <p>(a) meet the anticipated demand generated from the use;</p> <p>(b) comprise secure and convenient bicycle parking and storage; and</p> <p>(c) provide end of trip facilities for all active transport users.</p>	<p>AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.</p>	n/a	<p>The site is not located in the Centre, Industry or Emerging Community Zones. The proposed subdivision does not require the provision of end of trip parking facilities.</p>
	<p>AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	n/a	<p>The site is not located in the Centre, Industry or Emerging Community Zones. The proposed subdivision does not require the provision of end of trip parking facilities.</p>

If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
<p>PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10 A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.</p>	<p>n/a</p>	<p>The proposal is not for an Educational establishment or Child care centre.</p>
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
<p>PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO11 A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.</p>	<p>n/a</p>	<p>The proposal is not for an Educational establishment or Child care centre.</p>



5. Works, Services and Infrastructure Code

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			
<p>PO1 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	<p>✓</p>	<p>The site is located in the Medium Density Residential Zone and has access to the reticulated water supply network.</p> <p>The existing water connection will be relocated to accommodate the access driveway for proposed Lot 2.</p> <p>An additional water connection provided for proposed Lot 2 to be located within the access strip.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for available infrastructure provisions.</p>

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



Wastewater disposal			
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	✓	<p>The site is serviced by the reticulated sewerage network with main lines and access points passing through the site within existing Easement A.</p> <p>Wastewater disposal for Lot 2 will be achieved via an additional connection to the sewer network at the junction within the Sewer Easement in the north-eastern corner of the lot.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for available infrastructure provisions.</p>
	<p>AO2.2 An effluent disposal system is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	n/a	<p>The site is within the reticulated sewer network catchment area.</p>



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



Electricity supply			
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	<p>✓</p>	<p>Reticulated electricity supply is available via the Pares Street frontage. Proposed Lot 2 will be provided with an electrical connection as required and in accordance with the appropriate design and construction requirements by Ergon Energy.</p> <p>Refer to Section 1.3, Figure 5 of the Planning Report for available infrastructure provisions.</p>
Telecommunications infrastructure			
<p>PO5 Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5 Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>✓</p>	<p>Telecommunications and NBN connections are available via the Pares Street frontage and will be provided for each new lot as required by Council’s approval conditions.</p> <p>Refer to Section 1.3, Figure 6 of the Planning Report for available infrastructure provisions.</p>



Existing public utility services			
<p>PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>No disruptions to any public utility services are expected as a result of this development. Should and disruption occur, the infrastructure will be relocated, altered or repaired in accordance with the requirements of the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
Excavation or filling			
<p>PO7 Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	<p>AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development however, an operational works permit will be obtained for the excavation and slope stabilisation/retaining works required to achieve an appropriately graded access crossover to Lot 2.</p> <p>Refer to Section 2.1 of the Planning Report for more details.</p>
	<p>AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>



	<p>AO7.3 Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development however, an operational works permit will be obtained for the excavation and slope stabilisation/retaining works required to achieve an appropriately graded site for future building.</p>
	<p>AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
	<p>AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>



	<p>A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>✓</p>	<p>No retaining walls proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>
	<p>A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development. Should any be required, it shall be undertaken in accordance with any requirements of these codes.</p>



For assessable development			
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	The site has adequate access to the transport network via Pares Street. No alterations are proposed which might have a detrimental effect upon the movement of vehicles, pedestrians or cyclists.
	A08.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	n/a	There are no footpaths along the site frontage on Pares Street to connect a footpath to. No new footpaths are proposed as part of this subdivision.
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	A09 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	No infrastructure for Council dedication is required or proposed as part of this subdivision.



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



<p>safety.</p>	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	<p>✓</p>	<p>Stormwater quality and control for the proposed subdivision will be addressed as required during future building works.</p> <p>The access driveway will be designed to provide fall for drainage of stormwater to the side of the access strip and ultimately to Pares Street.</p> <p>Any future residential dwelling to provide stormwater drainage to a lawful point of discharge.</p>
----------------	---	----------	--



<p>PO11 Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>No stormwater detention / retention areas are proposed as part of this subdivision.</p>
<p>Excavation or filling</p>			
<p>PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>n/a</p>	<p>No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.</p>
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. 	<p>n/a</p>	<p>No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.</p>



PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	n/a	No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	n/a	No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	n/a	No excavation or filling is proposed as part of this subdivision however, should any be required, all mitigation requirements will be adhered to as required.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Access to the proposed lots will be designed to accommodate safety, drainage, amenity and privacy requirements. The access driveway will be designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	✓	Appropriate levels of mitigation will be adhered to against the spread of weeds, seeds or pests.



Contaminated land			
<p>PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>✓</p>	<p>The site does not contain any contaminated soil. The subdivision will not expose any sensitive land uses to unacceptable levels of contaminants.</p>
Fire services in developments accessed by common private title			
<p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.</p>	<p>✓</p>	<p>A fire hydrant is located in proximity to the site on Pares Street.</p> <p>The access to proposed rear lot 2 is 26.5m in length, therefore additional hydrants are not required.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for location of the hydrant.</p>
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>n/a</p>	<p>A fire hydrant located in proximity to the site on Kenneally Road. No hydrants are proposed within the intersection of the access strip. There are no private roads involved.</p>



7. Residential Dwelling House and Outbuilding Overlay Code

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

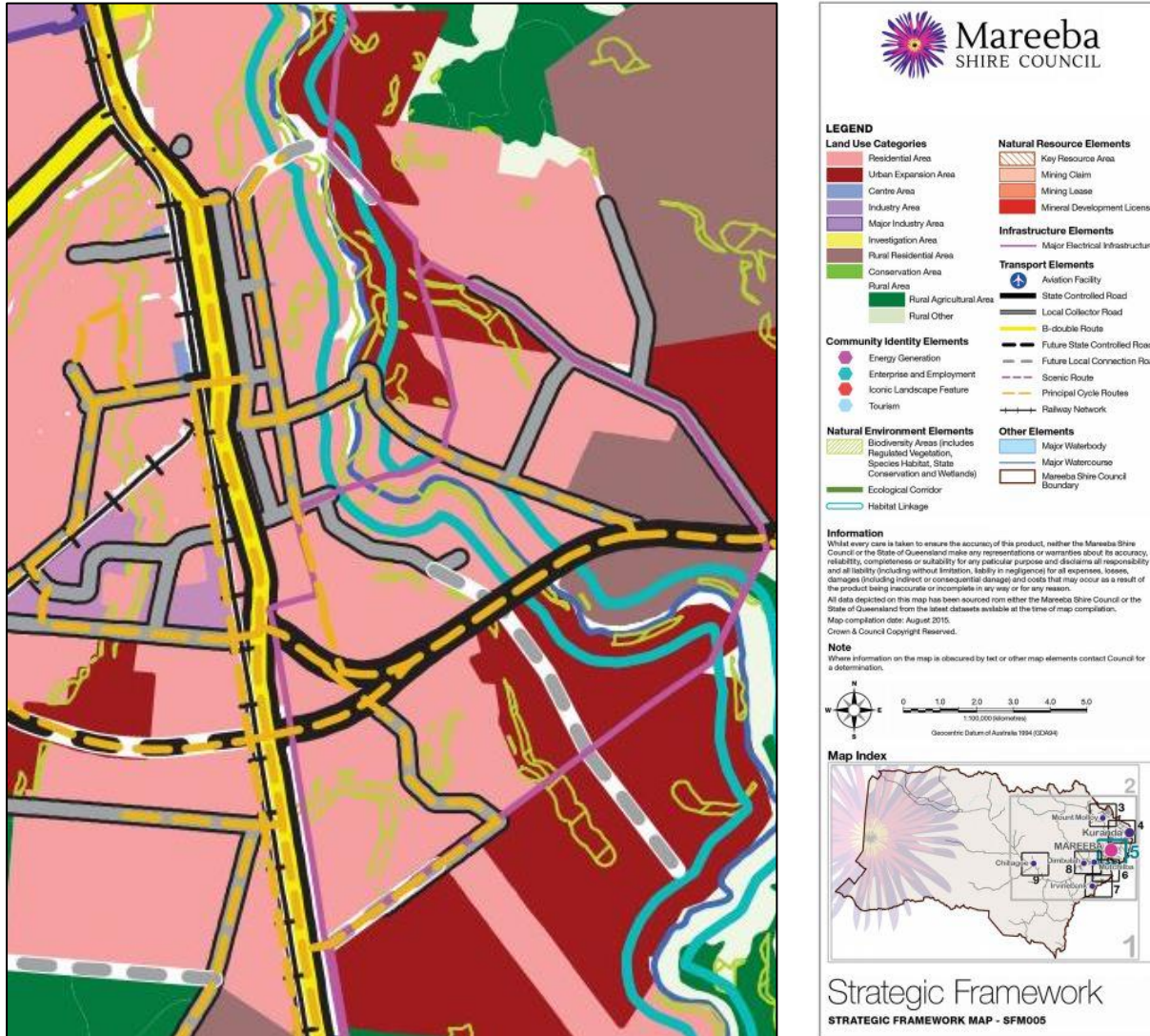


Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development

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

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



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



Car parking			
<p>PO5 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>A05 Car parking spaces are provided in accordance with the following minimum rates:</p> <ul style="list-style-type: none"> (a) one covered space per dwelling house; and (b) one space per secondary dwelling. 	<p>n/a</p>	<p>The proposal is for a subdivision only. No new buildings or car parking facilities are proposed in this application.</p>
Vehicle crossovers			
<p>PO6 Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	<p>A06.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>The vehicle crossover for proposed lot 2 will be designed and constructed in accordance with the standards in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p>Designated new crossovers are illustrated in Appendix 2 of the Planning Report.</p>
	<p>A06.2 Development on a site with two or more road frontages provides vehicular access from the lowest order road.</p>	<p>n/a</p>	<p>The site has only 1 road frontage.</p>



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



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



Wastewater disposal			
<p>PO9 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes;</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p>AO9.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.</p>	n/a	<p>Wastewater disposal will be achieved via connection to the reticulated sewer network located within Easement A on the site.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for available infrastructure provisions and Appendix 2: Proposed site plan for design details.</p>
	<p>AO9.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.</p>	n/a	<p>Wastewater disposal will be achieved via connection to the reticulated sewer network located within Easement A on the site.</p> <p>Refer to Section 1.3, Figure 7 of the Planning Report for available infrastructure provisions and Appendix 2: Proposed site plan for design details</p>



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



Electricity supply			
<p>PO11 Each lot is provided with an adequate supply of electricity</p>	<p>AO11 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	<p>✓</p>	<p>Reticulated electricity supply is available via Pares Street. The new lot will be provided with an electrical connection as required and in accordance with the appropriate design and construction requirements by Ergon Energy.</p> <p>Refer to Section 1.3, Figure 5 of the Planning Report for available infrastructure provisions and Appendix 2: Proposed site plan for design details.</p>



Telecommunications infrastructure			
PO12 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO12 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Telecommunications and NBN connections are available via Pares Street and will be provided for each new lot as required by Council's approval conditions. Refer to Section 1.3, Figure 6 of the Planning Report for available infrastructure provisions.
Existing public utility services			
Excavation and filling			
PO13 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO13 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	No excavation or filling is proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.
PO14 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	AO14.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	No excavation or filling is proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.
	AO14.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	No excavation or filling is proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.



	<p>AO14.3 Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	✓	<p>No excavation or filling is proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.</p>
	<p>AO14.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	✓	<p>No excavation or filling is proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.</p>
	<p>AO14.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	<p>No excavation or filling is proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.</p>



	<p>AO14.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>✓</p>	<p>No retaining walls proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.</p>
	<p>AO14.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>✓</p>	<p>No excavation or filling is proposed as part of this subdivision development however excavation and retaining works may be required to achieve site access and a level building area. This will be done under a future Operational Works Permit.</p>

