

DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT:

Reconfiguration of a Lot 1 into 6 Lots

12 Barnwell Road, Kuranda Qld. 4881
Lot 1 on SP218094



Prepared by: Scope Town Planning

February 2023



PLANNING FOR LOCALS

CONTENTS

	APPLICATION SUMMARY	3
1	PROPOSAL	4
1.1	Introduction	4
1.2	Proposed Development	4
	Figure 1: Proposed Site Plan	4
1.3	Site and Locality	5
	Figure 2: Aerial image of site	6
	Figure 3: Development Site Street frontage	6
	Figure 4: Development Site location map	7
	Figure 5: Development Site Zoning	8
1.4	Infrastructure	9
	Figure 6: Electrical Infrastructure (site photo)	9
	Figure 7: Electrical Infrastructure (Ergon tile 6)	10
	Figure 8: Telecommunications Infrastructure (site photo)	10
	Figure 9: Telecommunications Infrastructure (Telstra)	11
	Figure 10: Water Infrastructure (site photo)	12
	Figure 11: Water Infrastructure (site photo)	12
	Figure 12: Sewerage Infrastructure (MSC)	13
	Figure 13: Access infrastructure (site photo)	14
2	PLANNING CONSIDERATIONS	15
2.1	Compliance with Planning Scheme	15
2.2	Strategic Framework Assessment	15
	Figure 14: Surrounding lot size comparison	16
2.3	State Agency Referral Items	18
3	PLANNING SUMMARY	18
4	RECOMMENDATION	18
	Appendix 1: Assessment Against the Planning Codes	(attached)
	Appendix 2: Site Plan	(attached)

APPLICATION SUMMARY	
DEVELOPMENT APPLICATION	Development Permit
PROPOSED USE	Reconfiguration of a Lot (1 into 6)
ASSESSMENT LEVEL	Impact
STREET ADDRESS	12 Barnwell Road, Kuranda Qld. 4881
REAL PROPERTY ADDRESS	Lot 1 on SP218094
LAND AREA	79,652m ² (7.965ha)
APPLICANT	Scope Town Planning c/- Land Owner
LAND OWNER	Roy Gorry
LOCAL GOVERNMENT AREA	Mareeba Shire Council
PLANNING SCHEME	Mareeba Shire Planning Scheme 2016
ZONE	Rural Residential Zone
PRECINCT	n/a
LOCAL PLAN	n/a
EASEMENTS	n/a
IMPROVEMENTS	Dwelling House, Outbuildings
APPLICABLE PLANNING CODES	Rural Residential Zone Code
	Bushfire Hazard Overlay Code
	Environmental Significance Overlay Code
	Flood Hazard Overlay Code
	Hill and Slope Overlay Code
	Residential Dwelling House and Outbuilding Overlay Code
	Landscaping Code
	Parking and Access Code
	Reconfiguring a Lot Code
	Works, Services and Infrastructure Code
APPLICABLE REFERRALS	n/a

1 Proposal

1.1 Introduction

This application is for a Development Permit for the Reconfiguration of a Lot (1 into 6) over land at 12 Barnwell Road, Kuranda Qld. 4881 formally known as Lot 1 on SP218094. The site is located within the Rural Residential Zone.

This application is classified as **Impact Assessable Development** subject to the provisions of the relevant codes of the Mareeba Shire Planning Scheme (2016) for the Reconfiguration of a Lot as prescribed by Table 5.6.1.

1.2 Proposed Development

The proposed development entails the subdivision of Lot 1 on SP218094 to create 5 additional freehold allotments for sale and use as Rural Residential land. The existing Dwelling House will be retained on proposed Lot 1 while the existing Outbuildings will be retained on proposed Lot 4. The proposed subdivision will be a Staged Development with lot frontages to both roads as illustrated in **Figure 1** below.

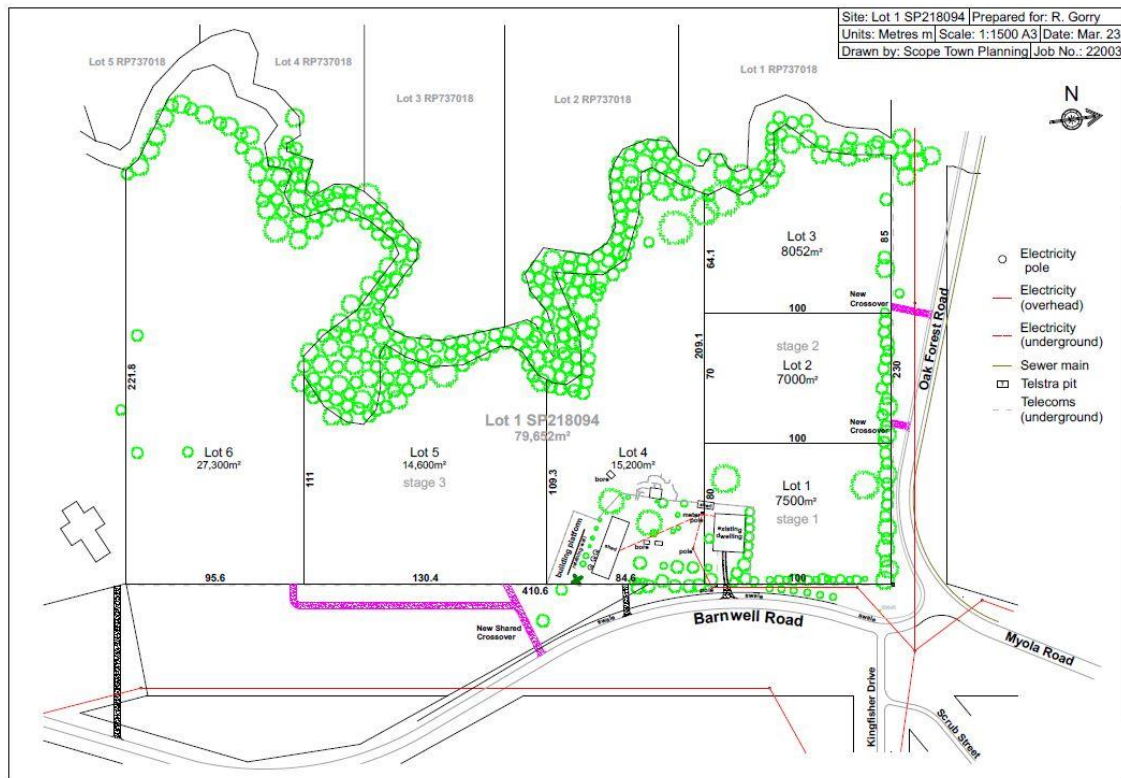


Figure 1: Proposed Site Plan (Scope Town Planning).

1.2.1 Development Staging

The proposed subdivision will be a Staged Development initially creating Lot 1 on the corner of Barnwell Road and Oak Forest Road, retaining the existing dwelling house and access via Barnwell Road. The sale of Lot 1 will be used to fund the development of Stage 2 which will create 2 additional vacant allotments (Lots 2 and 3) with frontage to Oak Forest Road. These allotments will in turn be sold to fund the development of the 3rd and final Stage, creating Lots 4 – 6 with Lot 4 retaining the existing Outbuildings and Lots 5 and 6 being vacant land for sale.

Table 1: Development Staging

Stage	Lot	Area m ²	Access
-	1SP218094	79,652	Barnwell Road
1	1	7,500	Barnwell Road
1	4	72,152	Barnwell Road
2	2	7,000	Oak Forest Road
2	3	8,052	Oak Forest Road
2	4	57,100	Barnwell Road
3	4	15,200	Barnwell Road
3	5	14,600	Barnwell Road
3	6	27,300	Barnwell Road

1.3 Site and Locality

This Development Application concerns land at 12 Barnwell Road, Kuranda Qld. 4881 formally known as Lot 1 on SP218094. The site is located within the Rural Residential Zone and is not part of a precinct.

The development site is situated on the corner of Barnwell Road, a Minor Rural Road and Oak Forest Road (Myola Road), a Local Government controlled road classified as a Major Rural Road which gains direct access to the Kennedy Highway. The Barnwell Road reserve contains an allotment (AAP20246) which is currently leased to the land owner for use as grazing land and is held in reserve should Barnwell Road ever be upgraded.

The undulating property slopes toward the rear of the site toward a creek feeding directly into the Barron River. The property is used in a small grazing capacity and is improved with a Dwelling House, Outbuildings and fencing. An area behind the existing shed has been prepared as a future building platform to accommodate the construction of a modest dwelling.

The site is cleared of native vegetation, containing retained mature vegetation along the creek and established landscaping, all of which is to be retained apart from those trees (non-native) required to be removed to accommodate new lot access points.

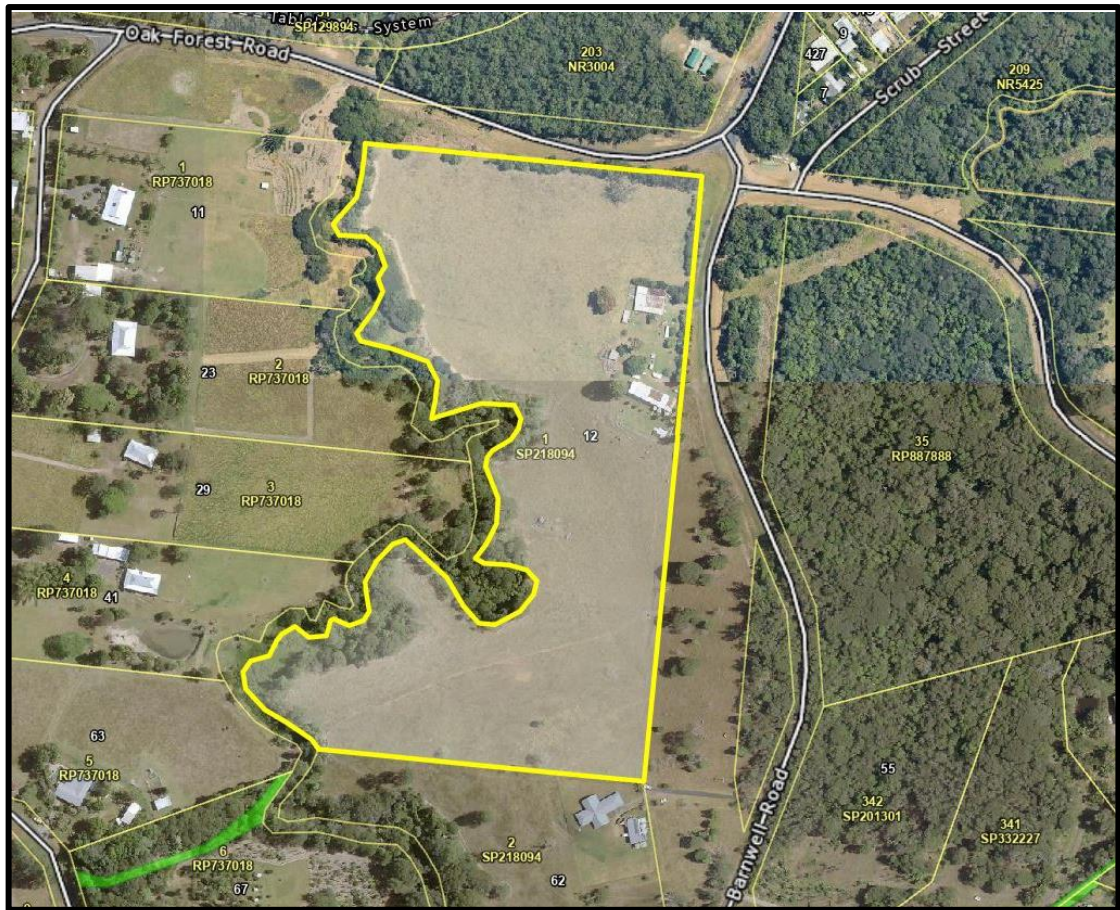


Figure 2: Aerial image of Development Site Contour Map (Qld. Globe).



Figure 3: Development Site street frontage, Barnwell Road access.

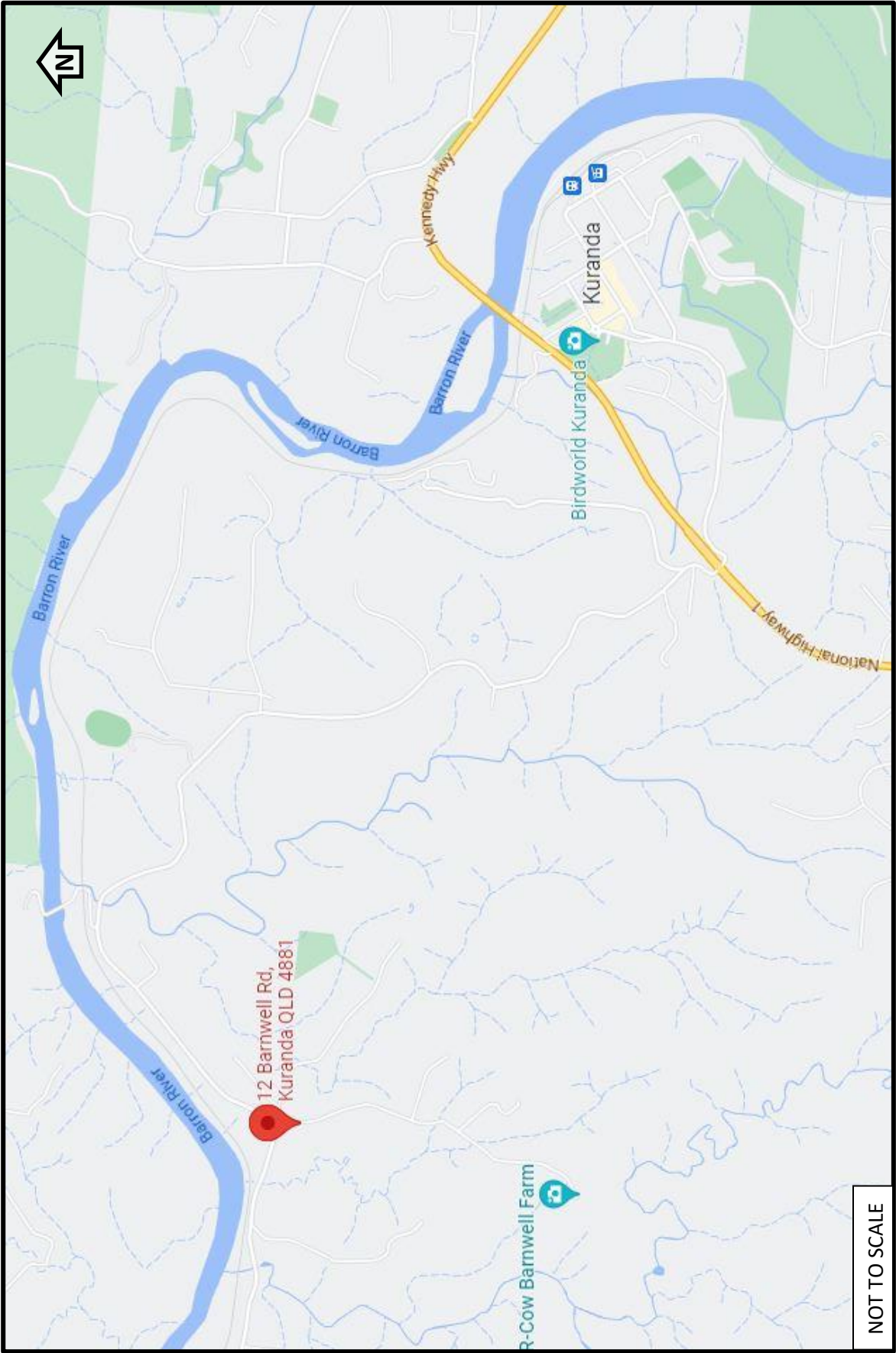


Figure 4: Development Site location map (Google Maps).



Figure 5: Development Site located in the Rural Residential Zone (Mareeba Shire Council).

1.4 Infrastructure

Infrastructure required to service the site is accessible via the Oak Forest and Barnwell Road frontages and on-site provisions including site access, Reticulated Electricity and Telecommunications network connections. The property is serviced by the Council Waste Collection service. Water is supplied via bores and rainwater storage tanks. The existing Dwelling and Outbuildings are serviced by on-site effluent disposal systems (septic pits) while the proposed new lots will be serviced by an on-site effluent disposal systems to be designed at the time of construction of a new Dwelling by the future land owners.

1.4.1 Electrical Network

The existing dwelling and outbuildings are serviced by the Reticulated Electrical Network connection supplied by overhead electricity lines and poles traversing the lot via the Barnwell Road frontage (Figures 7 & 8). This electricity supply is then metered and distributed underground within the site.

Proposed Lot 4 will utilize the existing Electrical infrastructure with a new connection to be provided via overhead wires to the existing Dwelling on proposed Lot 1 from the electrical pole located near the existing crossover in the Barnwell Road reserve.

Proposed Lots 2 and 3 will be provided with Reticulated Electrical Network connections via the Oak Forest Road frontage whilst proposed Lots 5 and 6 will gain connections via the Barnwell Road frontage.



Figure 6: Reticulated electrical provisions, Barnwell / Oak Forest Rd. (Google Maps).

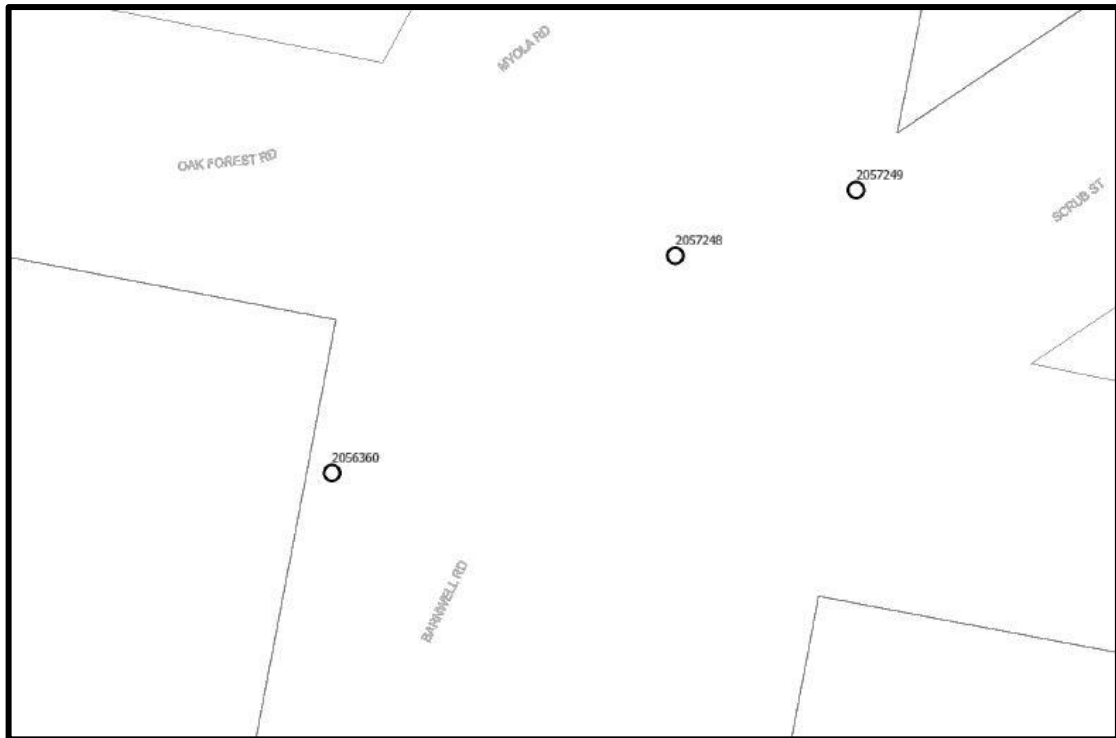


Figure 7: Reticulated electrical provisions [tile 6] (Ergon).

1.4.2 Telecommunications Network

The site is serviced by Telstra and NBN infrastructure connecting the site to the reticulated telecommunications network via the Barnwell Road frontage. This connection will be retained for use by the existing dwelling with all new lots able to be provided with connections via the Barnwell Road and Oak Forest Road frontages however an alternate satellite connection may be desired by the future land owners.



Figure 8: Reticulated telecommunications provisions, Barnwell / Oak Forest Rd.

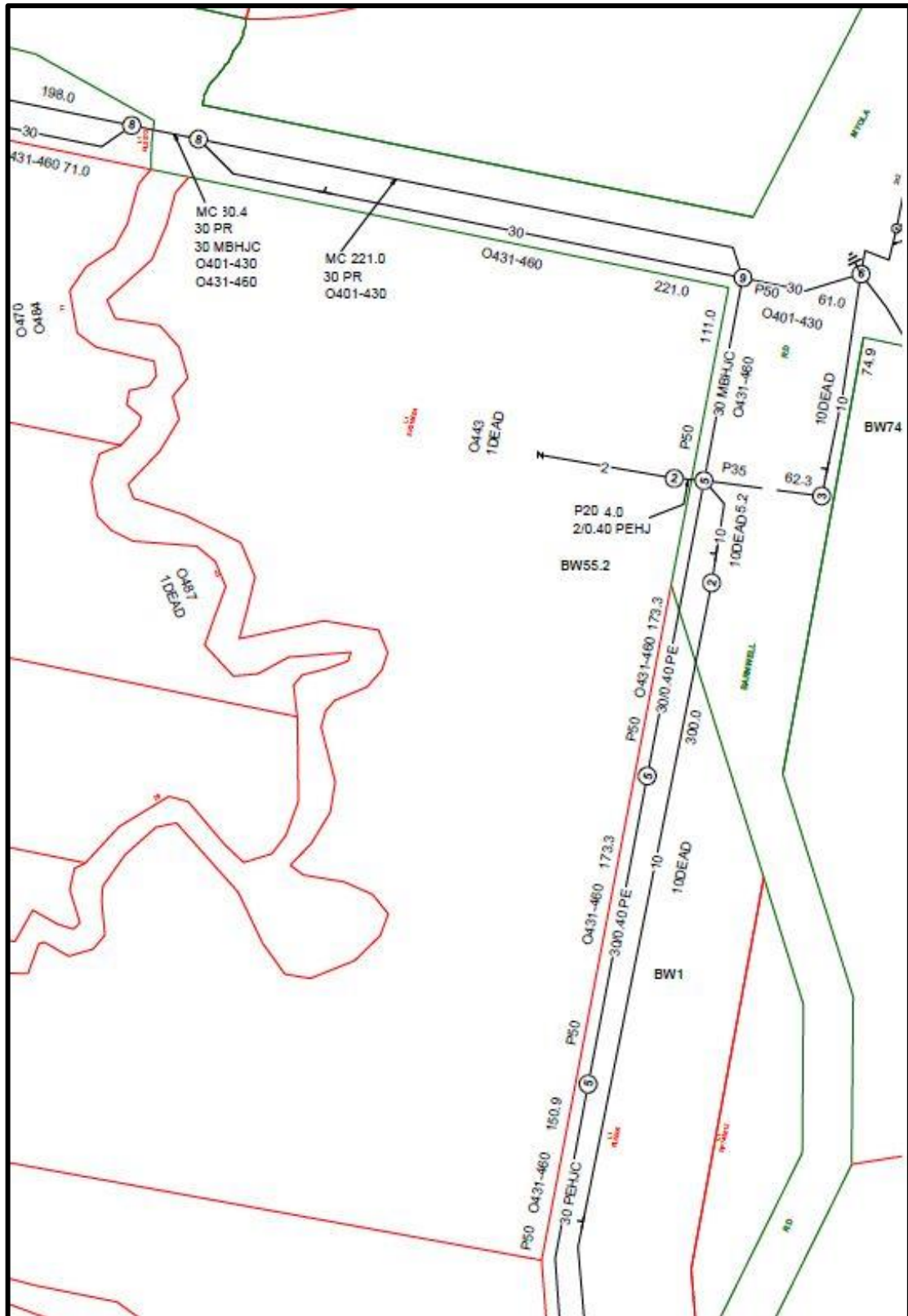


Figure 9: Reticulated telecommunications provisions (Telstra).

1.4.3 Water supply

The existing dwelling and outbuildings are supplied with water from a potable water bore located between the dwelling and the shed (Figure 10) which will be retained for use to service proposed Lot 4. The existing dwelling and outbuildings will retain the existing rainwater tanks. A secondary non-potable water bore is located below the Shed and mango tree which services a reticulation network within the existing lot.

All proposed lots (excluding Lot 4) will require the installation of bores or alternative water supply solutions by future land owners.



Figure 10: Bore water supply shed for existing Dwelling and Outbuildings.



Figure 11: Bore water supply shed for site reticulation.

1.4.4 Wastewater disposal

The site is not serviced by the reticulated sewerage network. Council records indicate an existing sewer line located within the northern side of the Oak Forest Road reserve which may be utilized to service proposed Lots 2 and 3 at the expense of the future land owners. Alternatively, site-specific effluent disposal systems can be installed by the future land owners at time of dwelling construction.

The existing dwelling is serviced by a septic pit located adjacent to the dwelling which will be retained for use by proposed Lot 1.

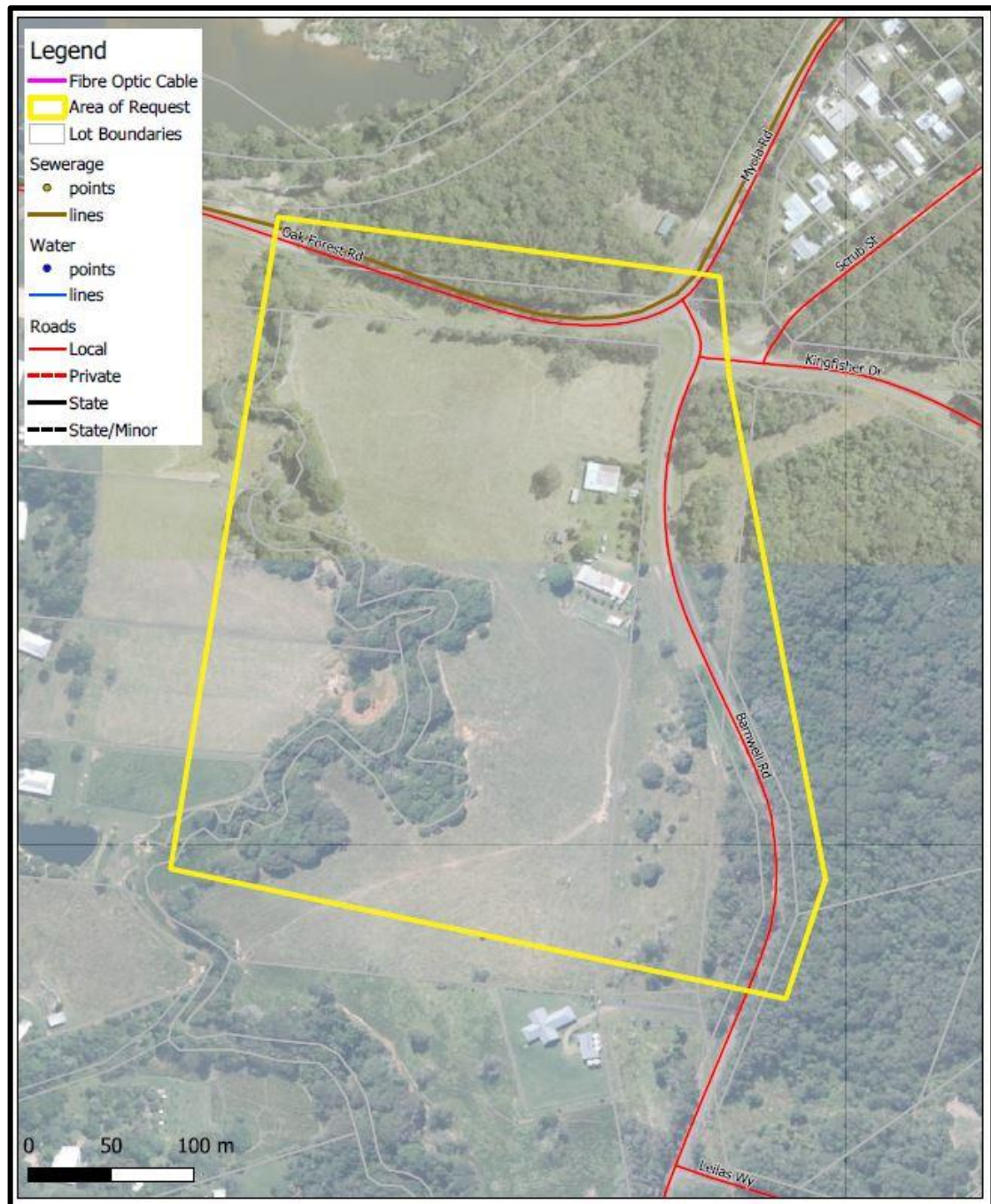


Figure 12: Existing reticulated sewerage network infrastructure (MSC).

1.4.5 Access

The site is currently accessed via an all-weather treated crossover to Barnwell Road (Figure 13) which will be retained to service proposed Lot 1. An additional crossover to Barnwell Road exists adjacent to the existing Outbuildings and will be utilized to service proposed Lot 4.

Proposed Lots 2 and 3 are to be provided with new crossovers to Oak Forest Road whilst proposed Lots 5 and 6 are to be provided with new access via a shared crossover to Barnwell Road. All new crossovers will require the installation of culverts to maintain Stormwater flow along the existing drainage swale.



Figure 13: Existing crossover to Barnwell Road (Google Maps).

1.4.6 Stormwater

Stormwater drainage for the site is obtained via overland flow dispersing to the creek along the western site boundary which drains directly to the Barron River. A Stormwater drainage swale exists along the Barnwell Road frontage rounding the corner to continue along the Oak Forest Road reserve, draining into the creek. All new crossovers accessing Oak Forest Road will require the installation of culverts to maintain Stormwater flow along the Oak Forest Road drainage swale. No other Stormwater infrastructure is required to service the development.

2 Planning Considerations

2.1 Compliance with Planning Scheme

As prescribed by the Mareeba Shire Planning Scheme, Categories of Development and Assessment, Table 5.6.1 – Reconfiguring a lot, the proposed 1 into 6 Lot subdivision is **Impact Assessable development**, assessable against the provisions of the relevant Codes of the Mareeba Shire Planning Scheme. The planning codes relevant to the proposed development are as follows;

- 6.2.10 Rural residential 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
- 8.2.10 Residential dwelling house and outbuilding 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.

2.2 Strategic Framework

The proposed development satisfies the MSPS Strategic Framework (Part 3), the most pertinent elements of which are addressed below. Reference can be made to Figure 14 below in the assessment of the size and location of proposed lots in relation to existing allotments in the immediate vicinity. It is noted that the small allotments situated between Myola Road and Scrub Street are zoned Low Density Residential whilst other highlighted allotments are zoned Rural Residential.

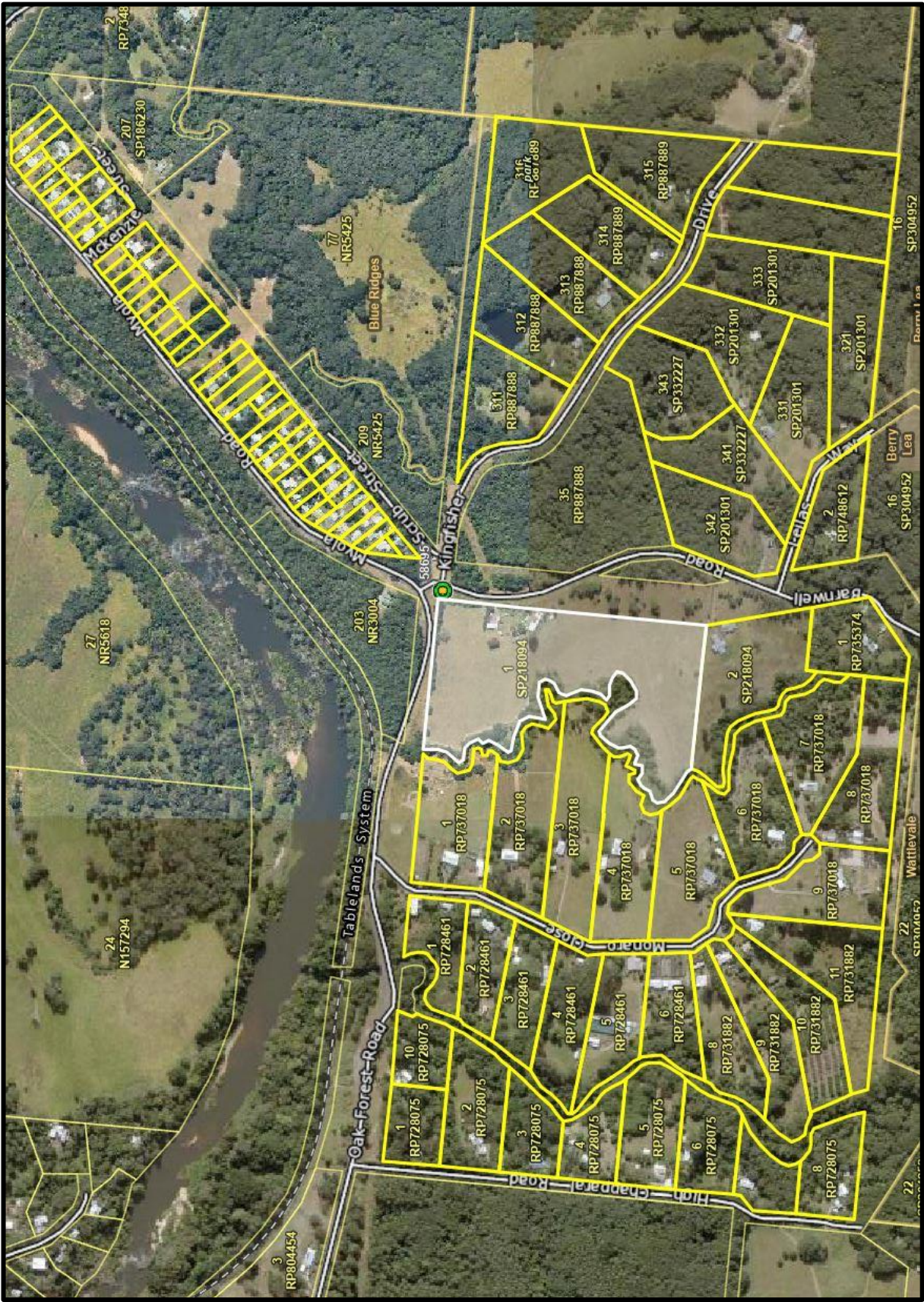


Figure 14: Surrounding area lot size comparison (Qld. Globe).

2.2.1 Rural Residential Areas (3.3.10)

3.3.10.1 Specific Outcomes

- (1) Rural residential development is consolidated within rural residential areas where it will not result in the fragmentation or loss of agricultural areas or biodiversity areas.

The development site is located amongst multiple Rural Residential allotments which vary in size and accommodate typical small scale rural activities such as cattle grazing or horse keeping. The proposed subdivision provides several lots which can support similar small scale rural activities at a similar scale to that conducted in the surrounding area.

- (2) Infill development within rural residential areas occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an activity centre is proximate.

The proposed subdivision results in the smallest allotments being located on the Oak Forest Road frontage where reticulated sewerage and water connections may be available. Reticulated Electricity and Telecommunications infrastructure is available along both Oak Forest and Barnwell Road frontages. Each proposed allotment is capable of supporting small scale rural activities and promotes a rural residential lifestyle, maintaining the rural living character of the area. The site is within the catchment of Kuranda, the Village Activity Centre for Mareeba Shire which supports the surrounding rural residential communities.

- (3) No further subdivision of greater than anticipated density occurs within rural residential areas that are not proximate to an activity centre and its attending physical and social infrastructure.

The development site is within the catchment of Kuranda, the Village Activity Centre for Mareeba Shire which supports the surrounding Rural residential communities.

- (4) Rural residential areas across Mareeba Shire are characterized by a range of lot sizes, consistent with the form of historic subdivision in the vicinity of proposed development.

The proposed subdivision results in a variety of lot sizes ranging from 7000m² to 27,300m² with several lots having creek frontage. The larger allotments are consistent with those in the surrounding Rural Residential zoned area whilst the smaller allotments proposed along the Oak Forest Road frontage are similar in size to those existing in the local area. This arrangement provides a variety of lots to accommodate a varying scale of Rural Lifestyle residential land.

- (5) Limited agricultural and animal husbandry activities may occur in rural residential areas where the offsite impacts of the activity are mitigated in protection of the amenity expectation of the rural residential areas.

Each proposed allotment is capable of supporting small scale, low intensity rural activities such as animal husbandry and promotes a rural residential lifestyle, maintaining the Rural living character of the area. The provision of several allotments of varying size does not intensify the potential rural use of the land and will be consistent with the expected amenity of the area.

- (6) Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in rural residential areas.

Small scale non-residential or tourism uses of the site are not proposed.

2.3 State agency referral items

As this development does not involve any clearing of native vegetation or State interests, it does not trigger referral to SARA or any other 3rd party as referral agency.

3 Planning Summary

This application is for a Development Permit for the Reconfiguration of a Lot (1 into 6) over land at 12 Barnwell Road, Kuranda Qld. 4881 formally known as Lot 1 on SP218094. The site is located within the Rural Residential Zone and mapped within several Overlays. The site is not burdened not the beneficiary by any Easements.

This application is classified as Impact Assessable Development assessable against the provisions of the relevant Codes of the Mareeba Shire Planning Scheme for the Reconfiguration of a Lot as prescribed by Table 5.6.1. This Development Application does not trigger referral to any State or third party entities and all applicable Planning Codes are addressed in Appendix 1.

The proposed development entails the subdivision of 1SP218094 to provide a total of 5 additional freehold allotments for sale and use as rural lifestyle land. The existing Dwelling House and Outbuildings will be retained and no vegetation clearing is required. All infrastructure required to service the proposed subdivision is accessible via the Oak Forest Road or Barnwell Road frontages or can be provided on-site.

4 Recommendation

It is the professional opinion of Scope Town Planning that the proposed 1 into 6 lot subdivision over Lot 1 SP218094 satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme and that this application should be fairly assessed and approved by the Mareeba Shire Council with reasonable conditions.



Johnathan Burns

Senior Town Planner | **Scope Town Planning**