

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Ewa Knapik c/- RPS AAP Consulting Pty Ltd
Contact name (only applicable for companies)	Patrick Clifton - RPS
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	(07) 4031 1336
Email address (non-mandatory)	patrick.clifton@rpsgroup.com.au : stacey.devaney@rpsgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	AI010804

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
		5	Kullaroo Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	3	RP728595	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport:

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot (1 Lot into 2 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 ²) <i>(if applicable)</i>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

Division 2 – Reconfiguring a lot

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

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

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

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

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input checked="" type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

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

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

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

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

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

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

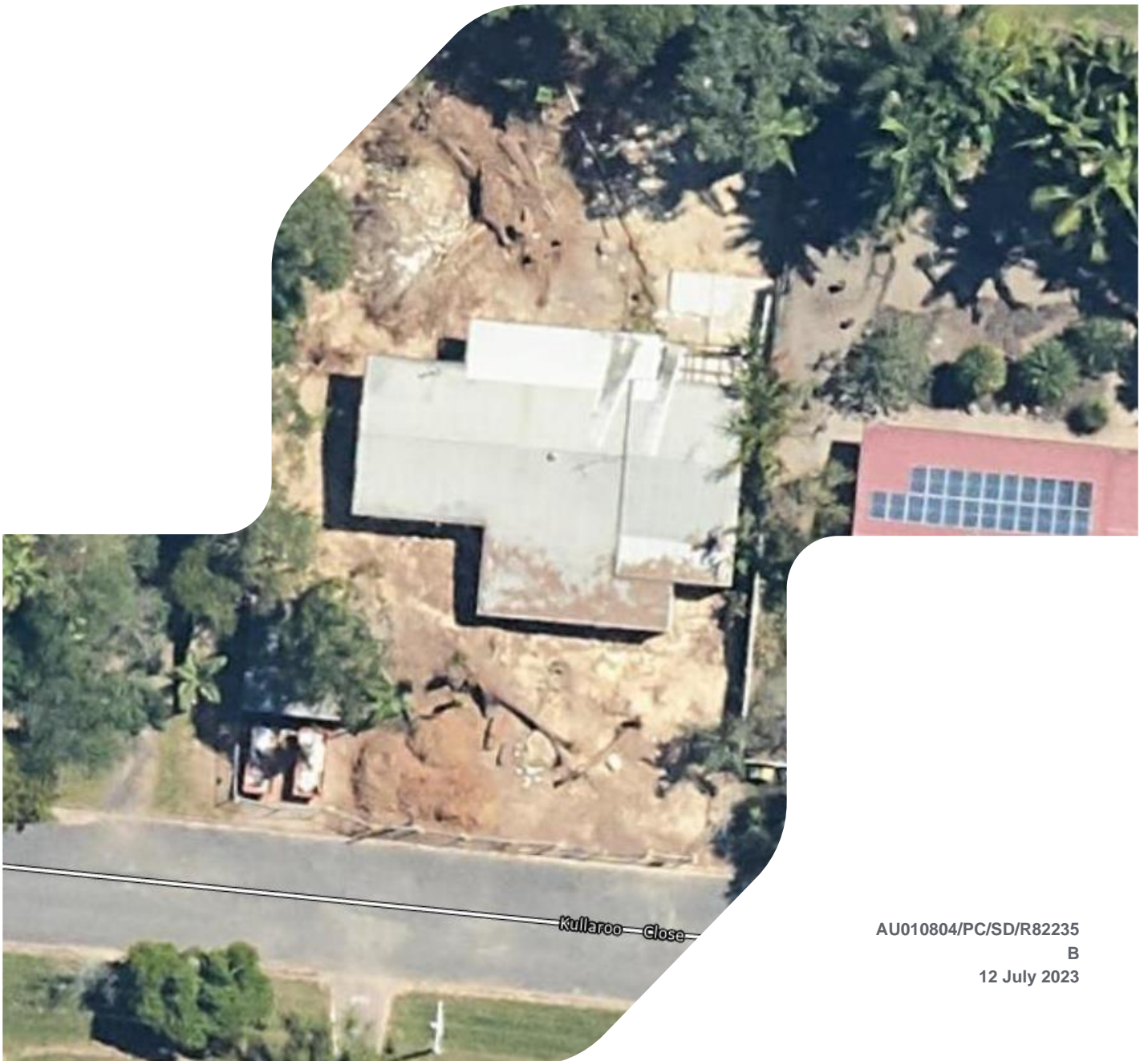
Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

5 KULLAROO CLOSE, KURANDA

Town Planning Report – Reconfiguring a Lot (1 Lot into 2 Lots)



AU010804/PC/SD/R82235

B

12 July 2023

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Planning report	S. Devaney	S. Devaney	P Clifton	7/7/2023
B	Client review	S. Devaney	E. Knapik	P Clifton	10/7/2023

Approval for issue

Patrick Clifton



17 July 2023

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

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Ewa Knapik

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Kuranda QLD 4881

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SUMMARY

Table 1: Summary

Details			
Site Address:	5 Kullaroo Close, Kuranda		
Real Property Description:	Lot 3 on RP728595		
Site Area:	1,268m ²		
Regional Plan Land Use Designation:	Urban Footprint		
Zone:	Low Density Residential Zone		
Owner(s):	Ewa Knapik		
Proposal			
Brief Description/ Purpose of Proposal	Application for Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots)		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Assessment Category	<input checked="" type="checkbox"/> Code	<input type="checkbox"/> Impact	
Public Notification	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes:	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Applicant contact person	Patrick Clifton Senior Principal Planner D: +61 7 4031 1336 E: patrick.clifton@rpsgroup.com.au		

1 INTRODUCTION

RPS AAP Consulting Pty Ltd has been engaged by Ewa Knapik to seek a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) on land located at 5 Kullaroo Close, Kuranda, and described as Lot 3 on SP728595.

The subject site comprises a single, regular shaped residential allotment with frontage to Kullaroo Close of approximately 30 metres and contains an area of 1,268m². The site is currently improved by a dual occupancy development that is located adjacent the eastern boundary and setback 6 metres from the road frontage.

The area containing the site is characterised by a mix of predominantly residential development, rural residential development to the south and west and conservation areas to the north. To the north, south, east and west the site adjoins land within the Low Density Residential Zone.

The proposed development seeks to subdivide the land to create two standard format lots. Proposed lot 3B would have an area of 401m² and frontage to Kullaroo Close of approximately 10 metres. The balance lot (Proposed Lot 3A) would have an area of 867m² and a frontage to Kullaroo Close of approximately 30 metres. The land would be subdivided such that each lot would contain a single dwelling and associated curtilage.

The site is located in Mareeba Shire Council area and under the Mareeba Shire Council Planning Scheme, the site has the following designations/classifications:

- Zone – Low Density Residential Zone; and,
- Overlays – Residential Dwelling House and Outbuilding Overlay.

In accordance with the Tables of Assessment, the proposed development would require the approval of a Development Permit for Reconfiguring a Lot by Mareeba Shire Council. The application would be subject to Code Assessment and would require consideration of the following Assessment Benchmarks:

- Reconfiguring a Lot code;
- Low Density Residential Zone code;
- Landscaping code;
- Parking and access code; and,
- Works, Services and infrastructure code.

In determining the application, Council can only have regard to the requirements of the Planning Scheme, applicable Assessment benchmarks and other relevant planning matters. This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents.

Based on this assessment the application is submitted for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

The subject site is located at 5 Kullaroo Close, Kuranda, described as Lot 3 on RP728595. The site contains an area of 1,268m² and has frontage of approximately 30 metres to Kullaroo Close. The site is currently improved by a dual occupancy development that is located adjacent the eastern boundary and setback six (6) metres from the road frontage.

The area containing the site is characterised by residential development, predominantly low density, with the rural residential development located to the west and south.

Key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars	
Site Address	5 Kullaroo Close, Kuranda
Real Property Description	Lot 3 on RP728595
Site Area	1,268m ²
Landowner(s)	Ewa Knapik

The site location and its extent are shown in **Figure 1**.

Certificate/s of title confirming site ownership details are included at **Appendix A**.



Figure 1 Site Location

Source: QLD Globe

2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
State Planning Policy Mapping	
Environment and Heritage	<ul style="list-style-type: none"> • Biodiversity <ul style="list-style-type: none"> ○ MSES – Regulated vegetation (category R), in part.
Safety and Resilience to Hazards	<ul style="list-style-type: none"> • Natural Hazard Risk and Resilience <ul style="list-style-type: none"> ○ Flood hazard area – Local Government flood mapping area*
Infrastructure	<ul style="list-style-type: none"> • Strategic Airports and Aviation Facilities <ul style="list-style-type: none"> ○ Obstacle limitation surface area ○ Wildlife hazard buffer zone ○ Aviation facility
Development Assessment Mapping	
SARA DA Mapping	<ul style="list-style-type: none"> • Native vegetation clearing <ul style="list-style-type: none"> ○ Regulated vegetation management map (Category X)
Far North Queensland Regional Plan 2009 - 2031	
Regional Plan designation	Urban Footprint
Mareeba Shire Council Planning Scheme 2016	
Zoning	Low Density Residential Zone
Overlays	<ul style="list-style-type: none"> • Residential Dwelling House and Outbuilding Overlay

Zoning of the subject site and surrounding lands is shown on **Figure 2**.

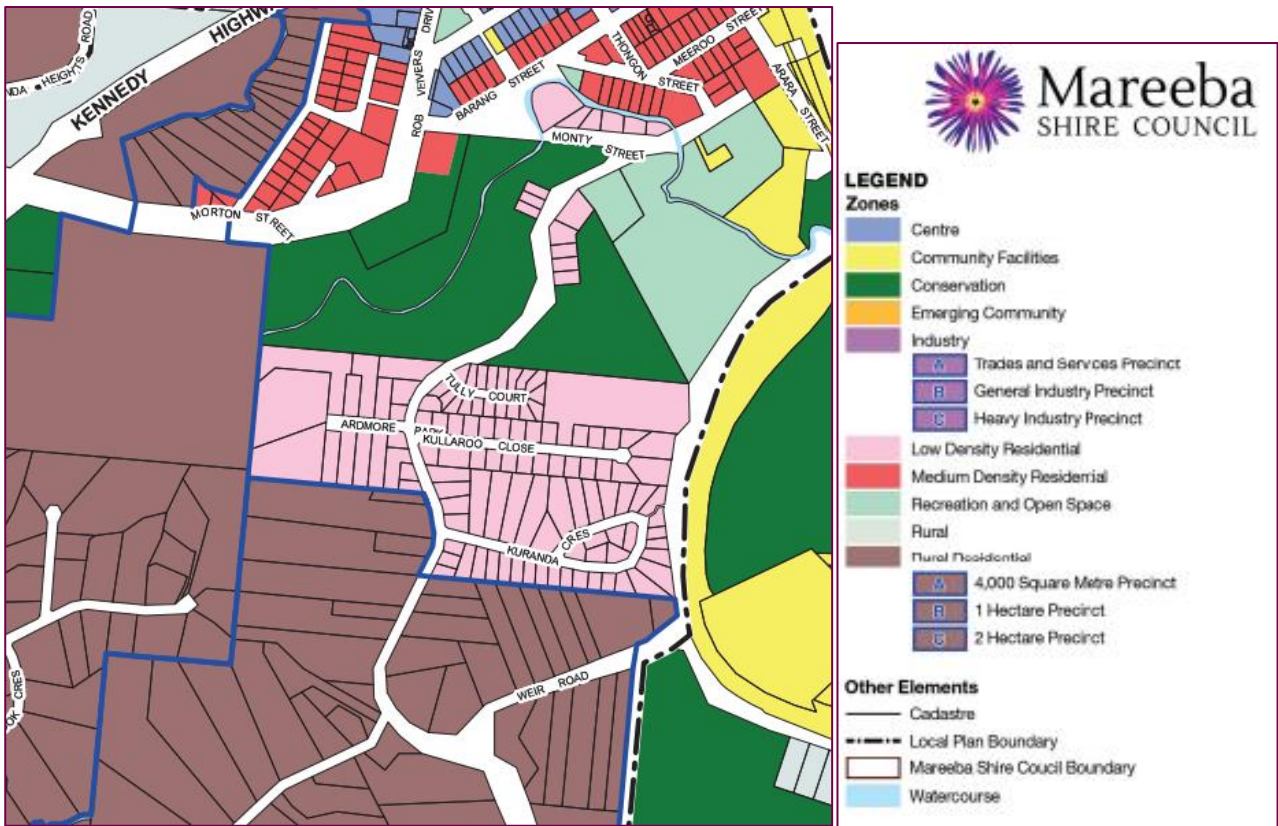


Figure 2: Zoning

Source: Mareeba Shire Council Planning Scheme 2016

3 PROPOSAL

It is proposed to subdivide 5 Kullaroo Close to create two (2) freehold lots. Proposed Lot 3A would have an area of approximately 867m² and frontage to Kullaroo Close of approximately 30 metres. Proposed Lot 3B would have an area of approximately 401m² and frontage to Kullaroo Close of 10 metres. Access to the proposed lots would be provided directly from Kullaroo Close. No other development would occur as part of the development application and the existing built form would be retained.

The site is currently improved by a dual occupancy development that is located within 1.298 metres of the eastern boundary and 0.4 metres from the northern boundary and setback 6 metres from the road frontage. The applicant has previously undertaken renovation and extension of the existing dwelling units and was granted dispensation for side and rear boundary setbacks, as detailed in the Queensland Development Code Assessment, provided for reference as **Appendix C**.

The ultimate form of the development would be two lots with each lot containing an attached Dwelling House, divided by a party wall. Each lot would retain separate access and car parking arrangements, providing for four (4) covered car parks for Proposed Lot 3A and one (1) covered car park for Proposed Lot 3B.

The proposed lots are serviced by sewer infrastructure located at the rear of the existing lot. Separate sewer connections would be required to be provided prior to the endorsement of the plan of survey and it is expected that any Development Permit would be conditioned accordingly. It is anticipated that the house connection branch servicing Proposed Lot 3A traverses the through Proposed lot 3B, which would be confirmed prior to survey plan endorsement. In the event that an easement is required, this would be provided as part of the survey plan endorsement application.

The proposed lots are summarised in Table 4 below:

Table 4: Proposed Lot Details

Proposed Lot	Area	Frontage
Proposed Lot 1	866.7m ²	Approx. 22 metres to Kullaroo Close
Proposed Lot 2	401.3m ²	Approx. 8 metres to Kullaroo Close

The site plan is shown in **Figure 3** and the proposed plan of subdivision is included as **Appendix B**.



Figure 3: Proposal Plan

Source: EMK Group Pty Ltd

4 LEGISLATIVE REQUIREMENTS

4.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Mareeba Shire Council.

4.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

Table 5: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Reconfiguring a Lot	Table 5.6.1 – Reconfiguring a Lot, Mareeba Shire Council Planning Scheme 2016	Code Assessment

4.3 Referrals

In accordance with Schedule 10 of the *Planning Regulation 2017*, the proposed development does not trigger any referrals.

4.4 Public Notification

This application does not require public notification as it is subject to code Statutory planning assessment only.

5 STATUTORY PLANNING ASSESSMENT

5.1 Overview

As the application is subject to code assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in section 45(3) of the *Planning Act 2016* and sections 26 and 27 of the *Planning Regulation 2017*.

5.2 State and Regional Assessment Benchmarks

5.2.1 State Planning Policy

The Planning Regulation 2017 at Section 26(2)(a)(ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

As detailed in Part 2 of the Mareeba Shire Council Planning Scheme 2016, it is understood that all aspects of the State Planning Policy have been adequately reflected in the Planning Scheme. Accordingly, no further assessment against the State Planning Policy is required in this instance.

5.2.2 Regional Plan

The Planning Regulation 2017 at Section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme.

Consistent with the State Planning Policy, it is understood that the Minister has identified that the planning scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area. On this basis, no further assessment of the Regional Plan is required in this instance.

5.2.3 Development Assessment under Schedule 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identify the matters that the assessment manager and/or referral agency assessment must have regard to if the application is identified as triggering referral to the state. In this instance, the application does not trigger referral and, therefore, no state codes apply.

5.3 Local Authority Assessment Benchmarks

This application is to be assessed against the Mareeba Shire Council Planning Scheme 2016. The assessment benchmarks applicable under the Planning Scheme are addressed below.

Table 6: Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Comment
Zone code		
Low Density Residential Zone Code	Applies	Complies with relevant Acceptable Outcomes.
Overlay Codes		
Residential Dwelling House and Outbuilding Overlay	Not applicable	Not an identified Assessment Benchmark
Development Codes		

Planning Scheme Codes	Applicability	Comment
Landscaping Code	Applies	Complies with relevant Assessment Benchmarks
Parking and Access Code	Applies	Complies with relevant Acceptable Outcomes and existing approval requirements.
Work, Services and Infrastructure Code	Applies	Complies with relevant Acceptable Outcomes.
Reconfiguration of a Lot Code	Applies	Consideration is required in respect of Performance Outcomes PO1, which is discussed in further detail in section 5.3.1 below.

A detailed assessment against the relevant Planning Scheme Codes is provided at **Appendix D**.

5.4 Statement of Compliance – Planning Scheme Benchmark Assessment

5.4.1 Reconfiguring a Lot Code

Performance Outcome PO1 of the Reconfiguring a Lot Code states:

PO1

Lots include an area and frontage that:

- (a) Is consistent with the design of lots in the surrounding area;*
- (b) allows the desired amenity of the zone to be achieved;*
- (c) is able to accommodate all buildings, structures and works associated with the intended land use;*
- (d) allow the site to be provided with sufficient access;*
- (e) considers the proximity of the land to:*
 - (i) centres;*
 - (ii) public transport services; and*
 - (iii) open space; and*
- (f) allows for the protection of environmental features; and*
- (g) accommodates site constraints.*

The associated Acceptable Outcome states:

AO1.1

Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.

The proposed development would retain existing buildings that are setback 6 metres from the street frontage, 0.4 metres from the northern side boundary and 1.287 metres from the rear boundary. The proposal would facilitate two (2) separate lots with a party wall as the common boundary and a zero (0) metres setback.

This form of development is consistent with the character and amenity of the locality and consistent with nearby built forms, including 13 Kullaroo Close and 25 Kullaroo Close, which have reduced side boundary setbacks. The existing dual occupancy development has been granted dispensation for the reduced side and rear boundary setbacks, which is provided for reference as **Appendix C**.

REPORT

The proposed development is considered to be consistent with the Performance Outcome in that it maintains the amenity of the area of the area and achieves separation from neighbouring buildings and road frontage.

Performance Outcome PO2 of the Reconfiguring a Lot Code states:

PO2

Reconfiguring a lot which contains existing land uses or existing buildings and structure ensures:

(a) new lots are of sufficient area and dimension to accommodate existing land uses, buildings; and

(b) any continuing use is not compromised by the reconfiguration.

The associated Acceptable Outcome states:

AO2

Each land use and associated infrastructure is contained within its individual lot.

AO2.2

All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.

The proposed development would be able to comply with the reconfiguration outcomes by providing lots with sufficient area and dimension to accommodate the existing built form and curtilage. The residential use of the land would not be compromised by the proposed development.

The sewer is located at the rear of the proposed lots and separate connections would be provided at the time of seeking survey plan endorsement. The proposed development would ensure that existing infrastructure for each proposed lot is wholly contained within the lot serviced or provision of an easement, where required.

The applicant was previously granted a setback dispensation for the side and rear boundary setbacks, which is provided for reference as **Appendix C**.

It is considered that the proposed development satisfies the requirements of the Performance Outcome by providing sufficient area to accommodate each dwelling and their curtilage.

6 CONCLUSION

RPS AAP Consulting Pty Ltd has been engaged by Ewa Knapik to seek a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) on land located at 5 Kullaroo Close, Kuranda, and described as Lot 3 on SP728595.

The subject site comprises a single, regular shaped residential allotment with frontage to Kullaroo Close of approximately 30 metres and contains an area of 1,268m². The site is currently improved by a dual occupancy development that is located adjacent the eastern boundary and setback six (6) metres from the road frontage.

The area containing the site is characterised by a mix of predominantly residential development, rural residential development to the south and west and conservation areas to the north. To the north, south, east and west the site adjoins land within the Low Density Residential Zone.

The proposed development seeks to subdivide the land to create two standard format lots. Proposed lot 3B would have an area of 401m² and frontage to Kullaroo Close of approximately 10 metres. The balance lot would have an area of 867m² and a frontage of 30 metres. The land would be subdivided such that each lot would contain a single dwelling and associated curtilage. The built form on the overall site would remain the same. Proposed Lot 3A has the capacity for two (2) covered car parking spaces and an additional 2 covered visitor spaces. Proposed Lot 3B had the capacity for one (1) covered car parking space.

In accordance with the Tables of Assessment, the proposed development would require the approval of a Development Permit for Reconfiguring a Lot by Mareeba Shire Council. The application would be subject to Code Assessment and in determining the application, Council can only have regard to the relevant Assessment Benchmarks established in the Planning Scheme Codes.

The assessment undertaken in this report demonstrates that the proposed development satisfies the relevant planning Assessment Benchmarks. Based on this assessment, the application is submitted for approval subject to reasonable and relevant conditions.

Appendix A

Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20990177	Search Date:	29/06/2023 14:53
Date Title Created:	24/06/1975	Request No:	44904751
Previous Title:	20907148		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 728595
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 720955057 21/07/2021

EWA MARIA KNAPIK

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20676027 (POR 6V)
2. MORTGAGE No 720955058 21/07/2021 at 12:58
PERPETUAL CORPORATE TRUST LIMITED A.C.N. 000 341 533

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

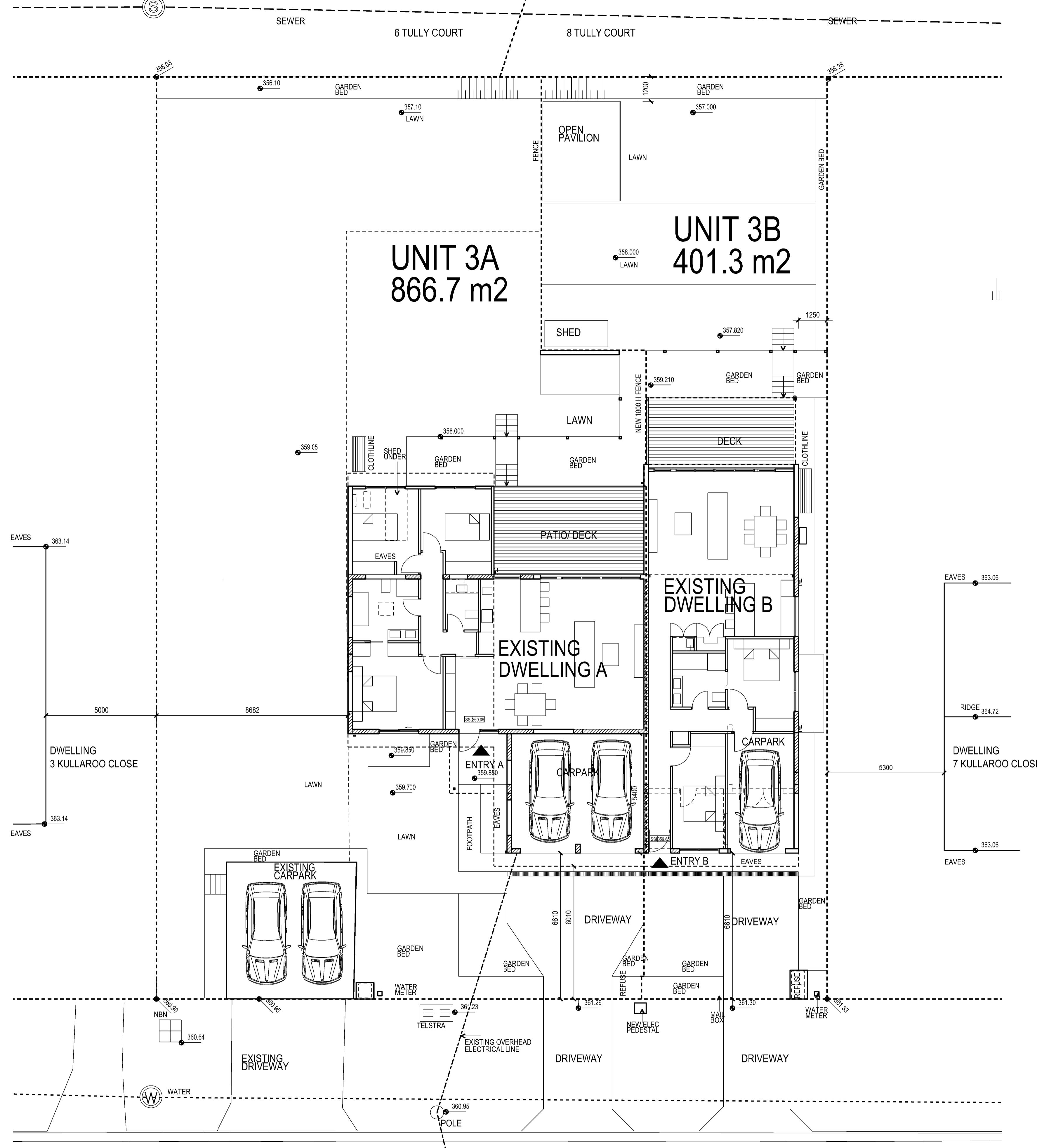
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix B

Proposal Plan

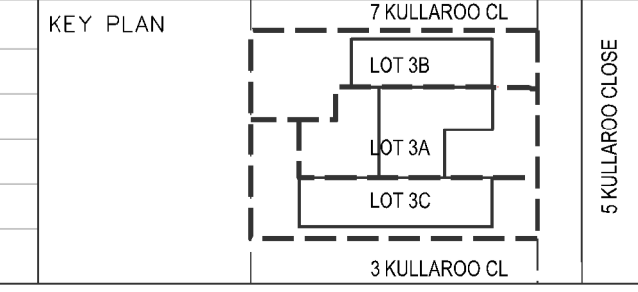


01 PROPOSED SITE PLAN 5 KULLAROO CLOSE, KURANDA
1:100

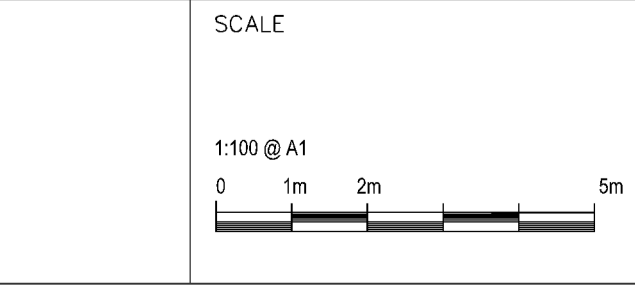
EMK GROUP PTY. LTD.
0430388315
ARCHITECT
BOAQ 5845

CLIENT MRS E.KNAPIK
COUNCIL MAREEBA SHIRE COUNCIL

No	REVISION	DATE	No	REVISION	DATE	No	REVISION	DATE
01	PRELIMINARY	20.06.2023						



SUBDIVISION UNIT A & UNIT B



TITLE SUBDIVISION SITE PLAN UNIT A & UNIT B
ADDRESS 5 KULLAROO CLOSE KURANDA 4881

PROJECT	SIZE	SCALE
2306	A1	1:100
DRAWING No	REVISION	DATE
TP-03	00	20.06.2023

Appendix C

Queensland Development Code Assessment – Dual Occupancy



Mareeba

SHIRE COUNCIL

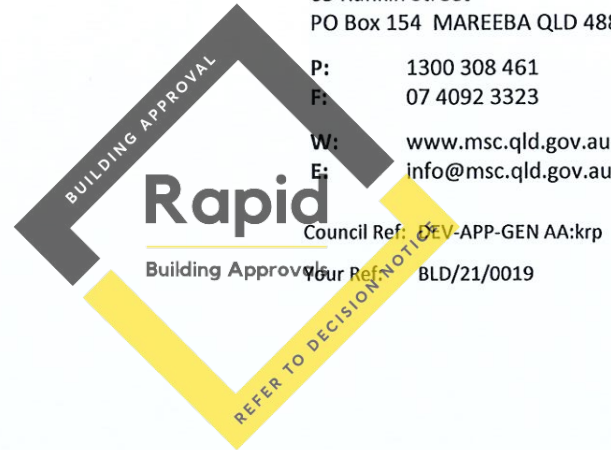
65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461

F: 07 4092 3323

W: www.msc.qld.gov.au

E: info@msc.qld.gov.au



17/09/2021

Rapid Building Approvals
Suite 2 Level 2/82 Grafton Street
CAIRNS QLD 4870

Dear Sir/Madam

***QDC ASSESSMENT – SETBACK DISPENSATION FOR PROPOSED SIDE AND REAR BOUNDARY
SITUATED AT 5A – 5B KULLAROO CLOSE, KURANDA ON LAND DESCRIBED AS LOT 3 ON RP728595***

With reference to the above-mentioned submission to Council regarding the QDC assessment for setback dispensation for the proposed dwelling additions and renovations to be situated at 5A – 5B Kullaroo Close, Kuranda I advise that the assessment of this application is complete.

The setback dispensation has been approved as follows:

- The lesser setback of 1.298 metres from the eastern property boundary is approved as per the submitted plan.
- The lesser setback of 0.4 metres from the northern property boundary is approved as per the submitted plan.
- The building work shall not exceed that shown on the submitted plans and all stormwater must be directed to a legal point of discharge.
- The re-developed dual occupancy must comply with all acceptable development assessment benchmarks of the relevant development codes apart from AO3.2 of the Low-density residential zone code.

Should you wish to discuss any aspect of this matter further, please direct your enquiry to Council on 1300 308 461

Yours faithfully

ANTHONY ARCHIE
MANAGER DEVELOPMENT AND GOVERNANCE

Appendix D

Planning Scheme Code Responses

6.2.6 Low Density Residential Zone Code

6.2.6.1 Application

- 1) This code applies to assessing development where:
 - (a) located in the Low density residential zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.6.2 Purpose

- 1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- 2) Mareeba Shire Council's purpose of the Low density residential zone code is to:
 - (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
 - (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
 - (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.
- 3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;
 - (b) In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;
 - (c) High quality Residential care facilities and Retirement facilities are located on larger sites;
 - (d) Development provides for an efficient land use pattern and is well connected to other developments;
 - (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
 - (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;
 - (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
 - (h) Development reflects and enhances the existing low density scale and character of the area;

AU010804: 5 Kullaroo Close, Kuranda, Reconfiguring a Lot (1 Lot into 2 Lots)

- (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
- (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
- (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;
- (l) Development takes account of the environmental constraints of the land; and
- (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.

Criteria for assessment

Table 6.2.6.3A – Low density zone code – For acceptable development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development.		
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	<p>Not applicable The application is for reconfiguring a lot only. No additional buildings or structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(e) privacy and overlooking; and (f) site area and street frontage length.		
Outbuildings and residential scale		
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low- density residential zone.	AO2 Domestic outbuildings do not exceed: (a) 100m ² in gross floor area; and (b) 5.5 metres in height above natural ground level.	Not applicable The application is for reconfiguring a lot only. No additional buildings or structures are proposed.
Siting		
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and	AO3.1 Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage.	Not applicable The application is for reconfiguring a lot only. No additional buildings or structures are proposed. The existing structures are setback a minimum of 6 metres from the primary road frontage.
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Not applicable The application is for reconfiguring a lot only. No additional buildings or structures are proposed and existing setbacks on the site would be maintained.

Performance outcomes	Acceptable outcomes	Applicant response
(f) appearance of building bulk; and (g) relationship with road corridors.		
Accommodation density		
<p>PO4</p> <p>The density of Accommodation activities:</p> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	<p>AO4</p> <p>Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.</p>	<p>Complies with AO4</p> <p>The proposed development would create two standard format lots, with each containing an attached Dwelling House, divided by a party wall. The proposal would achieve a density of one dwelling per 400m².</p>
Gross floor area		
<p>PO5</p> <p>Buildings and structures occupy the site in a manner that:</p> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural	<p>AO5</p> <p>Gross floor area does not exceed 600m².</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only. No additional buildings or structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
features.		
For assessable development		
Building design		
<p>PO6</p> <p>Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 	<p>AO6</p> <p>Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only. No additional buildings or structures are proposed.</p>
<p>PO7</p> <p>Development complements and integrates with the established built character of the Low density residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only. No additional buildings or structures are proposed.</p>

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

Performance outcomes	Acceptable outcomes	Applicant response
(f) privacy; (g) lighting; (h) odour; and (i) emissions.		
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	Not applicable The proposal is for reconfiguring a lot only. The existing residential land uses would be retained.

Table 6.2.6.3B—Maximum densities for Accommodation activities

Use	Maximum density
Dual occupancy	1 dwelling per 400m ² of site area
Multiple dwelling	(a) 1 dwelling per 400m ² of site area; and

Use	Maximum density
	(b) 1 bedroom per 200m ² of site area.
Residential care facility	1 dwelling or accommodation unit per 250m ² of site area.
Retirement facility	1 dwelling or accommodation unit per 400m ² of site area

9.4.2 Landscaping Code

9.4.2.1 Application

This code applies where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme

9.4.2.2 Purpose

- 1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character;
 - (d) and ensures effective buffering of incompatible land uses to protect local amenity.
- 2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
 - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
 - (c) Landscaping treatments complement the scale, appearance and function of the development;
 - (d) Landscaping contributes to an attractive streetscape;
 - (e) Landscaping enhances the amenity and character of the local area;
 - (f) Landscaping enhances natural environmental values of the site and the locality;
 - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
 - (h) Landscaping provides shade in appropriate circumstances;
 - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
 - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.3.3 Criteria for assessment

Table 9.4.3.3A – Landscaping code – For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development.		
<p>PO1</p> <p>Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	<p>AO1</p> <p>Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	<p>Complies with AO1</p> <p>Existing vegetation would be retained to provide screening. A minimum of 10% of the site is able to be landscaped in accordance with Council's Planning Scheme Policy 6.</p>
<p>PO2</p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate 	<p>AO2</p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; 	<p>Able to comply with AO2</p> <p>The proposed development provides sufficient area for landscaping strips along the street frontage.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>surrounds;</p> <p>(c) assists to break up and soften elements of built form;</p> <p>(d) screen areas of limited visual interest or servicing;</p> <p>(e) provide shade for pedestrians; and</p> <p>(f) includes a range and variety of planting.</p>	<p>(b) with a minimum width of 1.5 metres in all other locations; and</p> <p>(c) in accordance with Planning Scheme Policy 6 – Landscaping and preferred plant species.</p> <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>PO3</p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <p>(a) screens and buffer land uses;</p> <p>(b) assists to break up and soften elements of built form;</p> <p>(c) screens areas of limited visual interest;</p> <p>(d) preserves the amenity of sensitive land uses; and</p> <p>(e) includes a range and variety of planting.</p>	<p>AO3.1</p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>Complies with AO3.1</p> <p>Existing vegetation would be retained along the side and rear boundaries to provide screening. Fencing would be provided to the proposed common boundary.</p>
	<p>AO3.2</p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <p>(a) are planted at a maximum spacing of 1 metre;</p> <p>(b) will grow to a height of at least 2 metres;</p> <p>(c) will grow to form a screen of no less than 2 metres in height; and</p> <p>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>Complies with AO3.2</p> <p>Existing vegetation would be retained along the side and rear boundaries to provide screening.</p>
	<p>AO3.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning</p>	<p>Complies with AO3.3</p> <p>Existing vegetation would be retained along the</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Scheme Policy 6 - Landscaping and preferred plant species.	side and rear boundaries to provide screening.
<p>PO4</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <p>(a) provides visual interest;</p> <p>(b) provides a source of shade for pedestrians;</p> <p>(c) assists to break up and soften elements; and</p> <p>(d) improves legibility.</p>	<p>AO4.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <p>(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;</p> <p>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>(c) where involving a car parking area in excess of 500m²:</p> <p>(i) shade structures are provided for 50% of parking spaces; and</p> <p>(ii) a minimum of 10% of the parking area as landscaping.</p> <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>Not applicable</p> <p>The proposal is for reconfiguring a lot.</p>
	<p>AO4.2</p> <p>Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Not applicable</p> <p>The proposal is for reconfiguring a lot.</p>
<p>PO5</p> <p>Landscaping areas include a range and variety of</p>	<p>AO5.1</p> <p>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 -</p>	<p>Not applicable</p> <p>No additional landscaping is proposed or required</p>

Performance outcomes	Acceptable outcomes	Applicant response
planting that:	Landscaping and preferred plant species.	for the development.
(a) is suitable for the intended purpose and local conditions;	<p>AO5.2</p> <p>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>Complies with AO5.2</p> <p>Existing vegetation would be maintained along the side and rear boundaries.</p>
(b) contributes to the natural character of the Shire;		
(c) includes native species;		
(d) includes locally endemic species, where practical; and		
(e) does not include invasive plants or weeds.		
<p>PO6</p> <p>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1</p> <p>Tree planting is a minimum of</p> <p>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</p> <p>(b) 4 metres from any inspection chamber.</p>	<p>Not applicable</p> <p>No additional landscaping is proposed or required for the development.</p>
	<p>AO6.2</p> <p>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>Not applicable</p> <p>No additional landscaping is proposed or required for the development.</p>
	<p>AO6.3</p> <p>Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <p>(a) a height of less than 4 metres; and</p>	<p>Not applicable</p> <p>No additional landscaping is proposed or required for the development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	
For assessable development		
<p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; (d) and maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	<p>AO7 No acceptable outcome is provided.</p>	<p>Complies with PO7 Existing vegetation would be maintained and there is sufficient area for maintenance of landscaped area.</p>

Table 9.4.3.3B – Landscaping code – For accepted development subject to requirements and assessable development.

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1.00 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.50 metres	1.80 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2.00 metres	1.80 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not Applicable	1.80 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or	2.00 metres	Not applicable	Along all side and rear boundaries

Table 9.4.3.3B – Landscaping code – For accepted development subject to requirements and assessable development.

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
(d) Utility installation			
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker’s accommodation.	Not Applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and Access Code

9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme

9.4.3.2 Purpose

- 1) The purpose of the Parking and access code is to ensure:
 - (a) parking areas are appropriately designed, constructed and maintained;
 - (b) the efficient functioning of the development and the local road network; and
 - (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.
- 2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
 - (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
 - (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
 - (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
 - (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

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	Applicant response
For accepted development subject to requirements and assessable development		
Car parking spaces		
PO1 Development provides sufficient car parking to	AO1 The number of car parking spaces provided for	Not applicable The application is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community/ 	the use is in accordance with Table 9.4.3.3B. Note – Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	
Vehicle Crossovers		
PO2 Vehicle crossovers are provided to: <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Complies with AO2.1 Access to the site would be via the existing access from Kullaroo Close.
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. 	Not applicable The site has one road frontage.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.3</p> <p>Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>
<p>PO3</p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(a) the intensity of anticipated vehicle movements;</p> <p>(b) the nature of the use that they service; and</p> <p>(c) the character of the surrounding locality.</p>	<p>AO3</p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>
For Assessable Development		
Parking area location and design		
<p>PO4</p> <p>Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p> <p>(b) be consistent with the character of the surrounding locality.</p>	<p>AO4.1</p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>
	<p>AO4.2</p> <p>Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO4.3</p> <p>The car parking area includes designated pedestrian routes that provide connections to building entrances</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>
	<p>AO4.4</p> <p>Parking and any set down areas are:</p> <ul style="list-style-type: none"> (a) wholly contained within the site; (a) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (b) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (c) provided at the side or rear of a building in all other instances. 	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>
Site access and manoeuvring		
<p>PO5</p> <p>Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; 	<p>AO5.1</p> <p>Access and manoeuvrability is in accordance with:</p> <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off street Parking) Commercial Vehicle Facilities. 	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>and</p> <p>(d) accommodate all vehicles intended to use the site.</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>AO5.2</p> <p>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<p>Not applicable</p> <p>No changes to the existing vehicle access arrangements are proposed.</p>
	<p>AO5.3</p> <p>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>Not applicable</p> <p>No changes to the existing vehicle access arrangements are proposed.</p>
	<p>AO5.4</p> <p>Pedestrian and cyclist access to the site:</p> <p>(a) is clearly defined;</p> <p>(b) easily identifiable; and</p> <p>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	<p>Not applicable</p> <p>No specific pedestrian or cyclist access is proposed.</p>
<p>PO6</p> <p>Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p>	<p>AO6.1</p> <p>Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	<p>Not applicable</p> <p>No internal roads are proposed as a part of this development.</p>
	<p>AO6.2</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> i. hours of operation; ii. noise iii. light; and iv. odour; <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p>	<p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <ul style="list-style-type: none"> (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres. 	<p>No internal roads are proposed as a part of this development.</p>
<p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles;</p> <p>(e) and in the Rural zone, avoids environmental degradation.</p>	<p>AO6.3</p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p>Not applicable</p> <p>No internal roads are proposed as a part of this development.</p>
	<p>AO6.4</p> <p>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>Not applicable</p> <p>No internal roads are proposed as a part of this development.</p>
	<p>AO6.5</p> <p>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>Not applicable</p> <p>No internal roads are proposed as a part of this development.</p>
	<p>AO6.6</p> <p>Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit,</p>	<p>Not applicable</p> <p>No internal roads are proposed as a part of this development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	accommodation site and building by emergency services vehicles.	
	<p>A06.7</p> <p>For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <p>(a) are no steeper than 1:5; or</p> <p>(b) are steeper than 1:5 and are sealed.</p>	<p>Not applicable</p> <p>No internal roads are proposed as a part of this development.</p>
Servicing		
<p>PO7</p> <p>Development provides access, manoeuvring and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or manoeuvring areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p>A07.1</p> <p>All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>
	<p>A07.2</p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>
	<p>A07.3</p> <p>Development provides a servicing area, site access and manoeuvring areas to accommodate</p>	<p>Not applicable</p> <p>The application is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Not applicable No additional parking areas are proposed as a part of this reconfiguring a lot application.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Not applicable No additional parking areas are proposed as a part of this reconfiguring a lot application.
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> (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. 	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Not applicable The site is within the Low-density residential zone.
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	Not applicable The site is within the Low-density residential zone.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility,		

Performance outcomes	Acceptable outcomes	Applicant response
Sport and recreation activities or Tourist park		
<p>PO10</p> <p>The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10</p> <p>A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	<p>Not applicable</p> <p>No Educational establishment, child care, Renewable energy facility, sport and recreation activity or Tourist park is proposed.</p>
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
<p>PO11</p> <p>The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users</p>	<p>AO11</p> <p>A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	<p>Not applicable</p> <p>No Educational establishment, child care, Renewable energy facility, sport and recreation activity or Tourist park is proposed.</p>

9.4.4 Reconfiguring a Lot Code

9.4.4.1 Application

- 1) This code applies to assessing development where:
 - (a) for Reconfiguring a lot; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

9.4.4.2 Purpose

- 2) The purpose of the Reconfiguring a lot code is to ensure that land is:
 - (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
 - (b) provided with access to appropriate movement and open space networks; and
 - (c) contributes to housing diversity and accommodates a range of land uses.
- 3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
 - (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
 - (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
 - (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
 - (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
 - (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
 - (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
 - (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
 - (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;

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- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
 - (i) topography;
 - (ii) climate responsive design and solar orientation;
 - (iii) efficient and sustainable infrastructure provision;
 - (iv) environmental values;
 - (v) water sensitive urban design;
 - (vi) good quality agricultural land; and
 - (vii) the character and scale of surrounding development.

Criteria for assessment

Table 9.4.4.A3 – Reconfiguring a Lot Code – For acceptable development

Performance outcomes	Acceptable outcomes	Applicant response
Area and frontage of lots		
<p>PO1 Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; 	<p>AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>Complies with PO1 There is an historic approval over the site for a Dual Occupancy. Whilst the proposed development for Proposed Lot 3B would be below the minimum lot size, the proposal creates two freehold lots, with each containing an existing Dwelling House and curtilage. The amenity of the locality would not be affected and each lot is provided with separate access and sufficient area to accommodate existing buildings and structures.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(e) considers the proximity of the land to:</p> <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and <p>(f) allows for the protection of environmental features; and</p> <p>(g) accommodates site constraints.</p>		
Existing buildings and easements		
<p>PO2</p> <p>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <ul style="list-style-type: none"> (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration. 	<p>AO2</p> <p>Each land use and associated infrastructure is contained within its individual lot.</p>	<p>Complies with AO2</p> <p>The proposed development would ensure that existing infrastructure for each proposed lot is wholly contained within the lot serviced or provision of an easement, where required.</p>
	<p>AO2.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>Complies with PO1</p> <p>The applicant has been granted setback dispensation for the side and rear boundaries for the existing Dual Occupancy, which is provided as Appendix C.</p> <p>The proposed lots are of sufficient area to contain a single dwelling and associated curtilage.</p>
<p>PO3</p> <p>Reconfiguring a lot which contains an existing</p>	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>No existing easements are identified on the site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
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.		
Boundary Realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Not applicable The proposed development is not related to a Boundary Realignment.
Access and road network		
PO5 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.	AO5 No acceptable outcome is provided.	Complies with PO5 Access to the proposed lots and the existing dwellings are consistent with existing Dwelling Houses within Kullaroo Close and would not create any adverse impacts.

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6</p> <p>Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>AO6</p> <p>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>Complies with AO6</p> <p>Access to the proposed lots and the existing dwellings are consistent with existing Dwelling Houses within Kullaroo Close. Vehicle crossovers are constructed in accordance with the specifications on the FNQROC Regional Development Manual.</p>
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site is within the Low Density Residential Zone.</p>
Rear lots		
<p>PO8</p>	<p>AO8.1</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
Rear lots are designed to: (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained.	Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	No rear lots are proposed.
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.	Not applicable No rear lots are proposed.
	AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.	Not applicable No rear lots are proposed.
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.	Not applicable No rear lots are proposed.
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	Not applicable No rear lots are proposed.
	AO8.6 Rear lots are not created in the Centre zone or	Not applicable No rear lots are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	the Industry zone.	
Crime prevention and community safety		
<p>PO9</p> <p>Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <p>(a) sightlines;</p> <p>(b) the existing and intended pedestrian movement network;</p> <p>(c) the existing and intended land use pattern; and</p> <p>(d) potential entrapment locations.</p>	<p>AO9</p> <p>No acceptable outcome is provided.</p>	<p>Complies with PO9</p> <p>The proposed development is to reconfigure the lots to create freeholds lots to contain single dwellings and curtilage. The existing dwellings are sited to the front of the proposed lots and maintain sightlines consistent with the locality.</p>
Pedestrian and cycle movement network		
<p>PO10</p> <p>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>AO10</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>There is no pedestrian and cycle infrastructure within Kullaroo Close. The proposal is simply to facilitate separate freehold lots for two existing attached dwellings.</p>
Public transport network		
<p>PO11</p> <p>Where a site includes or adjoins a future public</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site does not include or adjoin a</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>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 it will include an element which will attract pedestrian movement.</p>		<p>future public transport corridor or future public transport site.</p>
Residential subdivision		
<p>PO12</p> <p>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>AO12</p> <p>No acceptable outcome is provided.</p>	<p>Complies with PO12</p> <p>The proposed development would provide freehold lots to accommodate single attached dwellings and their curtilage. The proposed lot sizes would contribute to housing choice and diversity within the locality.</p>
Rural residential zone		
<p>PO13</p> <p>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</p>	<p>AO13</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site is within the Low Density Residential Zone.</p>

Performance outcomes	Acceptable outcomes	Applicant response
precinct.		
Additional provisions for greenfield development only		
<p>PO14</p> <p>The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	<p>AO14</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>
<p>PO15</p> <p>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>AO15</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>
<p>PO16</p> <p>The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and 	<p>AO16</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) include open cul-de-sacs heads.</p> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>		
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>
<p>PO18</p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>
<p>PO19</p> <p>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>AO19.1</p> <p>A minimum of 10% of the site area is dedicated as open space.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>
	<p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>
<p>PO20</p> <p>A network of parks and community land is provided:</p>	<p>AO20</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is not for greenfield development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(d) to support a full range of recreational and sporting activities; (e) to ensure adequate pedestrian, cycle and vehicle access; (f) which is supported by appropriate infrastructure and embellishments; (g) to facilitate links between public open spaces; (h) which is co-located with other existing or proposed community infrastructure; (i) which is consistent with the preferred open space network; and (j) which includes a diversity of settings;		

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m ²	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	350m ²	10 metres

Zone	Type	Minimum area	Minimum frontage
	Where connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	600m ²	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m ²	5 metres
	All other lots	800m ²	16 metres
Medium density residential	Rear lot	600m ²	5 metres
	All other lots	400m ²	10 metres
Industry	All lots	1,500m ²	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
	All lots	4,000m ²	40 metres

Figure A – Examples of access to rear lots

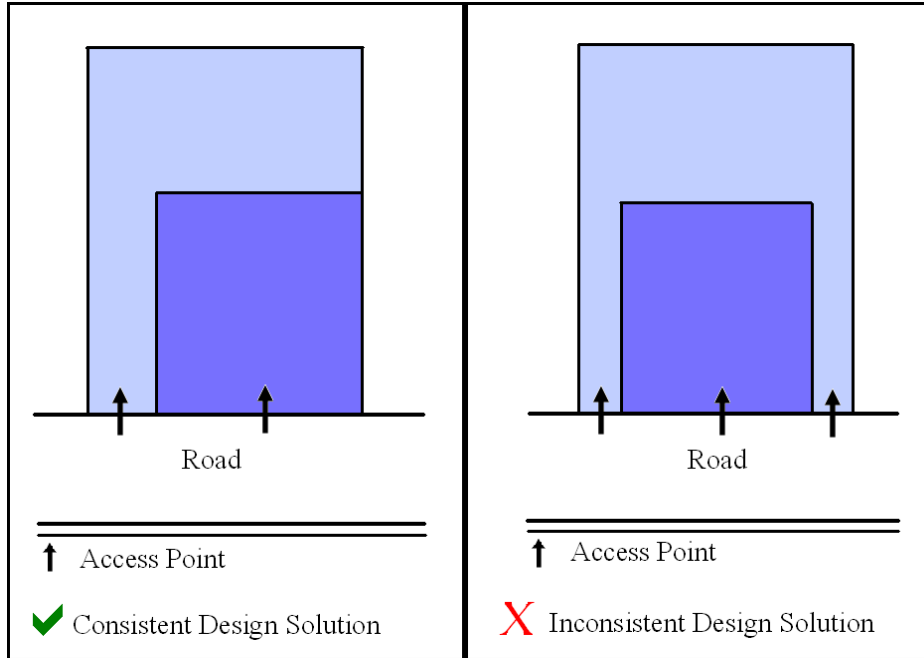


Figure B – Example of cul-de-sac design



9.4.5 Works, services and infrastructure code

9.4.5.1 Application

- (1) This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

- (1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides an adequate, safe and reliable supply of potable, firefighting and general use water in accordance with relevant standards;
 - (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
 - (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
 - (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
 - (e) Development provides electricity and telecommunications services that meet its desired requirements;
 - (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
 - (g) Development does not affect the efficient functioning of public utility mains, services or installations;
 - (h) Infrastructure dedicated to Council is cost effective over its life cycle;
 - (i) Work associated with development does not cause adverse impacts on the surrounding area; and
 - (j) Development prevents the spread of weeds, seeds or other pests.

9.4.5.2 Criteria for Assessment

Table 9.4.5.3 – Works, services and infrastructure code – For acceptable development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development.		
Water supply		
<p>PO1</p> <p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO1.1</p> <p>Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area 	<p>Complies with AO1.1</p> <p>The existing Dwellings are connected to Council’s reticulated water supply.</p>
	<p>AO1.2</p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i). with a minimum capacity of 90,000L; (ii). fitted with a 50mm ball valve with a 	<p>Not applicable</p> <p>The site is located within an area serviced by Council’s reticulated water supply network.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	camlock fitting; and (iii). which are installed and connected prior to the occupation or use of the development.	
Waste disposal		
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	AO2 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: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	Complies with AO2 The existing Dwellings are connected to Council’s reticulated sewerage system.
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	Not applicable The site is located within an area serviced by Council’s reticulated w sewerage system.

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater infrastructure		
<p>PO3</p> <p>Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1</p> <p>Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Complies with AO3.1</p> <p>The proposed development would maintain the existing Dwelling House connections to stormwater infrastructure, established under the previous Dual Occupancy approval.</p>
	<p>AO3.2</p> <p>On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	<p>Complies with AO3.2</p> <p>The existing drainage systems on the site would be retained and stormwater would continue to be lawfully discharged.</p>
Electricity supply		
<p>PO4</p> <p>Each lot is provided with an adequate supply of electricity</p>	<p>AO4</p> <p>The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the 	<p>Complies with AO4</p> <p>Each of the proposed lots would be connected to the electricity supply network via existing connections associated with the existing dwellings.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>transmission grid; or</p> <p>(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:</p> <p>(i). it is approved by the relevant regulatory authority; and</p> <p>(ii). it can be demonstrated that no air or noise emissions; and</p> <p>(iii). it can be demonstrated that no adverse impact on visual amenity will occur.</p>	
Telecommunications infrastructure		
<p>PO5</p> <p>Each lot is provided with an adequate supply of telecommunication infrastructure.</p>	<p>AO5</p> <p>Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>Complies with AO4</p> <p>Each of the proposed lots would be connected to telecommunications infrastructure via existing connections associated with the existing dwellings.</p>
Existing public utility services		
<p>PO6</p> <p>Development and associated works do not affect the efficient functioning of public utility mains,</p>	<p>AO6</p> <p>Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the</p>	<p>Complies with AO6</p> <p>The proposal would not affect the functioning of any existing public utility mains, services or</p>

Performance outcomes	Acceptable outcomes	Applicant response
services or installations.	relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	installations.
Excavation or filling		
<p>PO7</p> <p>Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	<p>AO7.1</p> <p>Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
	<p>AO7.2</p> <p>Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
	<p>AO7.3</p> <p>Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
	<p>AO7.4</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	No excavation or filling is proposed as a part of this development.
	A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable No excavation or filling is proposed as a part of this development.
	A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not applicable No excavation or filling is proposed as a part of this development.
	A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional	Not applicable No excavation or filling is proposed as a part of this development.

Performance outcomes	Acceptable outcomes	Applicant response
	Development manual.	
For assessable development		
Transport network		
<p>PO8</p> <p>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>AO8.1</p> <p>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>Complies with AO8.1</p> <p>Existing access and crossovers would be constructed in accordance with the relevant guidelines and specifications within the FNQROC Regional Development manual.</p>
	<p>AO8.2</p> <p>Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	<p>Not applicable</p> <p>No footpaths are present within Kullaroo Close.</p>
Public infrastructure		
<p>PO9</p> <p>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>AO9</p> <p>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>No public infrastructure is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater quality		
<p>PO10</p> <p>Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	<p>AO10.1</p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i). drainage control; (ii). erosion control; (iii). sediment control; and (iv). water quality outcomes. 	<p>Not applicable</p> <p>The proposed development is for reconfiguring a lot. No additional works are proposed and the stormwater from each lot would be continued to be lawfully discharged.</p>
	<p>AO10.2</p> <p>For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates</p>	<p>Not applicable</p> <p>The subject site is less than 2,500m².</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	
<p>PO11 Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11 No acceptable outcome is provided.</p>	<p>Not applicable The proposed development is for reconfiguring a lot. No additional works are proposed and the stormwater from each lot would be continued to be lawfully discharged.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Excavation or filling		
<p>PO12</p> <p>Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1</p> <p>Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
	<p>AO12.2</p> <p>Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. 	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
<p>PO13</p> <p>Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1</p> <p>Dust emissions do not extend beyond the boundary of the site.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
	<p>AO13.2</p> <p>No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
	<p>AO13.3</p> <p>A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO14</p> <p>Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises. 	<p>AO14</p> <p>Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> (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. 	<p>Not applicable</p> <p>No excavation or filling is proposed as a part of this development.</p>
Weed and pest management		
<p>PO15</p> <p>Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The applicant would ensure that the site is free of weed and pest species.</p>
Contaminated land		
<p>PO16</p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16</p> <p>Development is located where:</p> <ul style="list-style-type: none"> (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or 	<p>Not applicable</p> <p>The subject site has not been identified as contaminated.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	
Fire services in developments accessed by common private title		
<p>PO17</p> <p>Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1</p> <p>Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <p>(a) 120 metres for residential development; and</p> <p>(b) 90 metres for any other development</p>	<p>Not applicable</p> <p>No access via common private total is proposed.</p>
	<p>AO17.2</p> <p>Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>Not applicable</p> <p>No access via common private total is proposed.</p>