

DELEGATED REPORT

SUBJECT: EXPRESS BUILD CONTRACT CONSTRUCTION -
RECONFIGURING A LOT - SUBDIVISION (1 INTO 5 LOTS) -
LOT 2 ON SP126546 - 20 WARRIL DRIVE, KURANDA -
RAL/22/0009

DATE: 15 August 2022

**REPORT OFFICER'S
TITLE:** Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Express Build Contract Construction	ADDRESS	20 Warril Drive, Kuranda
DATE LODGED	15 June 2022	RPD	Lot 2 on SP126546
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 5 Lots)		

FILE NO	RAL/22/0009	AREA	2.281 ha
LODGED BY	Urban Sync Pty Ltd	OWNER	S Jones & R Suman
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential Zone (Precinct A - 4,000m ²)		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme. Through supporting ecological and geotechnical assessments, the application demonstrated that the site could support the development despite the existing vegetation and slope constraints.

The key issue with the proposed development is ensuring that the eastern side of the property, which contains environmentally significant seasonal watercourses is protected from future encroachment. A condition requiring the establishment of environmental covenants over this area,

as well as the dam and its surrounds located in the south-west corner of the site will ensure desired ecologically sustainable outcomes are achieved. The covenants will cover approximately 65% of the site.

Being code assessable, Council is required to approve the development where it complies with the applicable codes, or where it can be reasonably conditioned to comply with the applicable codes.

Draft conditions were provided to the Applicant care of their consultant and have been agreed to.

It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Express Build Contract Construction	ADDRESS	20 Warril Drive, Kuranda
DATE LODGED	15 June 2022	RPD	Lot 2 on SP126546
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 5 Lots)		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Subdivision (1 into 5 Lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
PR151054-3	Proposal Plan - Plan of Lots 20-24	RPS Australia East Pty Ltd	23/02/22
-	Plan of Covenant Area A & B on Lots 20 - 24	Mareeba Shire Council	28/07/2022

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for the development, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.7 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

- 3.8 Charges

All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.

3.9 Slope Stability

For any future clearing, earthworks or building work proposed within the building envelope areas on land with a slope of 15% or greater, the applicant/developer/landowner must provide Council with a site specific geotechnical report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that certifies:

- the long-term stability of the development site; and
- that the development site will not be adversely affected by land slide/slip activity originating on sloping land above the development site.

3.10 Building Envelopes

(a) The applicant/developer must submit an amended building envelope plan for review and approval alongside any subsequent application for operational works. The amended building envelope plan should consider the following:

- The environmental Covenants required to be established to satisfy Condition 3.11 Environment Covenants (building envelope areas can extend to the edge of covenant areas where applicable);
- The reduction in the building envelope areas of Lots 21 and 23 as recommended by the geotechnical assessment submitted with the application to provide stability protection and buffering to on-site drainage features;
- As a result of the reduction in building envelope areas of Lots 21 and 23, the building envelope areas can extend right to the shared boundaries with Lot 22 (buffering must be maintained on Lot 22).

(b) Prior to the endorsement of the survey plan the approved building envelope areas must be defined by markers set at each corner, to the satisfaction of Council's delegated officer.

(c) All future buildings including associated on-site effluent disposal systems must be located within the approved building envelopes.

(d) No vegetation shall be cleared outside the approved building envelopes.

3.11 Environmental Covenants

The applicant/developer shall be responsible for the preparation and registration of statutory covenants with Council pursuant to S97A of the Land Title Act for the purposes of native vegetation and habitat preservation including the preservation, protection and maintenance of native vegetation and a mapped ecological corridor.

The covenants will be of a form that is acceptable to the Registrar of Titles and will generally cover the area of the site as shown on the "*Plan of Covenant Area A & B on Lots 20 - 24*" dated 28/07/2022 prepared by Mareeba Shire Council (included in the approved plans). All other parts of the site including the building envelopes and the shared driveway are excluded from the covenant areas. The final covenant locations and the covenant document provisions will be to the satisfaction of Council's delegated officer.

The covenant agreement shall be signed by the registered owner prior to endorsement of the survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan with the Department of Resources.

The covenant must stipulate that the covenant area must be protected, preserved and conserved, including by strictly adhering to the following non-exhaustive conditions (which may be varied by written agreement between the parties):

- (a) no existing living vegetation or hereafter existing in the covenant area, may be cut down, damaged or destroyed;
- (b) no fences permitted within the covenant area;
- (c) no construction to take place within the covenant areas unless such construction is required for the maintenance of stormwater channels or infrastructure located within the covenant areas and where prior consent is sought from Council (the covenantee).
- (d) to prohibit the construction of any new dams or other structures or undertaking of any activities which may interrupt the natural hydrology, on any part of the site at any time.
- (e) no native animals within the covenant area shall be killed or interfered with;
- (f) no domestic dogs or domestic cats are to be kept within the covenant area at any time;
- (g) The future dwellings on Lots 20 and 21 are able to maintain a domestic water supply from the dam via a single pipeline if required and any routine maintenance of this connection is authorised within the covenant area, provided all measure are taken to minimise environmental damage to the covenant area when carrying out the works.
- (h) no other acts may be carried out on or in respect of the covenant area which, in the opinion of the Council, acting reasonably may have a detrimental environmental impact on the covenant area;

Notwithstanding clauses (a) to (h), if any native or indigenous animal on the covenant area poses a risk to human safety the native or indigenous animal may be removed with the prior written consent of the Council and any other approvals which might be required by law.

Notwithstanding Clauses (a) to (h), routine maintenance of dam edges is authorised to ensure they are kept in good working/safe order. Dam edges are permitted to be mowed and vegetation kept to a reasonable standard on the edges of the dam wall and inward batters as the dam water height fluctuates.

The covenant document shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the covenant.

3.12 Vegetation Clearing

- (a) Any vegetation clearing proposed to be carried out on the site as part of any subsequent operational works must be carried out strictly in accordance with the recommendations included in *Part 5 - Environmental Management - Recommendations* of the *Ecological Assessment prepared by Natura Pacific dated 8 April 2022* submitted with the application.

A clearing plan demonstrating compliance with these recommendations must be submitted as part of any application for operational works, to the satisfaction of Council's delegated officer.

- (b) Any future vegetation clearing proposed to be carried out within the approved building envelope areas must be carried out strictly in accordance with the recommendations included in *Part 5 - Environmental Management - Recommendations* of the *Ecological Assessment prepared by Natura Pacific dated 8 April 2022* submitted with the application.

A clearing plan demonstrating compliance with these recommendations must be submitted to Council prior to any clearing being carried out, to the satisfaction of Council's delegated officer.

4. Infrastructure Services and Standards

4.1 Access

- (a) An industrial/commercial grade access crossover must be constructed (from the edge of Warril Drive to the commencement of the shared driveway required by 4.1 (b) below) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

At the time of dwelling construction on each allotment, an access crossover must be provided/constructed from the shared access driveways required by 4.1 (b) below) to the boundary of the allotment) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

- (b) A concrete sealed driveway, including kerb and channel (generally deemed necessary for stormwater dispersal) shall be provided for the full length of the access handle of Lot 22 (covered by the shared access easement), to the satisfaction of Council's delegated officer. The driveway will:
- have a minimum formation width of 5 metres;
 - be constructed in a location within the access handle that allows sufficient room for accompanying service infrastructure and where ensuring the long term stability of the dam wall.
 - be formed to cater for stormwater drainage such that any stormwater runoff is discharged to the dam or another approved legal point of discharge;
 - service and utility conduits, including water supply pipes are to be provided for the full length of each driveway to service the benefited allotments.

- (c) Any operational works on or within proximity to the existing dam wall should include certification from an RPEQ confirming that the operational works carried out will not impact on the structural integrity of the dam wall.
- (d) A formed concrete wheelie bin set-down area capable of accommodating 5 wheelie bins must be constructed facing Warril Drive adjacent the access crossover required by 4.1 (a) above.
- (e) A reciprocal "access and services" easement must be established over the full length of the access handle of Lot 22 which benefit Lots 20, 21, 23 and 24. Easement documents must be made available to Council for review prior to endorsement of a plan of survey creating any lot.

Prior to works commencing, plans for the abovementioned works must be approved as part of a subsequent application for Operational Works.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) As part of a subsequent application for operational works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The Stormwater management plan should also identify and manage dam spillway flow paths and their interaction with the shared driveway and ensure building envelope areas are located outside any stormwater channels.

- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.

- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (h) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- (i) For any underground stormwater infrastructure installed, the applicant (at their cost) must video these stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.3 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- (c) All future water meters (required to be installed at time of dwelling construction or when water is required at the building envelope area) must be located at the commencement of the shared driveway with individual water lines extended along the driveway to service each allotment. Council will not accept an arrangement whereby water meters are located at each allotment along the shared driveway.

4.4 Wastewater Disposal

Wastewater disposal for each future dwelling must occur entirely within the bounds of the building envelopes for each allotment and must be achieved via an advanced secondary treatment system, unless otherwise determined by a subsequent site and soil evaluation.

At time of dwelling construction on each allotment, associated on-site effluent disposal systems must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of **underground** power reticulation.

4.6 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes (to be included for the full length of the shared driveway required by 4.1 (b) above).

(D) ASSESSMENT MANAGER'S ADVICE

(a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

(b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Water Meters/Water Service Connection

Prior to the water service connection works commencing, a Water Quotation, Connection, Disconnection Request must be lodged with Council. The cost of the required water connection will be determined based upon the assessment of the Water Quotation Request. The Water Quotation Request must be lodged and the required connection fee paid prior to the signing of the survey plan.

(d) Easement/Covenant Documents

Please contact your solicitor for more information regarding the drafting of easement documents for Council easements.

(e) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(f) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(g) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:

- A registered covenant
- An approved building envelope plan
- A registered easement over the subject site (Lot 22 Only)
- Any future clearing, earthworks or building work on land within the building envelope areas that has a slope exceeding 15% will require a site-specific geotechnical assessment (see Condition 3.9)
- On-site wastewater disposal must occur within the bounds of the building envelope areas and via an advanced secondary treatment system only, unless otherwise determined by a subsequent site and soil evaluation (see Condition 4.4)
- Any proposed clearing within the approved building envelope areas must be carried out in accordance with the recommendations included in Ecological Assessment submitted with the subdivision application (see Condition 3.12).

(h) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(i) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au

(j) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the “cultural heritage duty of care”). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect);

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Operational Works

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	<i>\$ per Lot</i>	<i>Lots</i>		<i>Lots</i>	
Residential Lots	\$20,234.00	5 Lots	\$101,170.00	1 lot (\$20,234.00)	\$80,936.00
TOTAL CURRENT AMOUNT OF CHARGE					\$80,936.00

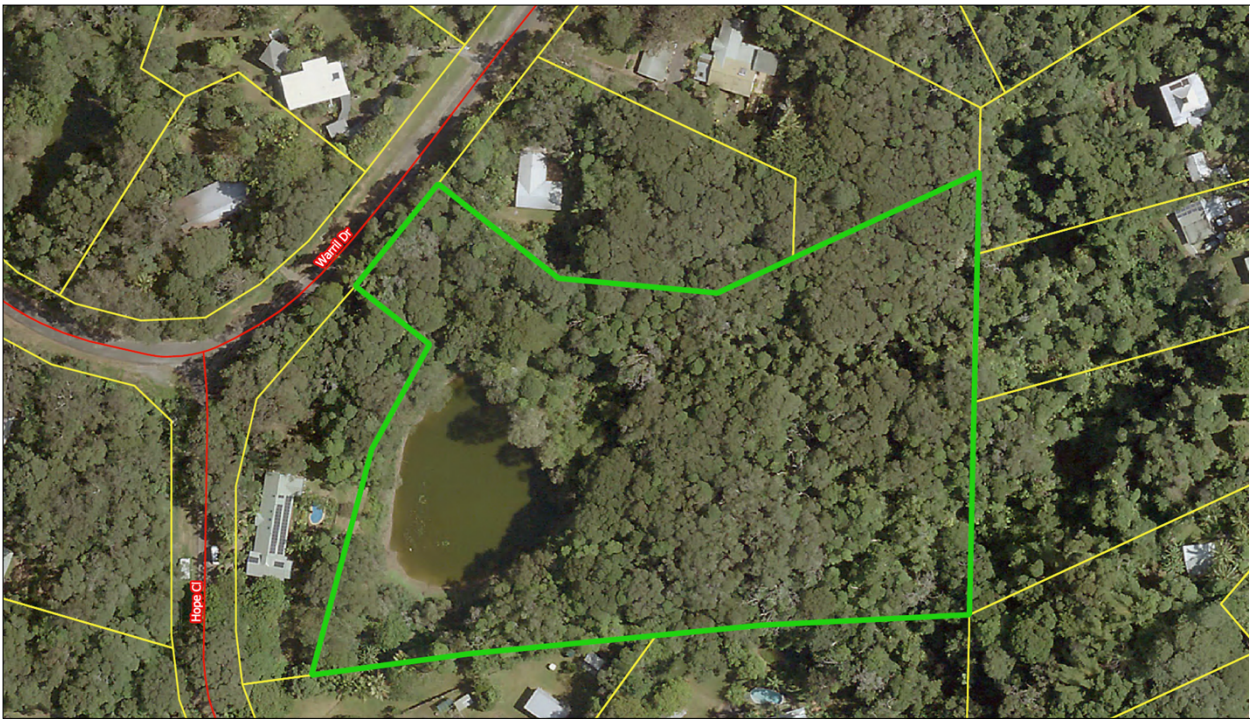
THE SITE

The subject site is situated at 20 Warril Drive, Kuranda, and is more particularly described as Lot 2 on SP126546. The site is irregular in shape with an area of 2.281 hectares and is zoned Rural Residential (Precinct A - 4,000m²) under the Mareeba Shire Council Planning Scheme 2016.

The site contains 40 metres of frontage to Warril Drive which is constructed to a bitumen sealed standard. Access is gained from Warril Drive in the northern corner of the frontage via an unsealed crossover. The site is currently unimproved and densely vegetated. The vegetation is predominately regrowth with the site having been fully cleared circa 1970 (historical imagery sourced) with the exception of the seasonal watercourse that runs in a north-south direction through the eastern third of the property. A large former farm dam exists in the south-west corner of the site. The site contains an undulating topography however generally drains to the east into the watercourse.

The site is connected to most urban services with the exception of reticulated sewerage infrastructure, which does not service the Warril Drive area.

All surrounding lots are zoned Rural residential and contain established dwellings.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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BACKGROUND AND CONTEXT

Nil

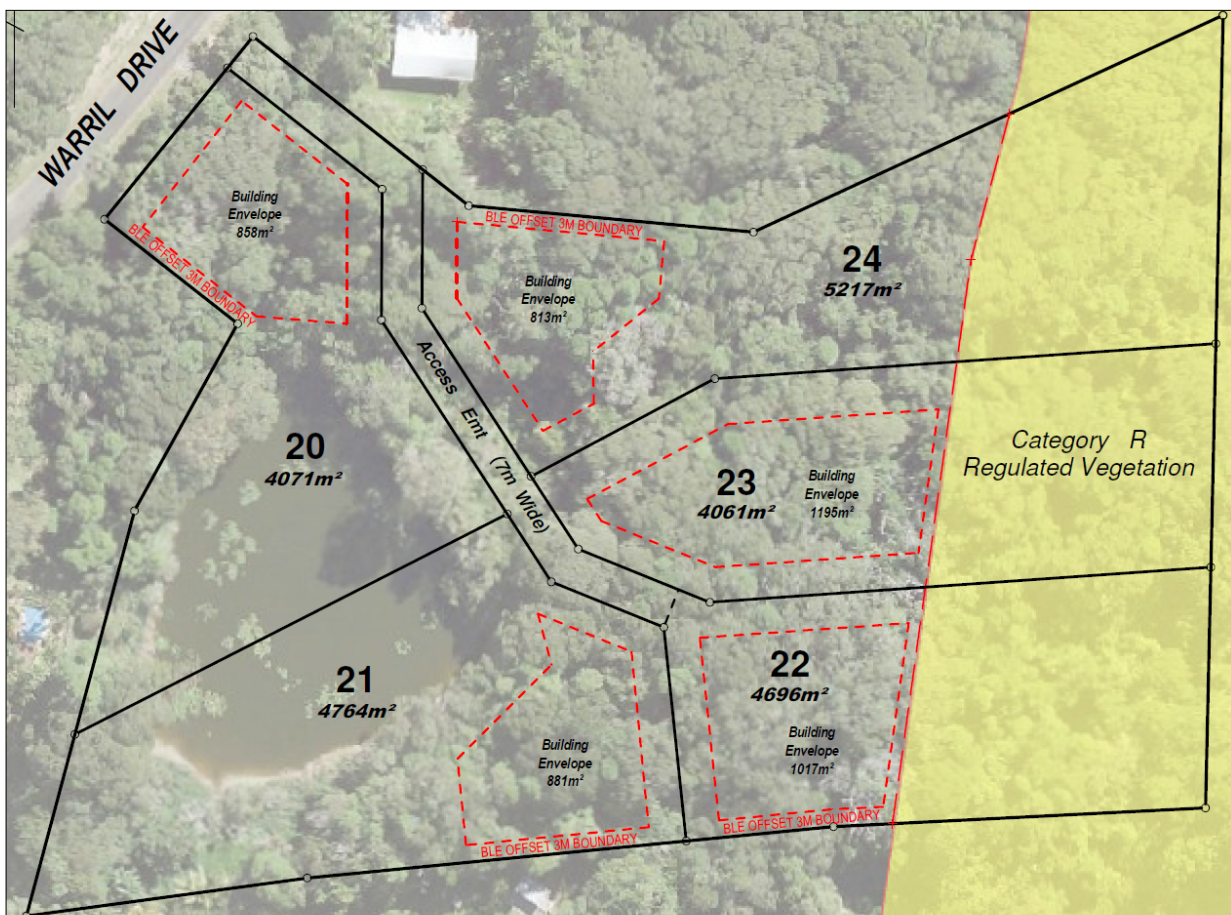
PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot - Subdivision (1 into 5 Lots) in accordance with the plans shown in **Attachment 1**. The 5 proposed lots will range in size from 4,071m² to 5,217m². All lots will be accessed via shared easement to be established over a common driveway within the access handle of proposed Lot 22. All lots will be serviced by town water and electricity and will contain a designated building envelope for future dwelling construction.

The proposed lot layout is shown below:



REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. Kuranda is identified as a Village Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> • Rural Residential Area Natural Environmental Elements <ul style="list-style-type: none"> • <i>Biodiversity Areas</i>
Zone:	Rural Residential Zone (Precinct A - 4,000m ²)
Overlays:	<ul style="list-style-type: none"> • Environmental Significance Overlay • Hill and Slope Overlay • Residential Dwelling House and Outbuilding Overlay

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

(a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

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

- 6.2.10 Rural residential zone code
- 8.2.4 Environmental significance overlay code
- 8.2.8 Hill and slope overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided or an acceptable outcome cannot be complied with) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural residential zone code	The application complies or can be conditioned to comply with the relevant provisions contained within the code. Refer to code document for commentary.
Environmental significance overlay code	The application complies or can be conditioned to comply with the relevant provisions contained within the code. Refer to code document for commentary.
Hill and slope overlay code	The application complies or can be conditioned to comply with the relevant provisions contained within the code. Refer to code document for commentary.
Landscaping code	The application complies or can be conditioned to comply with the relevant provisions contained within the code. Refer to code document for commentary.
Parking and access code	The application complies or can be conditioned to comply with the relevant provisions contained within the code. Refer to code document for commentary.
Reconfiguring a lot code	The application complies or can be conditioned to comply with the relevant provisions contained within the code. Refer to code document for commentary.
Works, services and infrastructure code	The application complies or can be conditioned to comply with the relevant provisions contained within the code. Refer to code document for commentary.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 2 - Ecological Assessment Reports

The application included an Ecological Assessment to address Performance Outcome PO8 of the Environmental Significance Overlay Code. The ecological assessment complies with the requirements of Planning Scheme Policy 2.

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all future development works (subject to future application for operational works) be designed and constructed in accordance with FNQROC Development Manual standards.

Planning Scheme Policy 5 - Geotechnical Reports

The application included a Geotechnical Assessment to address PO1 of the Hill and Slope Overlay Code and to investigate wastewater disposal options for future dwellings on each of the 5 building envelopes. The geotechnical assessment complies with the requirements of Planning Scheme Policy 5.

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(f) Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2022 (AICR), a charge of \$20,234.00 will apply to each additional residential allotment created.

This figure was derived using the standard charge of \$5,065.00 for each of the Parks, Roads and Sewerage networks, and a charge of \$10,098.00 for water supply within the Warril High Level Zone. A 20% discount was then applied to the total charge as the site is not serviced by town sewerage in accordance with 4.1 (i) of the AICR.

The application proposes the creation of 4 additional residential lots.

\$20,234.00 x 4 (lots) = **\$80,936.00**

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Technical Services.

PLANNING DISCUSSION

Nil

Date Prepared: 15 August 2022

DECISION BY DELEGATE

DECISION

Having considered the Planning Officers report detailed above, I approve, as a delegate of Council, the application subject to the conditions listed in the report.

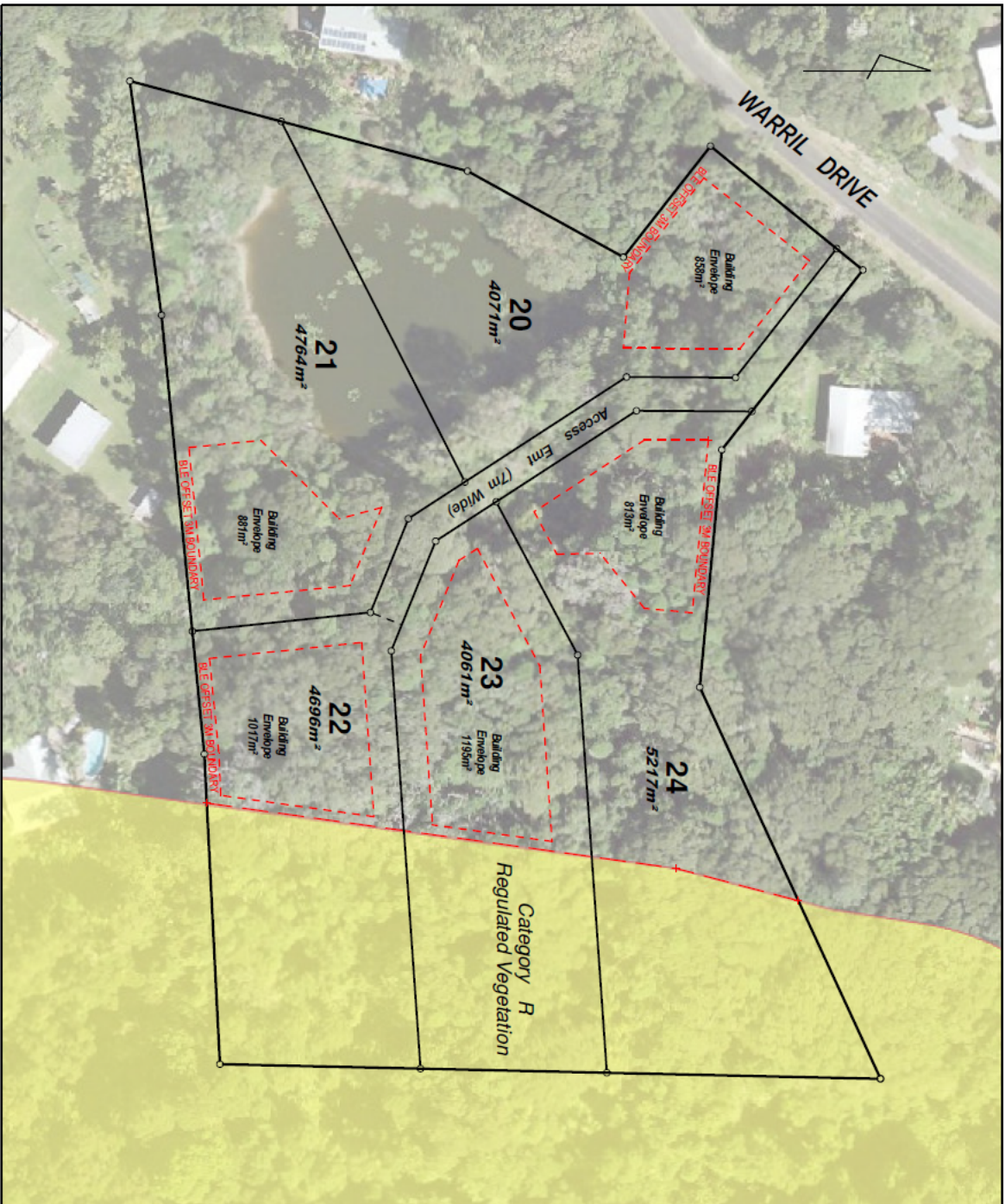
Dated the 15TH day of AUGUST 2022



BRIAN MILLARD
SENIOR PLANNER

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

PROPOSED PLANS (ECM DSI # 4105809)



Document Set ID: 4105809
Version: 1, Version Date: 14/06/2022

DISCLAIMER NOTE:

- The design is intended to be used in accordance with the applicable laws, regulations, codes of practice, and standards. It is not intended to be used for any other purpose. The design is not intended to be used for any other purpose. The design is not intended to be used for any other purpose.
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Contour Interval: 1m
Index Contour: 5m

SCALE 1:750 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

AMENDMENTS

PROJECT NUMBER	0100000000	CHECKED
DESIGNER	D. GARDNER	DATE
DATE	N/A	DATE
TOWN	000	DATE
SHEET SIZE	A3	DATE
SHEET 1 OF 1		DATE

Urban Sync
Planning & Development

PROPOSAL PLAN
Plan of Lots 20-24
Cancelling Lot 2 on SP126546
Warril Drive
KURANDA
Mareeba Shire

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SCALE 1:750
DATE 23/02/22
DRAWING NO. PR151054-3
ISSUE

Plan of Covenant Area A & B on Lots 20 - 24

Date: 28/07/2022

