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**To:** "Planning" <planning@msc.qld.gov.au>  
**Subject:** New Impact ROL DA  
**Attachments:** 22016 ROL Planning Report.pdf, DAForm1-Developmentapplicationdetails (1).docx, Land Titles.pdf, Owners Consent.pdf, 22016 ROL Appendix 1 - Codes.pdf, 22016 ROL Appendix 2 - ROL Plan.pdf  
**Importance:** Normal

The Planning Team

Please find attached all required forms and supporting information for an Impact Assessable Development Application for an ROL – Boundary Realignment (3 into 3 lots) over land at 965, 841 and 963 Bilwon Road Bibbohra.

Regards

Johnathan Burns  
TOWN PLANNER

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# DEVELOPMENT APPLICATION

## DEVELOPMENT PERMIT:

### **RECONFIGURATION OF A LOT (3 into 3)** Boundary Realignment

965 Bilwon Rd, Bibbohra Qld. 4880  
Lot 18 on SP297295  
and

841 Bilwon Rd, Bibbohra Qld. 4880  
Lot 2 on SP297295  
and

963 Bilwon Rd, Bibbohra Qld. 4880  
Lot 15 on SP180665

Prepared by: Scope Town Planning

October 2022



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<b>APPLICATION SUMMARY</b>	
<b>DEVELOPMENT APPLICATION</b>	Reconfiguration of a Lot
<b>PROPOSAL</b>	Boundary Realignment, 2 into 2
<b>ASSESSMENT LEVEL</b>	Impact
<b>STREET ADDRESS</b>	965 Bilwon Rd, Bibbohra Qld. 4880 841 Bilwon Rd, Bibbohra Qld. 4880 963 Bilwon Rd, Bibbohra Qld. 4880
<b>REAL PROPERTY ADDRESS</b>	Lot 18 on SP297295 Lot 2 on SP297295 Lot 15 on SP180665
<b>LAND AREA</b>	Lot 18: 312,700m <sup>2</sup> Lot 2: 394,460m <sup>2</sup> Lot 15: 40,470m <sup>2</sup>
<b>APPLICANT</b>	Scope Town Planning c/- Land Owner
<b>LAND OWNER</b>	Lot 18: James Portelli Lot 2: Anni Strong Lot 15: Barry Portelli and Peta Emmerson
<b>LOCAL GOVERNMENT AREA</b>	Mareeba Shire Council
<b>PLANNING SCHEME</b>	Mareeba Shire Planning Scheme (2017)
<b>ZONE</b>	Rural Zone
<b>PRECINCT</b>	n/a
<b>LOCAL PLAN</b>	n/a
<b>EASEMENTS</b>	Emt. B on SP297295 (8,180m <sup>2</sup> ) Emt. A on SP180665 (3,348m <sup>2</sup> )
<b>IMPROVEMENTS</b>	Dwelling Houses, Sheds
<b>APPLICABLE PLANNING CODES</b>	Rural Zone Code
	Bushfire Hazard Overlay Code
	Environmental Significance Overlay Code
	Flood Hazard Overlay Code
	Hill and Slope Overlay Code
	Landscaping Code
	Parking and Access Code
	Reconfiguring a Lot Code
<b>APPLICABLE REFERRALS</b>	SARA (Clearing of Native Vegetation)

# 1 Proposal

## 1.1 Introduction

This application is for a Development Permit for the Reconfiguration of a Lot (Boundary Realignment, 3 into 3) over land at 965 Bilwon Rd, Biboohra Qld. 4880 formally known as Lot 18 on SP297295, 841 Bilwon Rd, Biboohra Qld. 4880 formally known as Lot 2 on SP297295 and 963 Bilwon Rd, Biboohra Qld. 4880 formally known as Lot 15 on SP180665, all lots being located within the Rural Zone of the Mareeba Shire LGA.

The application is classified as Code Assessable Development subject to compliance with the requirements of the relevant codes of the Mareeba Shire Planning Scheme (Alignment Amendment 2017) for the Reconfiguration of a Lot in the Rural Residential Zone as prescribed by Table 5.6.1. however, under Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural Zone), this application is raised to an *Impact level of assessment*.

## 1.2 Proposed Development

The proposed development is the realignment of the property boundaries between Lot 18 on SP297295, Lot 2 on SP297295 and Lot 15 on SP180665, resulting in the amalgamation of the portion of land belonging to Lot 2 segregated by access Easement B on SP297295 into Lot 15 on SP180665 and the amalgamation of access Easement B on SP297295 (benefitting Lot 18SP297295) into Lot 18 on SP297295.

As illustrated in **Figure 1**, the realignment will not involve the relocation of any existing boundaries. Part of the ROL will require the removal the section between points 1 and 2 on SP297295 measuring 95.94m for the amalgamation of the ~52,560m<sup>2</sup> parcel from Lot 2SP297295 into Lot 15SP180665, increasing Lot 15's area to a total of ~93,030m<sup>2</sup>. Additionally, the ROL will require the removal of the section between points 19 and 19a on SP297295 measuring 20.698m for the amalgamation of the 8,180m<sup>2</sup> easement parcel (BSP297295) into Lot 18SP297295, increasing Lot 18's area to a total of 320,880m<sup>2</sup>. The proposed ROL will reduce the area of Lot 2SP297295 from 394,460m<sup>2</sup> to ~333,720m<sup>2</sup>.

As the proposed realignment will involve the transfer by sale of the abovementioned portions of land from the land owner of Lot 2 to the land owner of Lot 15, the proposed Boundary Realignment is backed by a Statutory Agreement between the land owners of each lot. This application is accompanied by signed Owners Consent from each land owner.

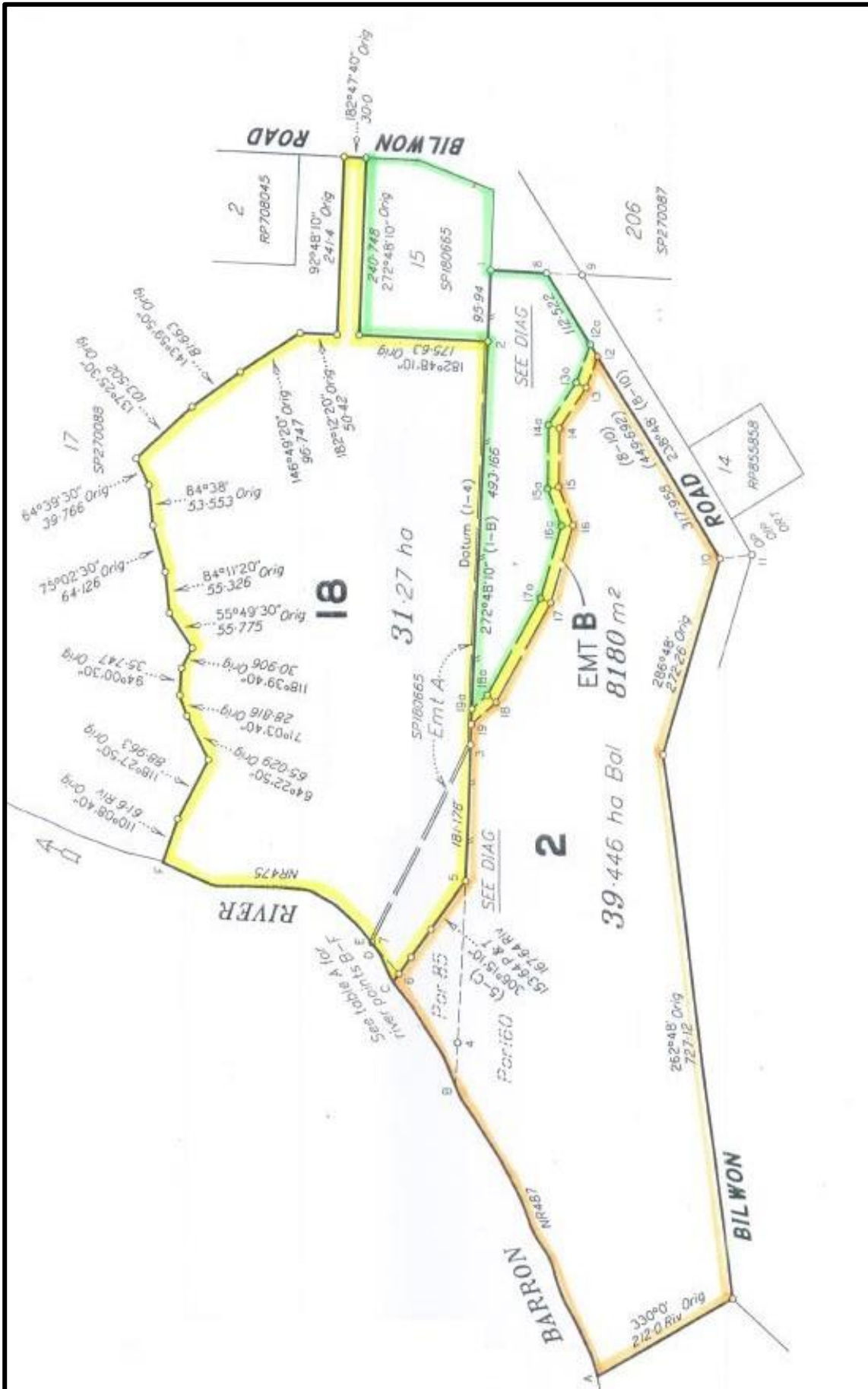


Figure 1: Proposed Boundary Realignment Plan.



### 1.3 Site and Locality

The proposal sites are situated on Bilwon Road which gain direct access to the Mulligan Highway and are located amongst multiple subdivisions of large Rural lots containing farmland or grazing land improved with Dwellings and associated Outbuildings.

**Lot 18** is zoned Rural and is currently utilized for cattle grazing purposes, being improved with a Dwelling House and associated Outbuildings. The site has frontage to Bilwon Road and is bound by the Barron River on the Rear Boundary and Rural allotments to the north and south with Lot 15 being situated between its eastern boundary and Bilwon Road. Lot 18 has 2 access points to Bilwon Road with the Easement access (BSP297295) having a 19.212m road frontage and the northern access point having a 30m road frontage. The site is moderately vegetated by native vegetation and contains the majority of an isolated hill which has a maximum height of 450m AHD. The site is burdened by Easement A on SP180665 which has an area of 3,348m<sup>2</sup>, benefiting Lot 15SP180665 for the security of its water supply line from the Barron River. The site benefits from Easement. B on SP297295 which has an area of 8,180m<sup>2</sup>, burdening Lot 2SP297295 for the security of all-weather access to Bilwon Road.

**Lot 2** is zoned Rural and is currently utilized for rural residential purposes, being improved with a Dwelling House and associated Outbuildings. The site has frontage to Bilwon Road and is bound by the Barron River on the Rear Boundary and Rural allotments to the north and south. Lot 2 has 1 access point to Bilwon Road having a 1506m road frontage. The site is moderately vegetated by native vegetation and contains a portion of the isolated hill which has its majority within Lot 18. The portion is segregated from the lot by Easement. B on SP297295 which has an area of 8,180m<sup>2</sup>, benefiting Lot 18SP297295 for the security of a constructed all-weather access to Bilwon Road.

**Lot 15** is zoned Rural and is currently utilized for rural residential purposes being improved with a Dwelling House and associated Outbuildings. The site has 1 access point to Bilwon Road to which it has a 290m frontage. The site is bound by Rural allotments to the north, west and south and is moderately vegetated by native vegetation. The site is benefits from Easement A on SP180665 which has an area of 3,348m<sup>2</sup>, burdening Lot 18SP295925 for the security of its water supply line from the Barron River.

The sites are affected by the Bushfire Hazard Overlay, Environmental Significance Overlay, Flood Hazard Overlay and Hill and Slope Overlay. The sites are not located within a Local Plan or Precinct.





**Figure 2:** Street view of the Easement access to Lot 18 off Bilwon Road (Google Maps).



**Figure 3:** Street view of the northern access to Lot 18 off Bilwon Road (Google Maps).

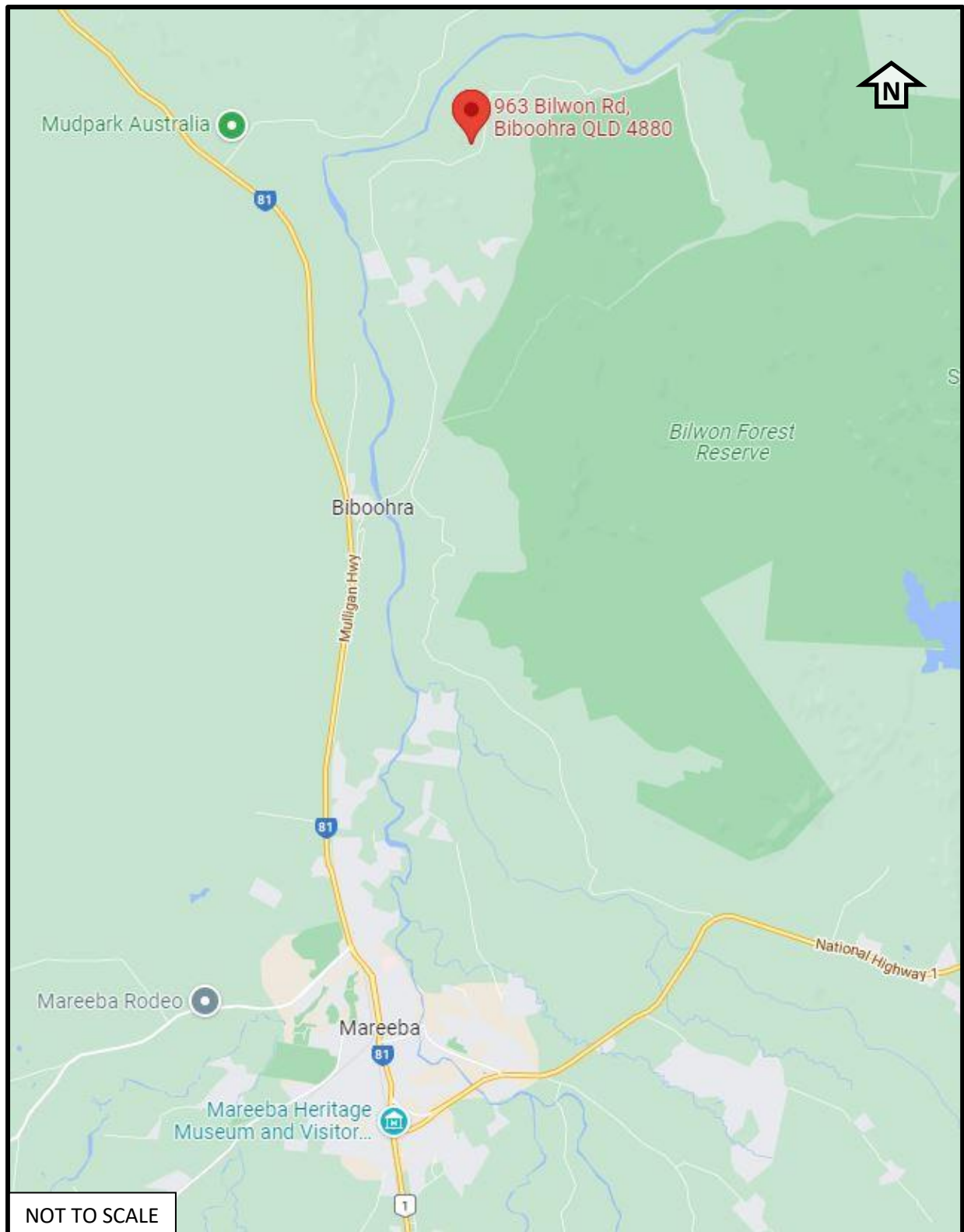




**Figure 4:** Street view of the access to Lot 2 off Bilwon Road (Google Maps).



**Figure 5:** Street view of the access to Lot 15 off Bilwon Road (Google Maps).



**Figure 6:** Development Site location map (Google Maps).

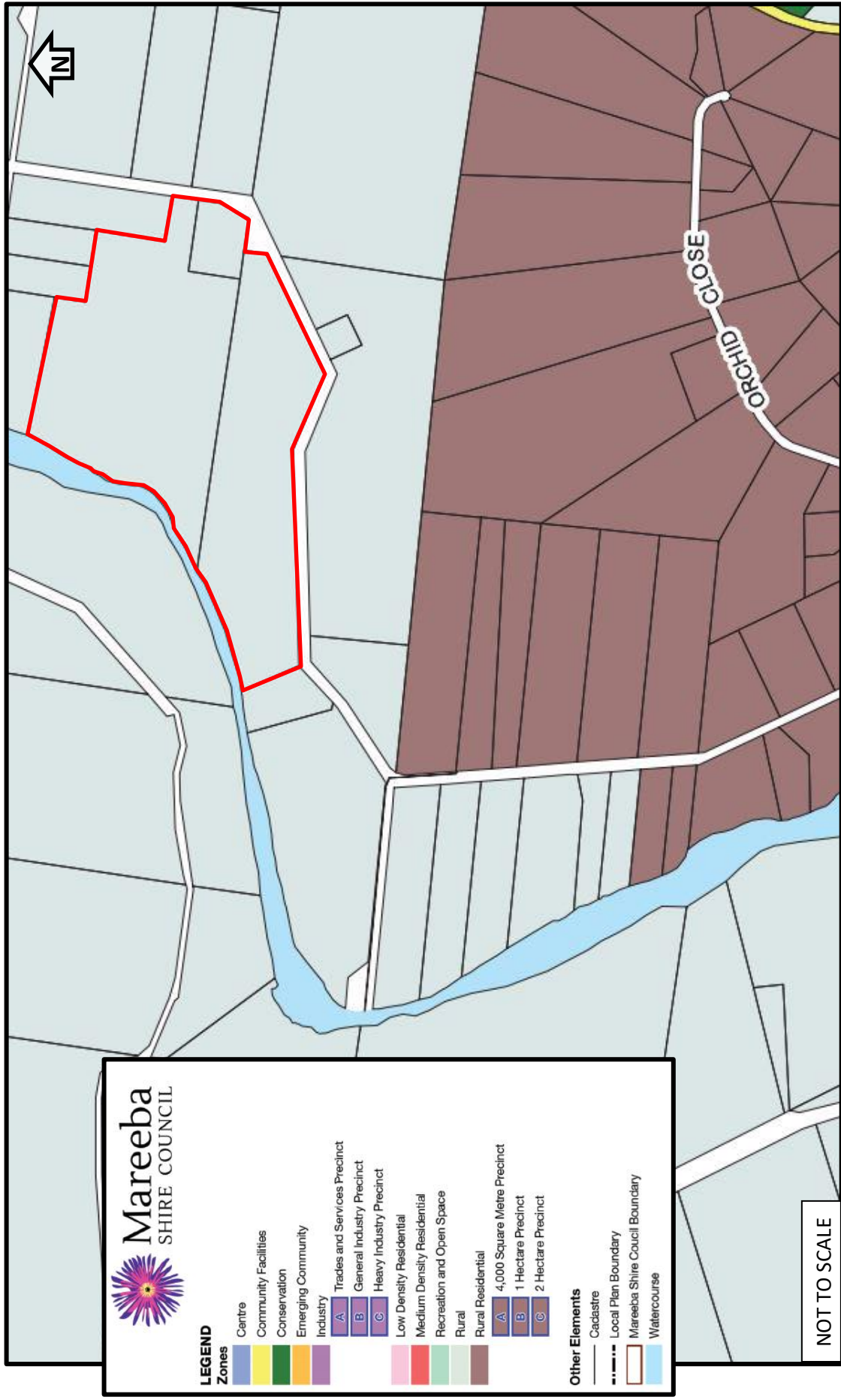


Figure 7: Development Site located in the Rural Zone.



## **2 Planning Considerations**

### **2.1 Compliance with Planning Scheme**

This site is located within the Rural Zone and mapped within several Overlays. The proposed development for a Boundary Realignment is Impact Assessable under Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural Zone), affecting the Mareeba Shire Planning Scheme (2017), being assessable against provisions of the following Codes;

- 6.2.9 Rural Zone Code
- 8.2.3 Bushfire Hazard Overlay Code
- 8.2.4 Environmental Significance Overlay Code
- 8.2.6 Flood Hazard 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

An assessment of the development proposal against the applicable Codes is provided in Appendix 1 – Code Assessment.

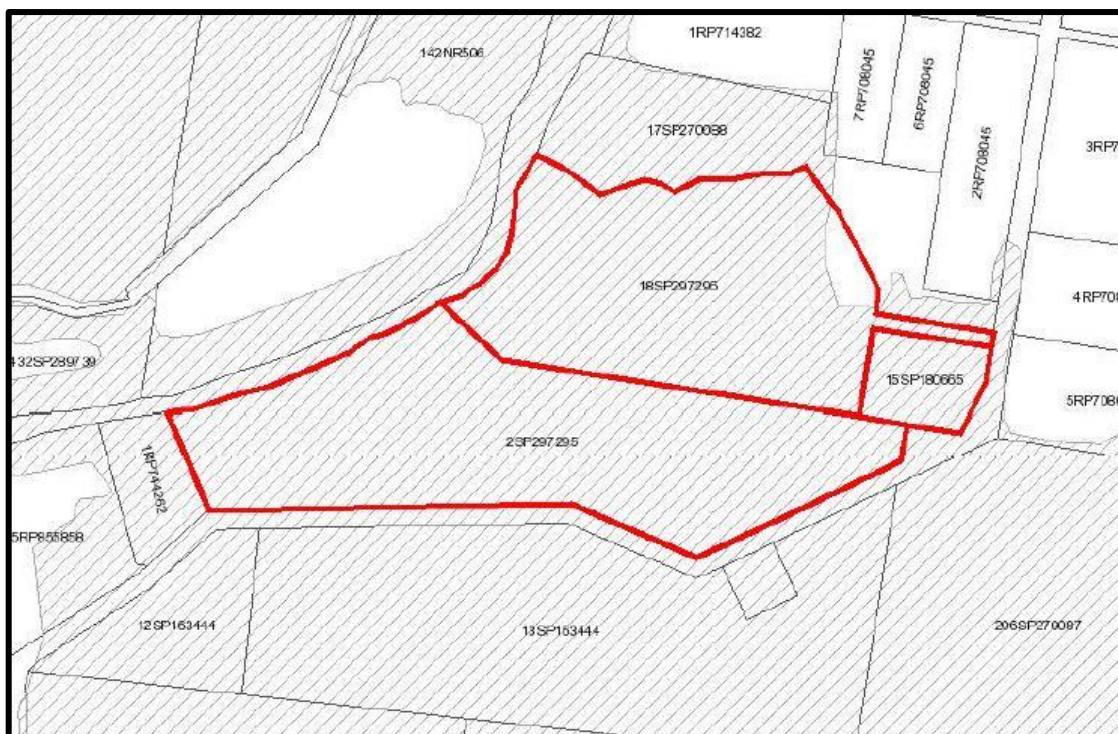
The site is not subject to a Local Plan and all relevant Policies are considered to be appropriately addressed in the relevant Planning Codes.

### **2.2 State agency referral items**

As the proposed reconfiguration involves lots with an area greater than 5ha and involves a created lot with an area less than 25ha and the sites being mapped with Category B of the Regulated Vegetation Management Map, this application for an ROL – Boundary Realignment (3 into 3 lots) triggers referral to SARA for assessment.

#### **State Code 16: Native Vegetation Clearing**

As the proposal sites are mapped within Category B of the Regulated Vegetation Management Map, this Development Application is assessed against the relevant provisions of State Code 16: Native Vegetation Clearing.



**Figure 8:** Category B Regulated Vegetation mapped over development sites (DAMS).

As prescribed by Table 16.1: Relevant code provisions for each type of development of SDAP (v3.0), State Code 16: Native Vegetation Clearing, the relevant provisions to the proposed ROL are found in Table 16.9 of State Code 16.

**Table 16.9: Material change of use and/or reconfiguring a lot for which there will be no clearing as a result of the material change of use or reconfiguring a lot.**

Performance outcomes	Acceptable outcomes
<p><b>PO93</b> Clearing as a result of a material change of use or clearing as a result of reconfiguring a lot does not occur.</p>	<p>No acceptable outcome is prescribed.</p>

The purpose of the proposed Boundary Realignment (3 into 3 lots) is for the amalgamation of the parcel of land on Lot 2SP297295 alienated by Easement B on SP297295 into Lot 15SP297295. The sole purpose of this proposed ROL is for the Boundary Realignment and no clearing of native vegetation whatsoever is required or proposed. Furthermore, Lot 18 and the segregated parcel of Lot 2 contain an isolated hill (450m AHD) which has no practical rural use and contains a moderate to low covering of mature and immature native vegetation often used for the release of native wildlife. As such, no vegetation clearing is proposed and the existing vegetation is preferred to be retained for the protection of the ecosystem and slope stabilization.

### 3 Planning Summary

The Proposed Development is for the Reconfiguration of a Lot - Boundary Realignment (3 into 3) over land at 965 Bilwon Rd. (18SP297295), 841 Bilwon Rd. (2SP297295) and 963 Bilwon Rd. (15SP180665), all lots being located within the Rural Zone of the Mareeba Shire LGA.

This application is classified as Impact Assessable Development against the relevant codes of the Mareeba Shire Planning Scheme (Alignment Amendment 2017) for the Reconfiguration of a Lot in the Rural Zone as prescribed by Table 5.6.1.

The proposed development is the realignment of the property boundaries between Lot 18 on SP297295, Lot 2 on SP297295 and Lot 15 on SP180665, resulting in the amalgamation of the portion of land belonging to Lot 2 segregated by access Easement B on SP297295 into Lot 15 on SP180665 and the amalgamation of access Easement B on SP297295 (benefitting Lot 18SP297295) into Lot 18 on SP297295.

The proposed Boundary Realignment is referable to SARA for Vegetation Management matters associated with the Reconfiguration of a Lot/s containing Category B Vegetation. An assessment of the development proposal against the applicable Codes is provided in Appendix 1 – Code Assessment.

### 4 Recommendation

It is the professional opinion of Scope Town Planning that the proposed Boundary Realignment over the development sites 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**

Senior Town Planner | **Scope** Town Planning

# 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>	James Portelli, Barry Portelli and Ani Strong c/- Scope Town Planning
Contact name <i>(only applicable for companies)</i>	Johnathan Burns (Scope Town Planning)
Postal address <i>(P.O. Box or street address)</i>	38 Kowa Street
Suburb	Mareeba
State	Qld.
Postcode	4880
Country	Aust.
Contact number	0450 781 841
Email address <i>(non-mandatory)</i>	jburns@scopetownplanning.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	22016

### 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
		965	Bilwon Road	Biboohra
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	18	SP297295	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		841	SP297295	Biboohra
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2	Bilwon Road	Mareeba Shire
c)	Unit No.	Street No.	Street Name and Type	Suburb
		963	Bilwon Road	Biboohra
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		15	SP180665	Mareeba Shire

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area



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

**5) Are there any existing easements over the premises?**

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

ROL, Boundary Realignment (3 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

**6.2) Provide details about the second development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

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

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

- |                        |  |
|------------------------|--|
| Material change of use | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input checked="" type="checkbox"/> Yes – complete division 2  |
| Operational work       | <input type="checkbox"/> Yes – complete division 3   |
| Building work          | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>                     |

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

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

3

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

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

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

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

**10.2) Will the subdivision be staged?**

- Yes – provide additional details below
- No

How many stages will the works include?

What stage(s) will this development application apply to?

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
18SP297295	312,700		
2SP297295	394,460		
15SP180665	40,470		
12.2) What is the reason for the boundary realignment?			
land segregated by easement			

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
BSP297295	19.2	~550m	Access	18SP297295
ASP180665	1.2	~780	Water supply	15SP180665

### Division 3 – Operational work

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

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

## PART 4 – ASSESSMENT MANAGER DETAILS

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

## PART 5 – REFERRAL DETAILS

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

**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

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

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

<b>19) Information request under Part 3 of the DA Rules</b>
<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
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</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			
<b>Environmentally relevant activities</b>			
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> 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 <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> 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.			
<b>Hazardous chemical facilities</b>			
23.2) Is this development application for a <b>hazardous chemical facility</b> ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> 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](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **Brothels**

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

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

### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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



### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://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	

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50566778	<b>Search Date:</b> 12/10/2022 06:39
<b>Date Title Created:</b> 04/08/2005	<b>Request No:</b> 42503282
<b>Previous Title:</b> 20579046	

**ESTATE AND LAND**

Estate in Fee Simple

LOT 15 SURVEY PLAN 180665  
Local Government: MAREEBA

**REGISTERED OWNER**

Dealing No: 708965576 09/09/2005

BARRY JOHN PORTELLI  
PETA ANN EMMERSON

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by Deed of Grant No. 20190037 (POR 85)
2. EASEMENT No 708854279 27/07/2005 at 10:47 benefiting the land over EASEMENT A ON SP180665
3. MORTGAGE No 717580245 17/10/2016 at 09:27 BENDIGO AND ADELAIDE BANK LIMITED A.B.N. 11 068 049 178
4. MORTGAGE No 722001046 28/09/2022 at 09:23 COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51132387	<b>Search Date:</b> 12/10/2022 06:39
<b>Date Title Created:</b> 31/01/2018	<b>Request No:</b> 42503282
<b>Previous Title:</b> 21338013, 50994653	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 297295

Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 720219537 20/08/2020

ANNI STRONG

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20190037 (POR 85)  
Deed of Grant No. 21218004 (POR 160)
2. EASEMENT No 718537554 24/01/2018 at 12:21  
burdening the land to  
LOT 18 ON SP297295  
OVER EASEMENT B ON SP297295

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51132388	<b>Search Date:</b> 12/10/2022 06:39
<b>Date Title Created:</b> 31/01/2018	<b>Request No:</b> 42503282
<b>Previous Title:</b> 50994653	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 18 SURVEY PLAN 297295  
Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 718537486 24/01/2018

JAMES JOHN PORTELLI

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20190037 (POR 85)
2. EASEMENT No 708854279 27/07/2005 at 10:47 burdening the land to LOT 15 ON SP180665 OVER EASEMENT A ON SP180665
3. EASEMENT No 718537554 24/01/2018 at 12:21 benefiting the land over EASEMENT B ON SP297295

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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

I, **Anni Strong**

as owner of the premises identified as follows:

**LOT 2 SP297295, Emt B SP297295**

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

**Scope Town Planning**

on the premises described above for:

**ROL - Boundary Realignment**

**11/10/2022**

**Anni Strong**

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

BARRY JOHN PORTELLI  
PETA ANN EMMERSON

as owner of the premises identified as follows:

LOT 15 SP180665  
963 BILWON RD, BIBOOTHRA

concerning the making of a development application under the Planning Act 2016:

Scope Town Planning

on the premises described above for:

RCU - Boundary Re-ignment

B. Portelli 11-10-22  
P. Emerson 11-10-22

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

I, **JAMES JOHN PORTELLI**

(Print full name)

as owner of the premises identified as follows:

(Insert correct address, or the new designation or categories of the premises the subject of the application)  
**LOT 18 ON SP 297295**

or location

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

**Scope Town Planning**

on the premises described above for:

**ROL - Boundary Reassignment**

**Jim J. Portelli** 16-10-22

(Print full name)

Date of signature

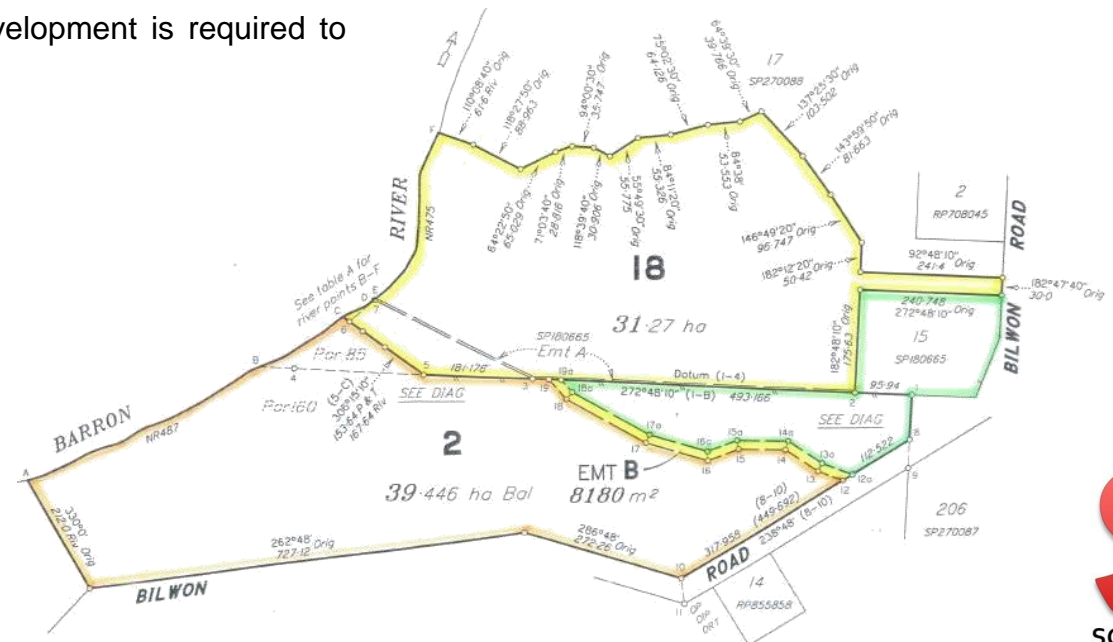


## Appendix 1: Assessment against the provisions of the Mareeba Shire Planning Scheme Codes

APPLICATION		PREMISES	
FILE NO:	22016	ADDRESS:	965, 841 & 963 Bilwon Rd, Biboohra Qld. 4880
APPLICANT:	Land Owners	RPD:	Lot 18 on SP297295, Lot 2 on SP297295 & Lot 15 on SP180665
LODGED BY:	Scope Town Planning	AREA:	Lot 18: 312,700m <sup>2</sup> , Lot 2: 394,460m <sup>2</sup> & Lot 15: 40,470m <sup>2</sup>
DATE LODGED:	October 2022	OWNER :	Lot 18: James Portelli, Lot 2: Anni Strong Lot 15: Barry Portelli and Peta Emmerson
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	ROL - Boundary Realignment (3 into 3 Lots)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme		
ZONE:	Rural Zone		
LEVEL OF ASSESSMENT:	Impact		
SUBMISSIONS:	n/a		

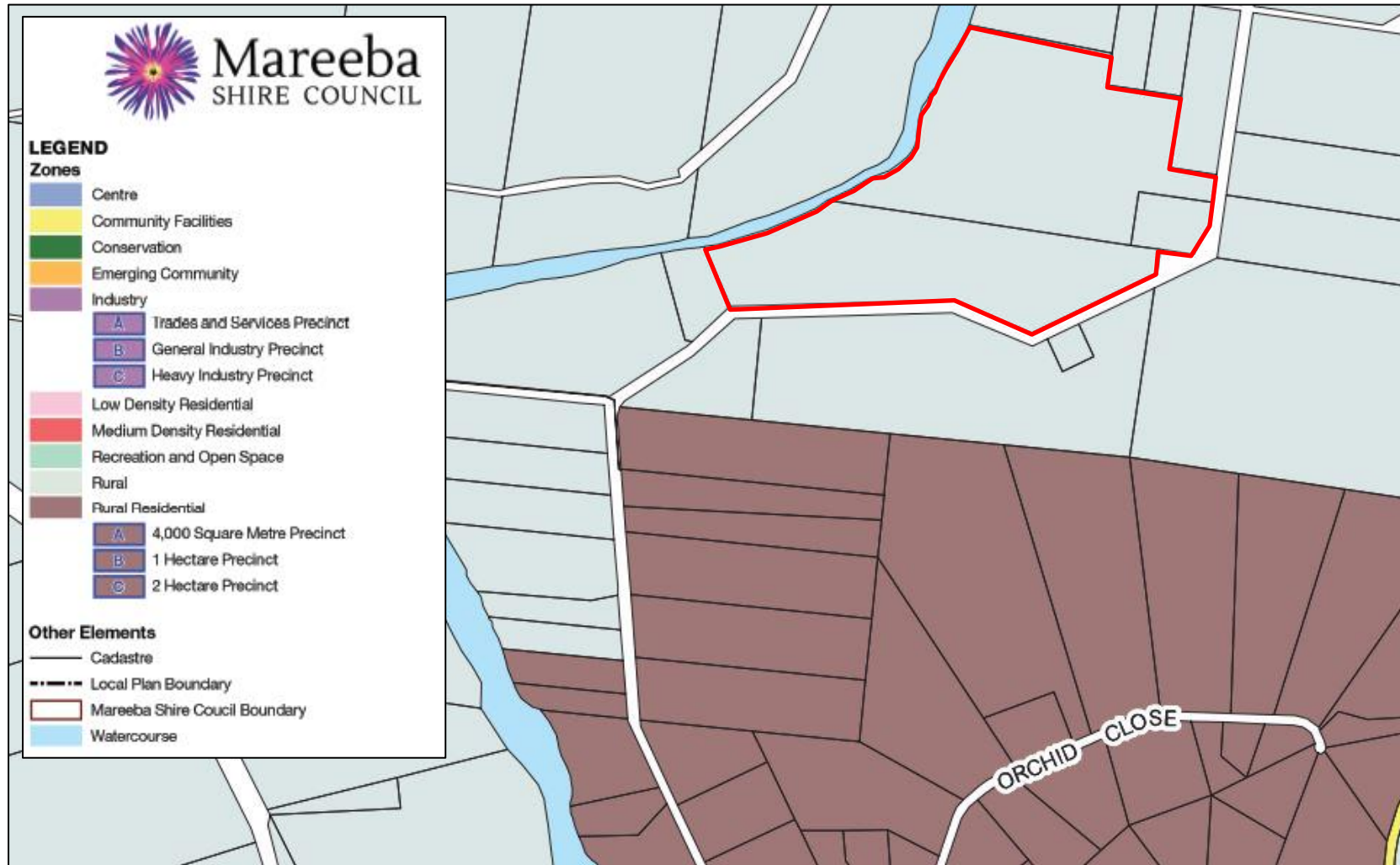
As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Criteria of the following Codes:

- 6.2.9 Rural Zone Code
- 8.2.3 Bushfire Hazard Overlay Code
- 8.2.4 Environmental Significance Overlay Code
- 8.2.6 Flood Hazard 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



## 6.2.9 Rural Zone Code

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



### 6.2.9.3 Criteria for assessment

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

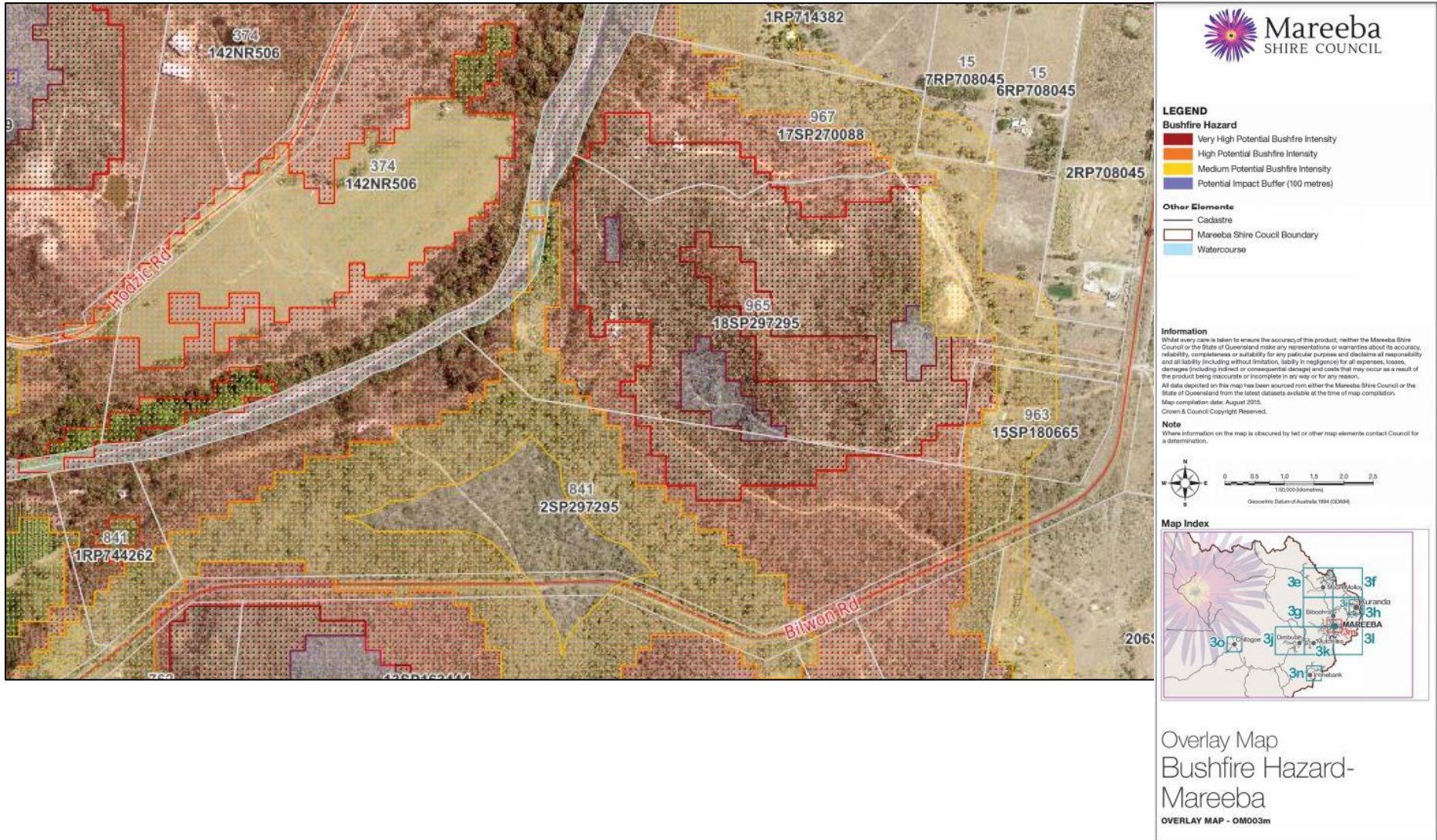
Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
	<b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
<b>Siting, where not involving a Dwelling house</b>		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) air circulation and access to natural breezes;</li> <li>(e) appearance of building bulk; and</li> <li>(f) relationship with road corridors.</li> </ul>	<b>AO2.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road; and</li> <li>(b) 10 metres from a boundary to an adjoining lot.</li> </ul>	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
	<b>AO2.2</b> Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.

	<p><b>AO2.3</b> Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</li> <li>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<p><b>Accommodation density</b></p>		
<p><b>PO3</b> The density of Accommodation activities:</p> <ul style="list-style-type: none"> <li>(a) respects the nature and density of surrounding land use;</li> <li>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</li> <li>(c) is commensurate to the scale and frontage of the site.</li> </ul>	<p><b>AO3.1</b> Residential density does not exceed one dwelling house per lot.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for:</p> <ul style="list-style-type: none"> <li>(a) a secondary dwelling; or</li> <li>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m<sup>2</sup>; or</li> <li>(c) Rural worker's accommodation.</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<p><b>For assessable development</b></p>		
<p><b>Site cover</b></p>		
<p><b>PO4</b> Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<p><b>AO4</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

<p><b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<b>Amenity</b>		
<p><b>PO6</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<p><b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

### 8.2.3 Bushfire Hazard Overlay Code

The development site is located within the Bushfire Hazard Overlay area of the Mareeba Shire Planning Scheme.



### 8.2.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water supply for fire-fighting purposes</b>		
<p><b>PO1</b> Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO1.1</b> Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p>	<p><b>n/a</b> The proposed Boundary Realignment does not require changes to the current existing fire fighting services infrastructure.</p>
	<p><b>AO1.2</b> Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> <li>(a) a separate tank; or</li> <li>(b) a reserve section in the bottom part of the main water supply tank; or</li> <li>(c) a dam; or</li> <li>(d) a swimming pool.</li> </ul> <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	<p><b>n/a</b> The proposed Boundary Realignment does not require changes to the current existing fire fighting services infrastructure.</p>

<b>For assessable development</b>		
<b>Land use</b>		
<p><b>PO2</b> Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) the bushfire risk compatibility of development;</li> <li>(b) the vulnerability of and safety risk to persons associated with the use; and</li> <li>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO2</b> All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) child care centre; or</li> <li>(b) community care centre; or</li> <li>(c) correctional facility; or</li> <li>(d) educational establishment; or</li> <li>(e) emergency services; or</li> <li>(f) hospital; or</li> <li>(g) residential care facility; or</li> <li>(h) retirement facility; or</li> <li>(i) rooming accommodation; or</li> <li>(j) shopping centre; or</li> <li>(k) tourist park; or</li> <li>(l) tourist attraction.</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No buildings associated with the uses listed in AO2 are proposed in this application.</p>
<b>Lot design</b>		
<p><b>PO3</b> Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> <li>(a) is responsive to the nature and extent of bushfire risk; and</li> <li>(b) allows efficient emergency access to buildings for fire-fighting appliances.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO3.1</b> No new lots are created.</p> <p>OR</p> <p><b>AO3.2</b> All lots include a building envelope that achieves a radiant heat flux level of 29kW/m<sup>2</sup> at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m<sup>2</sup> is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only and no new lots are created.</p>

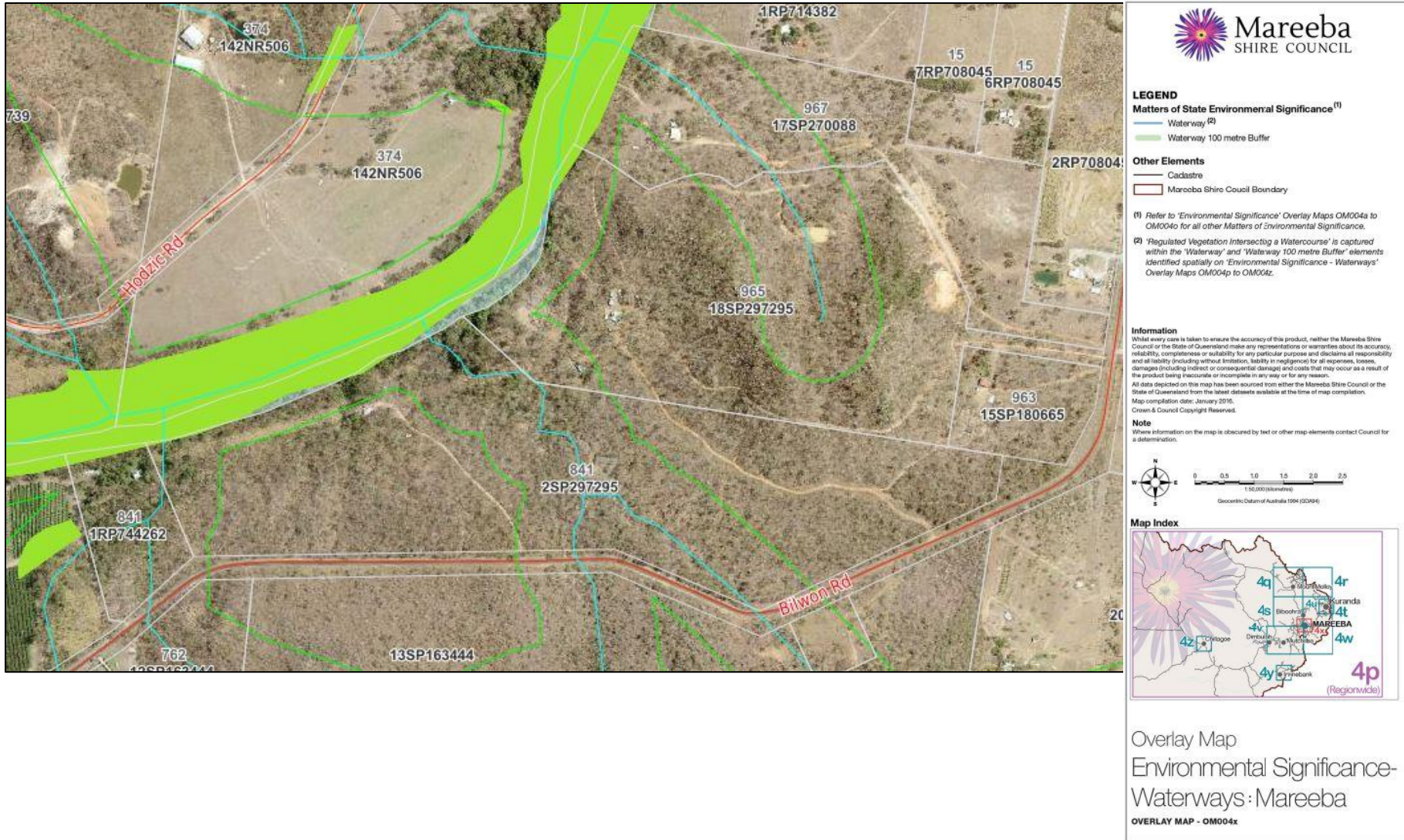


<b>Firebreaks and access</b>		
<p><b>PO4</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> <li>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</li> <li>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</li> <li>(c) providing for the separation of developed areas and adjacent bushland.</li> </ul> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</li> <li>ii. the minimum cleared width not less than 6 metres;</li> <li>iii. the formed width is not less than 2.5 metres;</li> <li>iv. the formed gradient is not greater than 15%;</li> <li>v. vehicular access is provided at both ends;</li> <li>vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO4.1</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, roads are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) with a maximum gradient of 12.5%;</li> <li>(b) to not use cul-de-sacs; and</li> <li>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p><b>AO4.2</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, firebreaks are provided:</p> <ul style="list-style-type: none"> <li>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</li> <li>(b) a minimum cleared width of 20 metre;</li> <li>(c) a maximum gradient of 12.5%; and</li> <li>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul>	<p><b>Complies</b> Existing site access is sufficient and will be retained. No additional site access points are proposed.</p> <p><b>Complies</b> Development is for a Boundary Realignment (ROL) only – non new lots are created.</p> <p>No new firebreaks are proposed in this application as the existing firebreaks are sufficiently located.</p>
<b>Hazardous materials</b>		
<p><b>PO5</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO5</b> The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No processing or storage of dangerous goods or hazardous materials is proposed.</p>

<b>Landscaping</b>		
<p><b>PO6</b> Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> <li>(a) fire ecology;</li> <li>(b) slope of site; and</li> <li>(c) height and mix of plant species.</li> </ul> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No additional landscaping is proposed.</p>
<b>Infrastructure</b>		
<p><b>PO7</b> Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO7</b> The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> <li>(a) water supply;</li> <li>(b) sewer;</li> <li>(c) electricity;</li> <li>(d) gas; and</li> <li>(e) telecommunications</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No additional infrastructure is proposed.</p>
<b>Private driveways</b>		
<p><b>PO8</b> All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO8</b> Private driveways:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60 metres from the street frontage;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5 metres;</li> <li>(d) have a minimum vertical clearance of 4.8 metres;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than three dwellings or buildings.</li> </ul>	<p><b>Complies</b> Existing site access is sufficient and will be retained. No additional site access points are proposed.</p>

## 8.2.4 Environmental Significance Overlay Code

The development site is located within the Environmental Significance Overlay area of the Mareeba Shire Planning Scheme.



### 8.2.4.3 Criteria for assessment

**Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Regulated vegetation</b>		
<p><b>PO1</b> Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</li> <li>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</li> <li>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</li> <li>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO1</b> No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p><b>Complies</b> No clearing of native vegetation is proposed.</p>

<p><b>PO2</b> Development on sites adjacent to areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> <li>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</li> <li>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</li> <li>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO2</b> Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only and does not involve any works located adjacent to any 'Regulated vegetation' mapped areas.</p>
<b>Regulated vegetation intersecting a watercourse</b>		
<p><b>PO3</b> Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.2</b> No clearing of native vegetation is undertaken within the minimum setback identified at <b>AO3.1</b>.</p>	<p><b>Complies</b> No clearing of native vegetation is proposed.</p>

<b>Waterways and wetlands</b>		
<p><b>PO4</b>                      'High ecological significance wetlands' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO4.1</b>                      A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	<p><b>Complies</b>                      Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.2</b>                      A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p><b>n/a</b>                      Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.3</b>                      No stormwater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	<p><b>Complies</b>                      Development is for a Boundary Realignment (ROL) only.</p> <p>Proposed Lots will discharge overland rainwater runoff to the existing drainage channels.</p>

	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.4</b> No wastewater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only.</p>
<p><b>For assessable development</b></p>		
<p><b>Wildlife Habitat</b></p>		
<p><b>PO5</b> Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</li> <li>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</li> <li>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</li> </ul> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

<b>Legally secured offset areas</b>		
<p><b>PO6</b> Development within a 'Legally secured offset area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> The development site does not contain any 'Legally secured offset' mapped areas.</p>
<b>Protected areas</b>		
<p><b>PO7</b> Development within a 'Protected area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> <li>(a) supports the inherent ecological and community values of the Protected Area asset;</li> <li>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> The development site does not contain any mapped 'Protected areas'.</p>



<b>Ecological corridors and Habitat linkages</b>		
<p><b>PO8</b> Development located:</p> <p>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> The development site is located within the Rural Zone.</p> <p>The proposed ROL – Boundary Realignment does not affect any ‘Ecological corridor’ or a ‘Habitat linkage’ areas.</p>

**Table 8.2.4.3B - Setback and buffer distances from waterways**

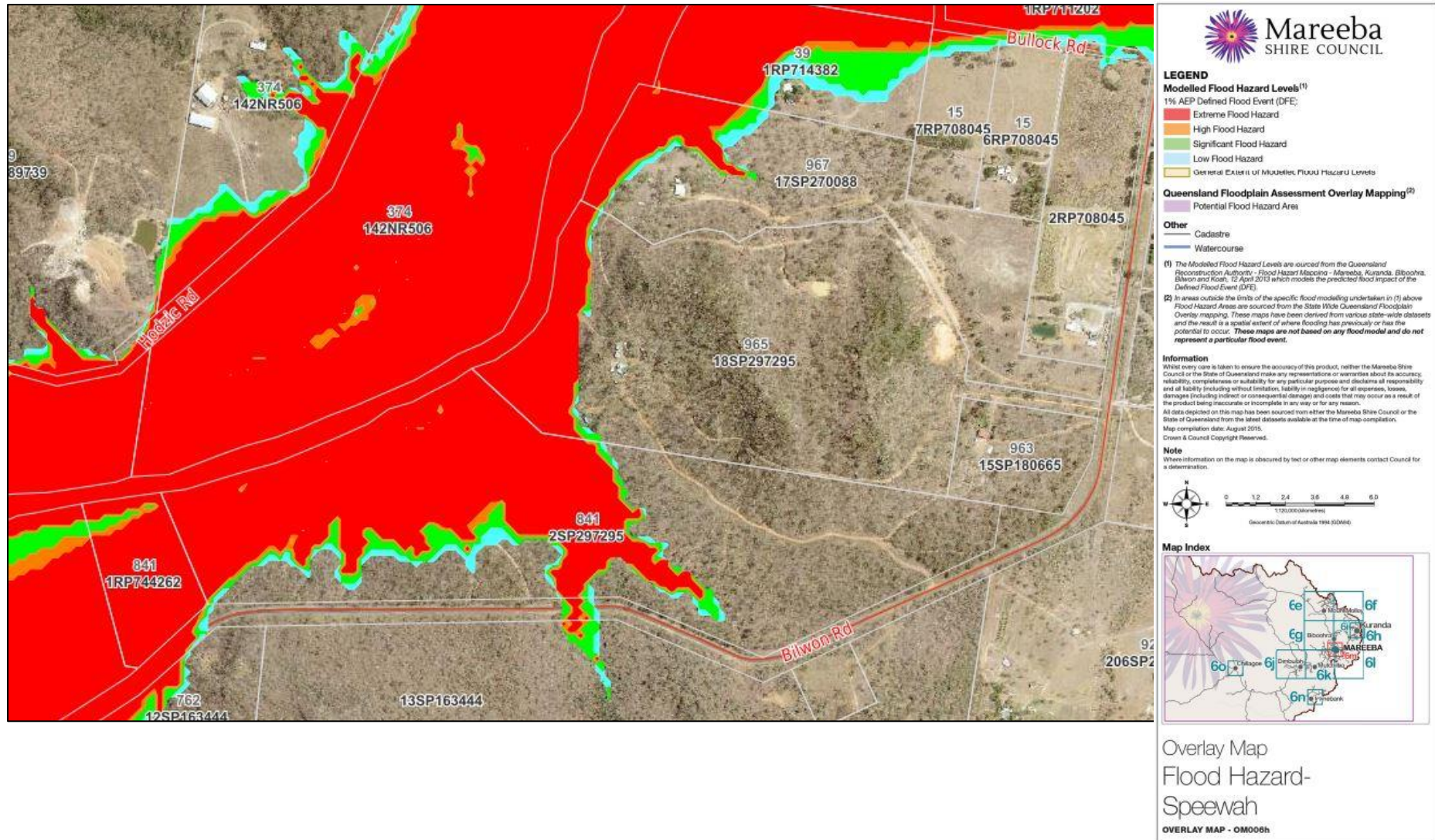
<b>Stream order</b>	<b>Setback and buffer from waterways</b>
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note—The steam order of a ‘waterway’ is to be determined on a case by case basis.



## 8.2.6 Flood Hazard Overlay Code

The development site is located within the Flood Hazard Overlay area of the Mareeba Shire Planning Scheme.



### 8.2.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>All flood hazard areas</b>		
<p><b>PO1</b> Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.</p>	<p><b>AO1</b> The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b>; or (b) is located above the defined flood level plus 0.3 metre freeboard.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No processing or storage of dangerous goods or hazardous materials is proposed.</p>
<p><b>PO2</b> Essential community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO2</b> Design levels for buildings must comply with the flood immunity standards specified in <b>Table 8.2.6.3.B</b> and <b>Table 8.2.6.3.C</b> where within a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any community infrastructure.</p>
<b>Extreme flood hazard area</b>		
<p><b>PO3</b> Development, where involving a Material change of use within an 'Extreme flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>, is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and</p>	<p><b>AO3.1</b> Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the <b>Flood hazard overlay maps (OM006a-o)</b>: (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m<sup>2</sup>; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

<p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p><b>AO3.2</b> Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve sport and recreation activities.</p>
<p><b>PO4</b> Development is located and designed to: (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level; (e) reduce property damage; and (f) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in: i. gross floor area; or ii. the number of dwellings or bedrooms on the premises.</p>	<p><b>AO4.1</b> Buildings, including extensions to existing buildings, are: (a) not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>; or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO4.2</b> All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO4.3</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>

	<p><b>AO4.4</b> Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for the purposes of public open space.</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only.  No new lots are created.</p>
<p><b>PO5</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.</p>	<p><b>AO5</b> Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No earthworks are proposed.</p>
<b>High flood hazard area</b>		
<p><b>PO6</b> Development, where for a Material change of use within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM-006a-o)</b>, is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and</p>	<p><b>AO6.1</b> Uses within the following activity groups are not located within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>: (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone; (b) Community activities except where for a Club with a maximum gross floor area of 100m<sup>2</sup>; (c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

<p>capabilities.</p>	<p><b>AO6.2</b> Sport and recreation activities are not located within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve sport and recreation activities.</p>
<p><b>PO7</b> Development is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p><b>AO7.1</b> Buildings, including extensions to existing buildings are: (a) not located within the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>; or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.  OR</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO7.2</b> Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO7.3</b> All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any building work.</p>

	<p><b>AO7.4</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO7.5</b> New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO7.6</b> Dwellings do not exceed four bedrooms.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO7.7</b> Building work on an existing dwelling does not comprise additional bedrooms.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any building work.</p>
	<p><b>AO7.8</b> Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any building work.</p>
	<p><b>AO7.9</b> Development does not increase the number of lots in the 'High flood hazard area; as identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for the purposes of public open space.</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only.  No new lots are created.</p>

<p><b>PO8</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> <li>(a) flood storage capacity of land;</li> <li>(b) flood conveyance function of land;</li> <li>(c) flood and drainage channels;</li> <li>(d) overland flow paths; and</li> <li>(e) flood warning times.</li> </ul>	<p><b>AO8</b> Filling above ground level is not undertaken in the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No earthworks are proposed.</p>
<p><b>Significant flood hazard area</b></p>		
<p><b>PO9</b> Development, involving a Material change of use, within a 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b> is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) likelihood and frequency of flooding;</li> <li>(b) flood risk acceptability of development;</li> <li>(c) vulnerability of and safety risk to persons associated with the use;</li> <li>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</li> <li>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</li> </ul>	<p><b>AO9</b> The following uses are not located within a 'Significant flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) Residential care facility;</li> <li>(b) Retirement facility;</li> <li>(c) Child care centre;</li> <li>(d) Hospital; or</li> <li>(e) Community use.</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>



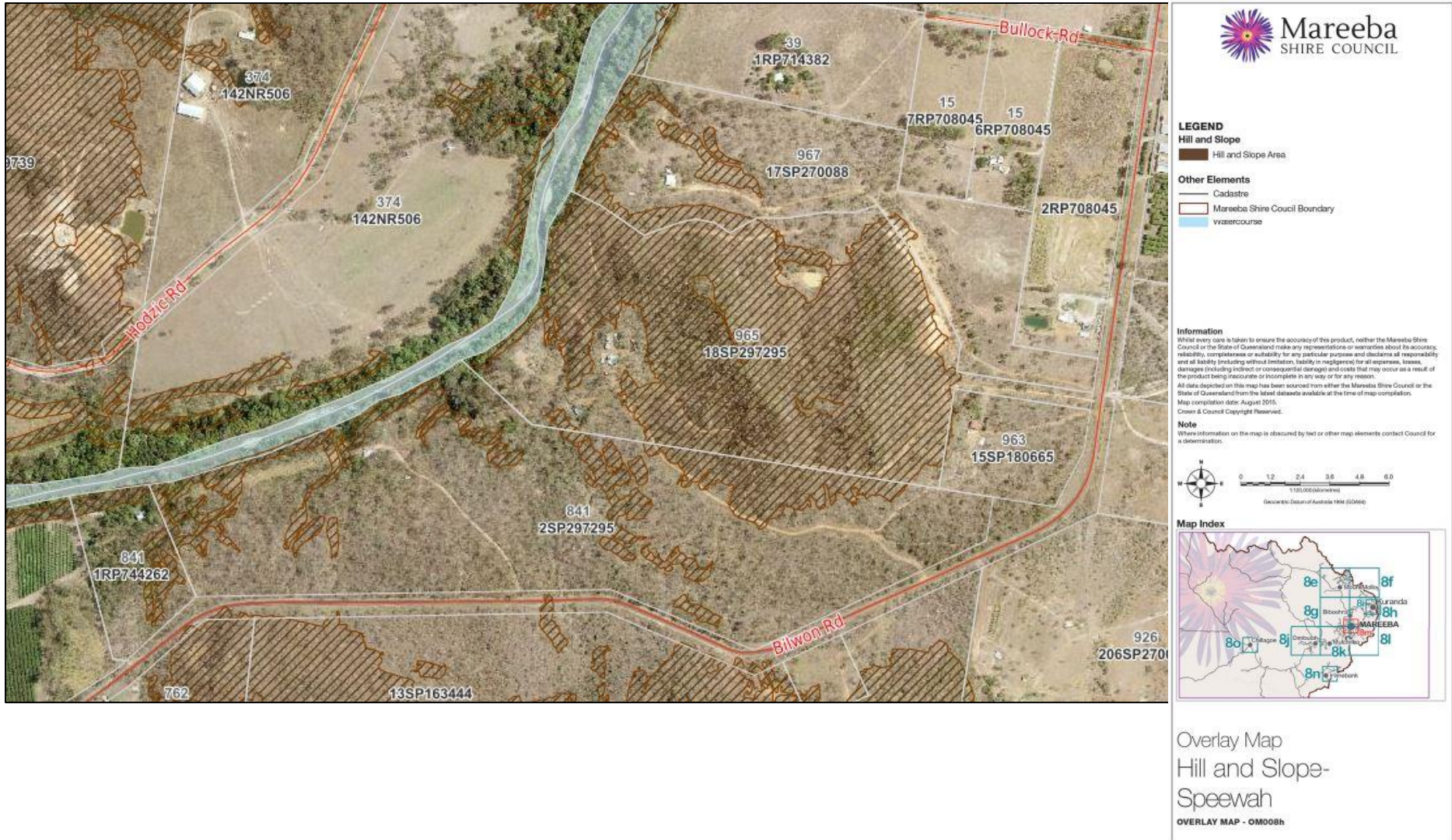
<b>Significant flood hazard area, Low flood hazard area or Potential flood hazard area</b>		
<p><b>PO10</b> Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</li> <li>(e) reduce the carriage of debris in flood waters;</li> <li>(f) reduce property damage; and</li> <li>(g) provide flood immune access to buildings.</li> </ul> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p><b>AO10.1</b> Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> <li>(a) elevated above the defined flood level; and</li> <li>(b) the defined flood event does not exceed a depth of 600mm; and</li> <li>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.</li> </ul> <p>OR</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any building work.</p>
	<p><b>AO10.2</b> Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood level where for the following components of the use:</p> <ul style="list-style-type: none"> <li>(a) administrative areas; or</li> <li>(b) services, plant and equipment associated with the building.</li> </ul> <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any buildings.</p>
	<p><b>AO10.3</b> All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any building work.</p>

<p><b>PO11</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> <li>(a) flood storage capacity of land;</li> <li>(b) flood conveyance function of land;</li> <li>(c) flood and drainage channels;</li> <li>(d) overland flow paths; and</li> <li>(e) flood warning times.</li> </ul>	<p><b>AO11</b> Development does not involve in excess of 50m<sup>3</sup> of fill above ground level per 1,000m<sup>2</sup> of site area.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No earthworks are proposed.</p>
<p><b>For assessable development</b></p>		
<p><b>Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.</b></p>		
<p><b>PO12</b> Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <ul style="list-style-type: none"> <li>(a) indicates the position and path of all safe evacuation routes off the site; and</li> <li>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</li> </ul> <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay map (OM006a-o)</b> is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p><b>AO12</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only and does not involve any new gross floor area or increases the number of persons living, working or residing on the site.</p>

Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p><b>PO13</b> Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</li> <li>(e) reduce the carriage of debris in flood waters;</li> <li>(f) reduce property damage; and</li> <li>(g) provide flood immune access to buildings.</li> </ul> <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the <b>Flood hazard overlay maps (OM006a-o)</b> and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> <b>Development</b> is for a Boundary Realignment (ROL) only and does not involve any new gross floor area or increases the number of persons living, working or residing on the site.</p> <p>The existing hydrological function of the premises will be maintained.</p>

## 8.2.8 Hill and Slope Overlay Code

The development site is located within the Hill and Slope Overlay area of the Mareeba Shire Planning Scheme.



### 8.2.8.3 Criteria for assessment

**Table 8.2.8.3 – Hill and slope overlay code - For assessable development**

Performance outcomes	Acceptable outcomes	Comment
<b>For assessable development</b>		
<b>Slope stability</b>		
<p><b>PO1</b> Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>, a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <p>(a) the long term stability of the development site;</p> <p>(b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and</p> <p>(c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.</p>	<p><b>AO1</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No clearing of native vegetation is proposed.</p> <p>No building work is proposed.</p> <p>No earthworks are proposed.</p>
<p><b>PO2</b> Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> having regard to:</p> <p>(a) the nature and scale of the proposed use;</p> <p>(b) the gradient of the land;</p> <p>(c) the extent of land disturbance proposed;</p>	<p><b>AO2.1</b> Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>.</p>	<p><b>n/a</b> Development does not involve a Child care centre or Educational establishment.</p>
	<p><b>AO2.2</b> Development is not located on land with a gradient of greater than 25%.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

<p>(d) stormwater discharge and its potential for erosion.</p>	<p><b>AO2.3</b> No lot less than 2,000m<sup>2</sup> is created in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>.</p> <p>Note – Where a minimum lot size of less than 2,000m<sup>2</sup> applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No new lots are created.</p>
<p><b>Community infrastructure and essential services</b></p>		
<p><b>PO3</b> Community infrastructure and essential services located within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> are able to function effectively during and immediately after landslide events.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only.</p> <p>Community infrastructure and essential services are not affected.</p>

## 9.4.2 Landscaping code

### 9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(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.</li> </ul> <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><b>n/a</b> Development is for a Boundary Realignment (ROL) in the Rural Zone.</p>

<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <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><b>n/a</b> Development is for a Boundary Realignment (ROL) in the Rural Zone.</p>
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>
	<p><b>AO3.3</b> 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><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>



<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>:                             <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> <li>(a) is suitable for the intended purpose and local conditions;</li> <li>(b) contributes to the natural character of the Shire;</li> <li>(c) includes native species;</li> <li>(d) includes locally endemic species, where practical; and</li> <li>(e) does not include invasive plants or weeds.</li> </ul>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>
	<p><b>AO5.2</b> 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.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>
<p><b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>AO6.1</b> Tree planting is a minimum of</p> <ul style="list-style-type: none"> <li>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</li> <li>(b) 4 metres from any inspection chamber.</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>

	<p><b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>
	<p><b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: (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.</p>	<p><b>n/a</b> Development site does not adjoin an electricity substation boundary.</p>
<p><b>For assessable development</b></p>		
<p><b>PO7</b> Landscaping areas are designed to: (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>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new landscaping is required.</p>

## 9.4.3 Parking and access code

### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Car parking spaces</b>		
<p><b>PO1</b> 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"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<b>Vehicle crossovers</b>		
<p><b>PO2</b> Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO2.1</b> 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><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
<b>PO3</b> 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.	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
<b>For assessable development</b>		
<b>Parking area location and design</b>		
<b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
	<b>AO4.2</b> 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.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.

	<p><b>AO4.4</b>                  Parking and any set down areas are:                  (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>	<p><b>n/a</b>                  Development is for a Boundary Realignment (ROL) only.</p>
<p><b>Site access and manoeuvring</b></p>		
<p><b>PO5</b>                  Access to, and manoeuvring within, the site is designed and located to:                  (a) ensure the safety and efficiency of the external road network;                  (b) ensure the safety of pedestrians;                  (c) provide a functional and convenient layout; and                  (d) accommodate all vehicles intended to use the site.</p>	<p><b>AO5.1</b>                  Access and manoeuvrability is in accordance with :                  (a) AS28901 – Car Parking Facilities (Off Street Parking); and                  (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>	<p><b>n/a</b>                  Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO5.2</b>                  Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<p><b>n/a</b>                  Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO5.3</b>                  Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p><b>n/a</b>                  Development is for a Boundary Realignment (ROL) only.</p>

	<p><b>AO5.4</b> Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<p><b>PO6</b> Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.</p>	<p><b>n/a</b> Development is not for a Tourist Park.</p>
	<p><b>AO6.2</b> 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: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.</p>	<p><b>n/a</b> Development is not for a Tourist Park.</p>
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO6.5</b> 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><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

	<p><b>AO6.6</b> 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><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO6.7</b> 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><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<b>Servicing</b>		
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b>.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
<b>Maintenance</b>		
<p><b>PO8</b> Parking areas are used and maintained for their intended purpose.</p>	<p><b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
<b>End of trip facilities</b>		
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D.</b>	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D.</b>	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
<b>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</b>		
<b>PO10</b> 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.	<b>AO10</b> 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.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.
<b>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</b>		
<b>PO11</b> 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.	<b>AO11</b> 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.	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.



## 9.4.4 Reconfiguring a lot Code

### 9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Area and frontage of lots</b>			
<p><b>PO1</b> Lots include an area and frontage that:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the design of lots in the surrounding area;</li> <li>(b) allows the desired amenity of the zone to be achieved;</li> <li>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</li> <li>(d) allow the site to be provided with sufficient access;</li> <li>(e) considers the proximity of the land to:                             <ul style="list-style-type: none"> <li>(i) centres;</li> <li>(ii) public transport services; and</li> <li>(iii) open space; and</li> </ul> </li> <li>(f) allows for the protection of environmental features; and</li> <li>(g) accommodates site constraints.</li> </ul>	<p><b>AO1.1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b>.</p>	✓	<p><b>Complies with PO1</b> Development is for a Boundary Realignment (ROL) only.</p> <p>The proposed lot reconfiguration is consistent with the design of lots in the surrounding area, allows the desired amenity of the zone to be achieved, is able to accommodate all buildings, structures and works associated with the intended land use, allows the site to be provided with sufficient access, considers the proximity of the land to centres, public transport services and open space, allows for the protection of environmental features and accommodates site constraints.</p>
<b>Existing buildings and easements</b>			
<p><b>PO2</b> Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <ul style="list-style-type: none"> <li>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</li> <li>(b) any continuing use is not compromised by</li> </ul>	<p><b>AO2.1</b> Each land use and associated infrastructure is contained within its individual lot.</p>	✓	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only.</p> <p>All existing land uses and associated infrastructure is contained within the proposed lots.</p>

the reconfiguration.	<b>AO2.2</b> All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	✓	<b>Complies</b> Development is for a Boundary Realignment (ROL) only.  All existing buildings and structures will be retained and comply with setback requirements.
<b>PO3</b> Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	<b>AO3</b> No acceptable outcome is provided.	✓	<b>Complies</b> Development is for a Boundary Realignment (ROL) only.  The existing Easements (Emt. B on SP297295 and A on SP180665) will be retained and are not compromised by the proposed ROL.
<b>Boundary realignment</b>			
<b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	<b>AO4</b> No acceptable outcome is provided.	✓	<b>Complies</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.
<b>Access and road network</b>			
<b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	<b>AO5</b> No acceptable outcome is provided.	✓	<b>Complies</b> Development is for a Boundary Realignment (ROL) only.  No additional access ways are proposed.

<p><b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> <li>(a) is consistent with that provided in the surrounding area;</li> <li>(b) maximises efficiency and safety; and</li> <li>(c) is consistent with the nature of the intended use of the lot.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p><b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No additional access ways are proposed.</p>
<p><b>PO7</b> Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intended use of the lots;</li> <li>(b) the existing use of surrounding land;</li> <li>(c) the vehicular servicing requirements of the intended use;</li> <li>(d) the movement and turning requirements of B-Double vehicles.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p><b>n/a</b> The site is not located in the Industry Zone.</p>
<b>Rear lots</b>			
<p><b>PO8</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>n/a</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.</p>	<p>n/a</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>
	<p><b>AO8.3</b> Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul>	<p>n/a</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p>

	<p><b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	n/a	n/a Development is for a Boundary Realignment (ROL) only.
	<p><b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	n/a	n/a Development is for a Boundary Realignment (ROL) only.  No new lots are created.
	<p><b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.</p>	n/a	n/a Development is for a Boundary Realignment (ROL) only.
<b>Crime prevention and community safety</b>			
<p><b>PO9</b> 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.</p>	<p><b>AO9</b> No acceptable outcome is provided.</p>	✓	<p><b>Complies</b> The proposed Boundary Realignment does not compromise public safety nor increase potential crime.</p>
<b>Pedestrian and cycle movement network</b>			
<p><b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO10</b> No acceptable outcome is provided.</p>	✓	<p><b>Complies</b> The proposed Boundary Realignment does not compromise pedestrian movement or cycle routes.</p>

<b>Public transport network</b>			
<p><b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p> <p>(b) appropriately treats the common boundary with the future corridor; and</p> <p>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</p>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> The site does not include nor adjoin any future public transport corridors or sites.</p>
<b>Residential subdivision</b>			
<p><b>PO12</b> Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p><b>AO12</b> No acceptable outcome is provided.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No new lots are created.</p>
<b>Rural residential zone</b>			
<p><b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m2 precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.</p> <p>No new lots are created.</p>

<b>Additional provisions for greenfield development only</b>			
<p><b>PO14</b> The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> <li>(a) site context</li> <li>(b) site characteristics</li> <li>(c) setting</li> <li>(d) landmarks</li> <li>(e) natural features; and</li> <li>(f) views.</li> </ul>	<p><b>AO14</b> No acceptable outcome provided.</p>	n/a	n/a The proposed development is not a greenfield development.
<p><b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	n/a	n/a The proposed development is not a greenfield development.
<p><b>PO16</b> The road network is designed to:</p> <ul style="list-style-type: none"> <li>(a) minimise the number of cul-de-sacs;</li> <li>(b) provide walkable catchments for all residents in cul-de-sacs; and</li> <li>(c) include open cul-de-sacs heads.</li> </ul> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p><b>AO16</b> No acceptable outcome provided.</p>	n/a	n/a The proposed development is not a greenfield development.
<p><b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p><b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	n/a	n/a The proposed development is not a greenfield development.
<p><b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p><b>AO18</b> No acceptable outcome provided.</p>	n/a	n/a The proposed development is not a greenfield development.

<p><b>PO19</b> Provision is made for sufficient open space to:</p> <p>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p>	<p><b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.</p>	n/a	n/a The proposed development is not a greenfield development.
	<p><b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	n/a	n/a The proposed development is not a greenfield development.
<p><b>PO20</b> 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><b>AO20</b> No acceptable outcome is provided.</p>	n/a	n/a The proposed development is not a greenfield development.

## 9.4.5 Works, Services and Infrastructure Code

### 9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<b>AO1.1</b> 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: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul>	n/a	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No new lots are created.  No new infrastructure is required or proposed.
	<b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: <ul style="list-style-type: none"> <li>(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</li> <li>(b) on-site water storage tank/s:               <ul style="list-style-type: none"> <li>i. with a minimum capacity of 90,000L;</li> <li>ii. fitted with a 50mm ball valve with a camlock fitting; and</li> <li>iii. which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	n/a	<b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No new lots are created.  No new infrastructure is required or proposed.



<b>Wastewater disposal</b>			
<p><b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO2.1</b> 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"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.</p> <p>No new lots are created.</p> <p>No new infrastructure is required or proposed.</p>
	<p><b>AO2.2</b> 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"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.</p> <p>No new lots are created.</p> <p>No new infrastructure is required or proposed.</p>
<b>Stormwater infrastructure</b>			
<p><b>PO3</b> 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><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.</p> <p>No new lots are created.</p> <p>No new infrastructure is required or proposed.</p>
	<p><b>AO3.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.</p> <p>No new infrastructure is required or proposed.</p>

<b>Electricity supply</b>			
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity.</p>	<p><b>AO4</b> The premises: (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: (d) it is approved by the relevant regulatory authority; and (e) it can be demonstrated that no air or noise emissions; and (f) it can be demonstrated that no adverse impact on visual amenity will occur.</p>	<p>n/a</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No new lots are created.  No new infrastructure is required or proposed.</p>
<b>Telecommunications infrastructure</b>			
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>n/a</p>	<p><b>n/a</b> Development is for a Boundary Realignment (ROL) only.  No new lots are created.  No new infrastructure is required or proposed.</p>
<b>Existing public utility services</b>			
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO6</b> 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>n/a</p>	<p><b>n/a</b> No disruptions to any public utility services are expected as a result of this development.</p>

<b>Excavation or filling</b>			
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.</p>
	<p><b>AO7.2</b> 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>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.</p>
	<p><b>AO7.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(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;</li> <li>(d) have a slope no greater than 1 in 4; and</li> <li>(e) are retained.</li> </ul>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.</p>
	<p><b>AO7.4</b> 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"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.</p>
	<p><b>AO7.5</b> 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>	n/a	<p>n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.</p>

	<p><b>AO7.6</b> 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>n/a</p>	<p>n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.  No retaining walls are proposed.</p>
	<p><b>AO7.7</b> 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>n/a</p>	<p>n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.</p>
<p><b>For assessable development</b></p>			
<p><b>Transport network</b></p>			
<p><b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>n/a</p>	<p>n/a Development is for a Boundary Realignment (ROL) only.  No new lots are created.  No new infrastructure is required or proposed.  No alterations are proposed which might have a detrimental effect upon the movement of vehicles, pedestrians or cyclists.</p>
	<p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	<p>n/a</p>	<p>n/a Development is for a Boundary Realignment (ROL) only.  No new footpaths are proposed.</p>

<b>Public infrastructure</b>			
<p><b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>n/a</p>	<p>n/a Development is for a Boundary Realignment (ROL) only.  No infrastructure for Council dedication is required or proposed.</p>
<b>Stormwater quality</b>			
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<p>✓</p>	<p><b>Complies</b> Development is for a Boundary Realignment (ROL) only.  No new lots are created.  No new infrastructure is required or proposed.</p>

	<p><b>AO10.2</b>                  For development on land greater than 2,500m<sup>2</sup> 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"> <li>(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;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(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.</li> </ul>	<p>n/a</p>	<p>n/a                  Development is for a Boundary Realignment (ROL) only.                   No new lots are created.                   No new infrastructure is required or proposed.</p>
<p><b>PO11</b>                  Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b>                  No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b>                  Development is for a Boundary Realignment (ROL) only. No new lots are created.                   No new infrastructure is required or proposed.</p>

<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	n/a Development is for a Boundary Realignment (ROL) only. No excavation or filling is proposed.
	<b>AO12.2</b> Transportation of fill to or from the site does not occur: (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.	n/a	n/a Development is for a Boundary Realignment (ROL) only.  No excavation or filling is proposed.
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	n/a	n/a Development is for a Boundary Realignment (ROL) only. No excavation or filling is proposed.
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	n/a	n/a Development is for a Boundary Realignment (ROL) only. No excavation or filling is proposed.
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	n/a	n/a Development is for a Boundary Realignment (ROL) only. No excavation or filling is proposed.
<b>PO14</b> 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.	<b>AO14</b> 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.	n/a	n/a Development is for a Boundary Realignment (ROL) only.  No new lots are created.  No new infrastructure is required or proposed.

<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed development poses no risk regarding the spread of weeds, seeds or pests.
<b>Contaminated land</b>			
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	<b>AO16</b> 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.	✓	<b>Complies</b> Development is for a Boundary Realignment (ROL) only.  The site does not contain any contaminated soil.
<b>Fire services in developments accessed by common private title</b>			
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO17.1</b> 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.	n/a	<b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new lots are created. No new infrastructure is required or proposed.
	<b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.	n/a	<b>n/a</b> Development is for a Boundary Realignment (ROL) only. No new lots are created. No new infrastructure is required or proposed.



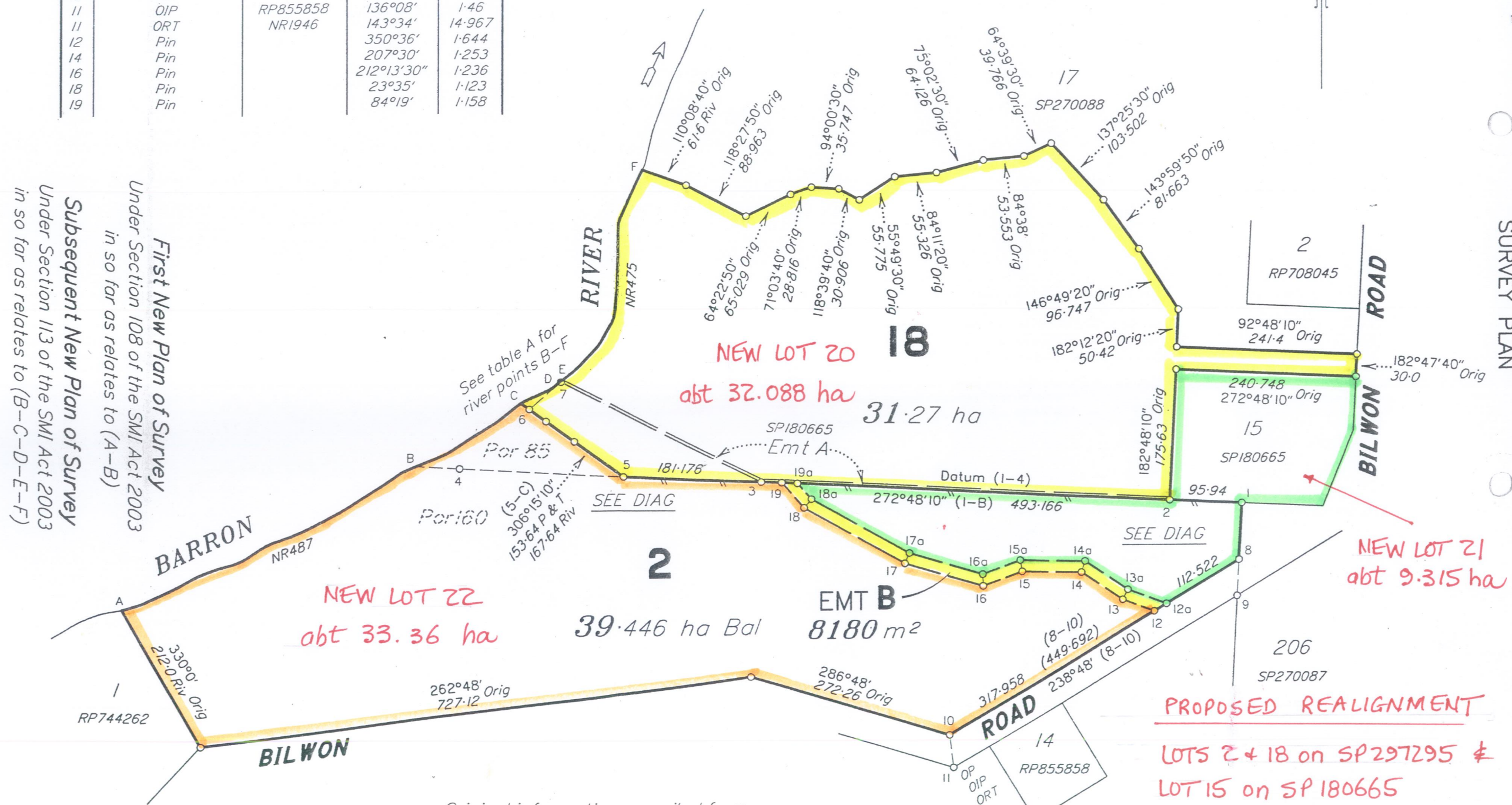


*Peg pld at all new corners and original corners where noted.  
Station 1 not marked.*

*See sheet 2 for diagram, traverses, river points and reinstatement report.*

Reference Marks

Stn	To	Origin	Bearing	Dist	
1	OIP	IS172087	183°26'40"	1.132	
1	Remns ORT stump	NR487	231°23'	19.493	Hollow
2	OIP	SP180665	122°10'	1.044	
3	OIP	SP180665	2°48'	0.962	
4	OIP	IS172087	100°24'	1.865	
5	Pin		306°15'	0.82	
6	Pin		137°43'	2.411	
7	Pin		135°43'	2.622	
7	OIP lying out	SP270088	8°49'	4.74	
8	Pin		353°18'	1.188	
8	ORT	NR1946	262°20'	6.799	
9	OIP	RP855858	243°0'	2.16	
9	ORT sighted	NR1946	257°11'	14.343	Orig
9	ORT sighted	NR1946	225°10'	16.818	Orig
10	Pin		355°33'	1.33	
11	OIP	RP855858	136°08'	1.46	
11	ORT	NR1946	143°34'	14.967	
12	Pin		350°36'	1.644	
14	Pin		207°30'	1.253	
16	Pin		212°13'30"	1.236	
18	Pin		23°35'	1.123	
19	Pin		84°19'	1.158	



Original information compiled from NR475, NR487, RP744262, SP180665 and SP270088 in the Department of Natural Resources and Mines.

I, Robin Douglas Trotter hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 17.11.2017.

Robin Trotter  
Cadastral Surveyor  
6.12.2017  
Date

Plan of Lots 2&18 & Easement B in Lot 2  
Cancelling Lot 2 on RP744262  
and Lot 18 on SP270088

LOCAL GOVERNMENT: Mareeba Shire Council  
LOCALITY: Bibbohra

Meridian: Of SP180665

Survey Records Yes

Scale: 1:6000  
Format: STANDARD

State copyright reserved.

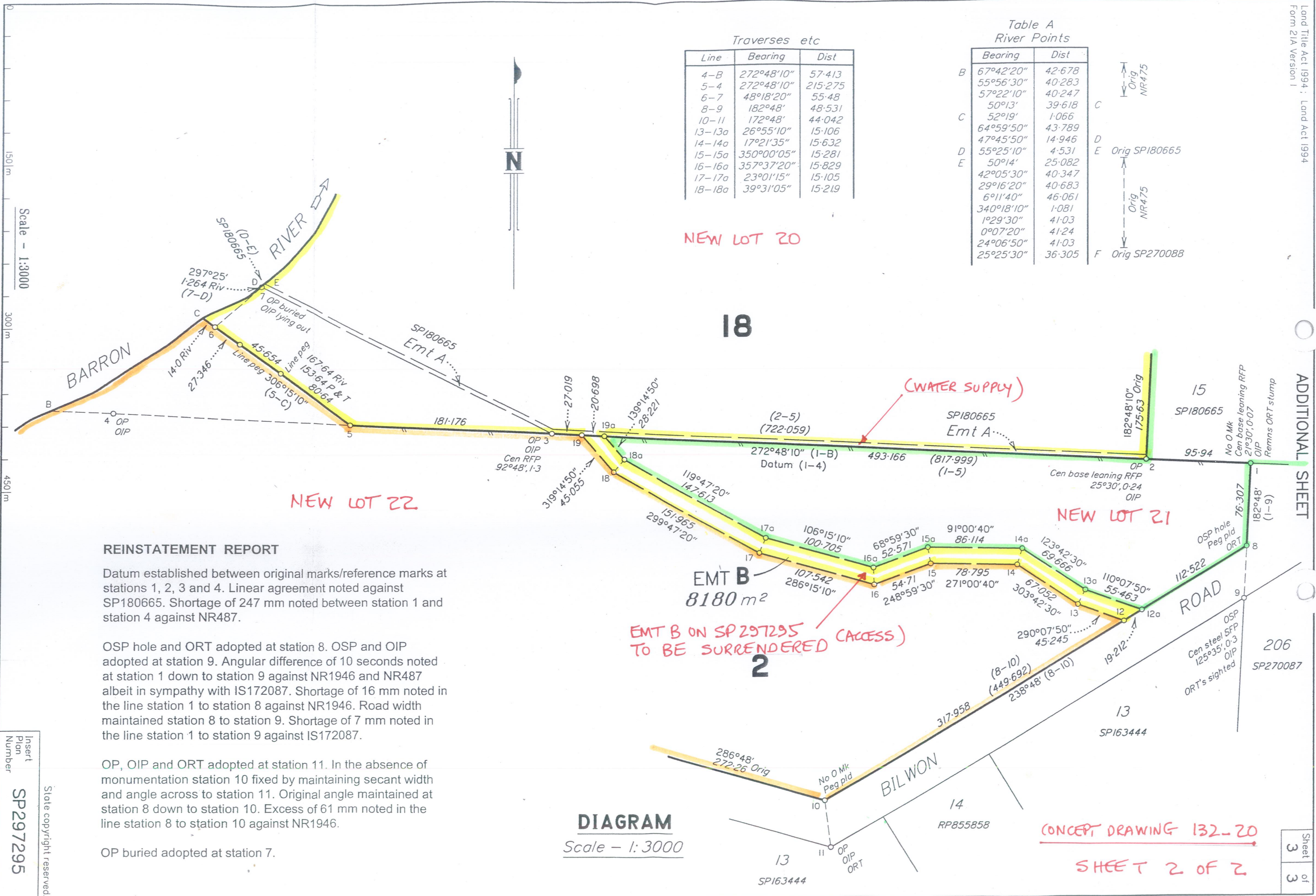
SP297295

Traverses etc

Line	Bearing	Dist
4-B	272°48'10"	57.413
5-4	272°48'10"	215.275
6-7	48°18'20"	55.48
8-9	182°48'	48.531
10-11	172°48'	44.042
13-13a	26°55'10"	15.106
14-14a	17°21'35"	15.632
15-15a	350°00'05"	15.281
16-16a	357°37'20"	15.829
17-17a	23°01'15"	15.105
18-18a	39°31'05"	15.219

Table A  
River Points

Bearing	Dist	
B	67°42'20"	42.678
	55°56'30"	40.283
	57°22'10"	40.247
C	50°13'	39.618
	52°19'	1.066
	64°59'50"	43.789
D	47°45'50"	14.946
E	55°25'10"	4.531
	50°14'	25.082
	42°05'30"	40.347
	29°16'20"	40.683
	6°11'40"	46.061
	340°18'10"	1.081
	1°29'30"	41.03
	0°07'20"	41.24
	24°06'50"	41.03
F	25°25'30"	36.305



Scale - 1:3000

DIAGRAM  
Scale - 1:3000

REINSTATEMENT REPORT

Datum established between original marks/reference marks at stations 1, 2, 3 and 4. Linear agreement noted against SP180665. Shortage of 247 mm noted between station 1 and station 4 against NR487.

OSP hole and ORT adopted at station 8. OSP and OIP adopted at station 9. Angular difference of 10 seconds noted at station 1 down to station 9 against NR1946 and NR487 albeit in sympathy with IS172087. Shortage of 16 mm noted in the line station 1 to station 8 against NR1946. Road width maintained station 8 to station 9. Shortage of 7 mm noted in the line station 1 to station 9 against IS172087.

OP, OIP and ORT adopted at station 11. In the absence of monumentation station 10 fixed by maintaining secant width and angle across to station 11. Original angle maintained at station 8 down to station 10. Excess of 61 mm noted in the line station 8 to station 10 against NR1946.

OP buried adopted at station 7.

Insert Plan Number  
SP297295

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CONCEPT DRAWING 132-20  
SHEET 2 OF 2