

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Sarah-Jane Hart
Contact name <i>(only applicable for companies)</i>	c/- RPS AAP Consulting Pty Ltd, Sam Leggerini
Postal address <i>(P.O. Box or street address)</i>	PO Box 1949
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4031 1336
Email address <i>(non-mandatory)</i>	Sam.Leggerini@rpsgroup.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	AU011948

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
		7	Barang Street	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	504	NR7409	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		9	Barang Street	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	503	NR7409	Mareeba Shire Council

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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Reconfiguring a Lot (Boundary realignment)
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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?

Yes

No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
Reconfiguring a Lot (Boundary Realignment)	

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input 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)
Lot 504 on NR7409	1,012	Lot 504	962
Lot 503 on NR7409	1,012	Lot 503	1,062

12.2) What is the reason for the boundary realignment?

To address the encroachment of structures from Lot 503 into Lot 504

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 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			

7 Barang Street

KURANDA

4 July 2023

TO

Sarah Jane Hart.

We, Conrad Brooker and Felicity Barnes ,the owners of property - 7 Barang Street, KURANDA ,in Goodwill, rescind the encroached piece of land back to Sarah Jane Hart ,of 9 Barang Street ,KURANDA

See attachment

Print

Sign

Print

Felicity
Barnes

Sign

F. Barnes

Print

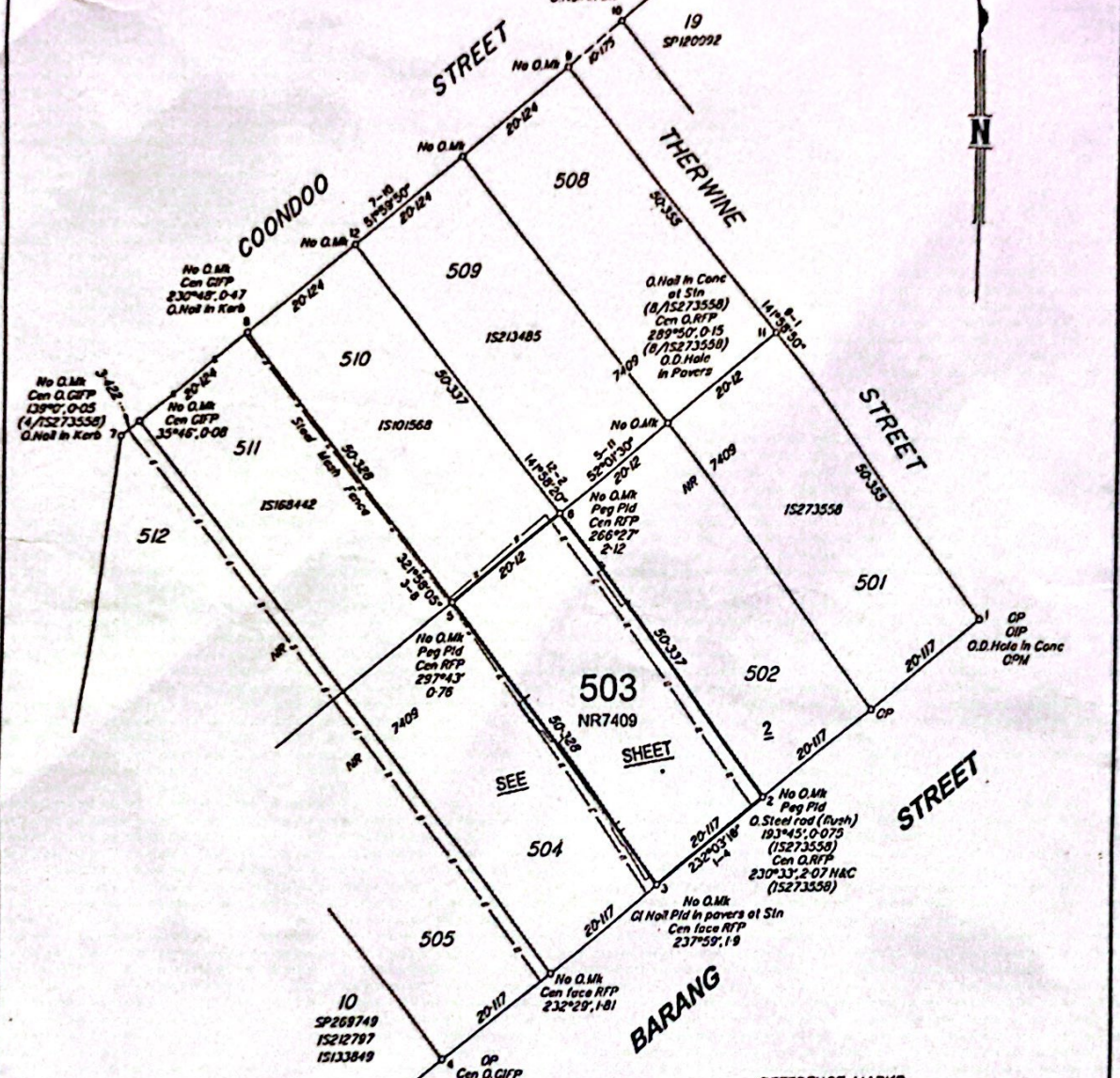
CONRAD
BROOKER

Sign

C. Brooker

9 BARANG ST (LOT 503)

NOTIFICATION ISSUED TO THE OWNERS OF LOTS 502-504, 510 & 511 ON NR7409 ON 13/12/2018, IN ACCORDANCE WITH s18 OF THE SURVEY AND MAPPING INFRASTRUCTURE REGULATION 2014.



PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	1/15273558	138°29'	21.834	187990	Mini mark
4-OPM	3/15212797	118°57'30"	3.362	Not branded	Standard
10-OPM	16/SP120092	325°19'50"	4.968	123231	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	7/1578045	141°57'20"	1.0
1	O.D.Hole in Conc	1/15273558	125°29'30"	1.778
2	Hall in Conc		147°13'	22.51
3	Cl Nail in pavers		59°57'	1.12
3	Bolt in Bil		156°57'	9.2
4	OIP	8/15133849	85°58'30"	5.454
5	Cl Nail in tree roof		133°23'	6.433
7	O.Nail in Kb	2/15212797	297°17'	23.819
8	O.Nail in Kb	18/RP819399	351°44'	13.007
8	Nail in pathway		287°36'	13.4
10	O.Nail in Bil	16/SP120092	287°08'30"	8.631
11	O.D.Hole in pavers	8/15273558	13°54'30"	2.458

VERIS AUSTRALIA PTY LTD (A.C.N. 615 735 727) hereby certify that the land comprised in this plan was surveyed by the corporation, by Peter Henry STENZEL, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Charles Leonard Roy GOBLINO, Coastal Surveyor and that the plan in accordance, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 3/12/2018.

C. Goel
Date: _____

0m 30m 60m 90m
10 50mm 100mm 150mm

Identification Survey of Lot 503 on NR7409

veris

BRISBANE 07 7365 4700
MACKAY 07 4981 2911
WHITSUNDAYS 07 4981 1772
CAIRNS 07 4981 6728

veris.com.au
ACN 615 735 727
Veris Australia Pty Ltd

LOCAL GOVERNMENT: MAREEBA SHIRE COUNCIL LOCALITY: KIIRANDA

Scale: 1:600

7 AND 9 BARANG STREET, KURANDA – APPLICATION FOR RECONFIGURING A LOT (BOUNDARY REALIGNMENT)

Town Planning Report



AU011948
B
1 September 2023

rpsgroup.com

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Client Review	S Leggerini	P Clifton	P Clifton	31/08/2023
B	Application Submission	S Leggerini	P Clifton	P Clifton	01/08/2023

Approval for issue

P Clifton



1 September 2023

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Prepared by:

Prepared for:

RPS

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Contents

SUMMARY	3
1 INTRODUCTION	4
2 SITE DETAILS	5
2.1 Site Particulars	5
2.2 Planning Context	6
3 PROPOSAL	7
4 LEGISLATIVE REQUIREMENTS	8
4.1 Assessment Manager	8
4.2 Categories of Assessment	8
4.3 Referrals	8
4.4 Public Notification	8
5 STATUTORY PLANNING ASSESSMENT	9
5.1 Overview	9
5.2 State and Regional Assessment Benchmarks	9
5.2.1 State Planning Policy	9
5.2.2 Regional Plan	9
5.2.3 Development Assessment under Schedule 10 (SDAP)	9
5.3 Local Authority Assessment Benchmarks	9
5.3.1 Codes	9
6 CONCLUSION	11

Tables

Table 1: Summary	3
Table 2: Site Particulars	5
Table 3: Planning Context	6
Table 4: Proposed Lot Details	7
Table 5: Categories of Assessment	8
Table 6: Planning Scheme Code Responses	9

Figures

Figure 1 Site Location	5
Figure 2 Zoning	6
Figure 3 Proposal Plan	7

Appendices

- Appendix A Certificate(S) of Title and Search Results
- Appendix B Planning Context Mapping
- Appendix C Proposal Plans
- Appendix D Planning Scheme Code Responses

SUMMARY

Table 1: Summary

Details			
Site Address:	7 Barang Street, Kuranda 9 Barang Street, Kuranda		
Real Property Description:	Lot 504 on NR7409 Lot 503 on NR7409		
Site Area:	1,012m ² (Lot 504 on NR7409) 1,012m ² (Lot 503 on NR7409)		
Regional Plan Land Use Designation:	Urban Footprint		
Zone/Precinct:	Medium Density Residential Zone		
Owner(s):	Conrad Brooker and Felicity Barnes (Lot 504 on NR7409) Sarah-Jane Hart (Lot 503 on NR7409)		
Proposal			
Brief Description/ Purpose of Proposal	Reconfiguring a Lot (Boundary Realignment)		
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
Pre-lodgement / Consultation			
Entity	Date	Contact Name	
Council DA Team	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other			
Applicant contact person	Sam Leggerini Town Planner D: +61 7 4031 1336 E: Sam.leggerini@rpsgroup.com.au		

1 INTRODUCTION

RPS AAP Consulting Pty Ltd has been engaged by Sarah-Jane Hart to seek development approval for Reconfiguring a Lot (Boundary Realignment) on land located at 7 and 9 Barang Street, Kuranda, described as Lot 504 and 503 on NR7409, respectively.

Both 7 and 9 Barang Street, Kuranda are rectangular shaped lots with areas of 1,012m² and dimensions of 20 metres x 50 metres. Each of the lots are currently improved by separate detached dwellings, with vegetation cover around the property boundaries. Access to the lots is via separate crossovers from Barang Street and both lots are connected to all available urban services.

This application seeks a Development Permit for Reconfiguring a Lot (Boundary Realignment). The purpose of this application is to address an encroachment from Lot 503 into Lot 504 and to realign the property boundary with the existing fence line. No other development would occur as part of the development and the built form on the overall site would remain the same.

Under the Mareeba Shire Council Planning Scheme 2016, the subject site is identified in the Medium Density Residential Zone. In accordance with the Tables of Assessment, Reconfiguring a Lot is identified as requiring the approval of a Code Assessable application by Mareeba Shire Council. As the Assessment Management, the Council, in determining the application can only have regard to the applicable Assessment Benchmarks contained within the Planning Scheme and no other matter.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the relevant code requirements of the Mareeba Shire Council Planning Scheme 2016. Based on these assessments the proposal is recommended for approval, subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

The subject site is located at 7 and 9 Barang Street, Kuranda, described as Lot 504 and 503 on NR7409. Both Lots 504 are rectangular in shape lot with areas of 1,012m² and frontages to Barang Street of 20.11 metres. They are similarly both developed with single dwelling houses with an access from Barang Street.

The area containing the site is characterised by a mix of development. To the east and west of the site development generally consists of dwelling houses on lots in excess of 1,000m². To the North of the site is central Kuranda, which is largely made up of commercial development and located on the opposite side of Barang Street, directly to the South of the site is the Jumrum Creek Conservation Park.

Table 2: Site Particulars

Site Particulars	
Site Address	7 Barang Street, Kuranda 9 Barang Street, Kuranda
Real Property Description	Lot 504 on NR7409 Lot 503 on NR7409
Site Area	1,012m ² (Lot 504 on NR7409) 1,012m ² (Lot 503 on NR7409)
Landowner(s)	Conrad Brooker and Felicity Barnes (Lot 504 on NR7409) Sarah-Jane Hart (Lot 503 on NR7409)

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

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



Figure 1 Site Location

Source: Queensland Globe 2023

2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
State Planning Policy Mapping	
Safety and Resilience to Hazards	<ul style="list-style-type: none"> Natural Hazards 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 Building restricted area - Area of interest Transport Infrastructure <ul style="list-style-type: none"> Active transport corridor
Development Assessment Mapping	
Water Resources	<ul style="list-style-type: none"> Water resource planning area boundaries
Native Vegetation Clearing	<ul style="list-style-type: none"> Category X on the regulated vegetation management map
Far North Queensland Regional Plan 2009-2031	
Regional Plan designation	<ul style="list-style-type: none"> Urban Footprint
Mareeba Shire Council Planning Scheme 2016	
Strategic framework designation	<ul style="list-style-type: none"> Residential Area
Zoning	<ul style="list-style-type: none"> Medium Density Residential
Overlays	<ul style="list-style-type: none"> Hill and Slope Overlay Transport Infrastructure Overlay <ul style="list-style-type: none"> Access road

Zoning of the subject site and surrounding lands is shown on **Figure 2** and other relevant mapping, including overlays is provided at **Appendix B**



Figure 2 Zoning

Source: Mareeba Shire Council Planning Scheme 2016

3 PROPOSAL

This application seeks development approval for Reconfiguring a Lot to realign the common boundary between Lots 503 and Lot 504 on NR7409.

Parts of a concrete slab and pavers located on Lot 504 encroach approximately 1.5 metres into Lot 503, and the current boundary fence does not align with the property boundary. To rectify this encroachment, it is proposed to undertake a boundary realignment to ensure that the concrete slab and pavers would be wholly contained within Lot 504. The proposed boundary would be consistent with the existing fence between Lot 504 and Lot 503. The proposed boundary realignment would result in approximately 50 metres of existing Lot 504 being transferred to Lot 503.

No other development would occur as a part of the proposal and the built form would remain the same. Each of the lots would retain their existing access arrangements and services connections. Plans detailing the proposed reconfigured common boundary are provide for reference as **Appendix C** and the proposed lots are summarised in **Table 4** below:

Table 4: Proposed Lot Details

Proposed Lot	Area	Frontage
Proposed Lot 503	1,062m ²	Approx. 22 metres to Barang Street
Proposed Lot 504	962m ²	Approx. 18.2 metres to Barang Street



Figure 3 Proposal Plan

Source: Author

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
Reconfiguring a Lot (Boundary Realignment)	Table 5.6.1 – Reconfiguring a Lot, Mareeba Shire Council Planning Scheme 2016	Code

4.3 Referrals

The application does not trigger any referrals in accordance with Schedule 10 of the *Planning Regulation 2017*.

4.4 Public Notification

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

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*.

As Mareeba Shire Council is the assessment management, the relevant local authority categorising instrument is the Mareeba Shire Council Planning Scheme 2016.

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.

It is understood that the minister has determined that the Mareeba Shire Council Planning Scheme 2016 has integrated the State Policies to the extent relevant to this application. On that basis, no further assessment is required.

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.

In accordance with Part 2 of the Mareeba Shire Council Planning Scheme 2016, the minister has identified that the planning scheme appropriately advances the Far North Queensland Regional Plan 2009-2031. Consistent with the State Planning Policy, no further assessment is required in this instance.

5.2.3 Development Assessment under Schedule 10 (SDAP)

As there are no referral triggers for the proposed development, no State Development Assessment Provision (SDAP) 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.

5.3.1 Codes

The planning scheme codes applicable to the proposal, and the location of the relevant appended code response are identified below:

Table 6: Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Response
Zone code		
Medium Density Residential Zone Code	Applies	Complies with the applicable Acceptable Outcomes.
Development Codes		

REPORT

Planning Scheme Codes	Applicability	Response
Landscaping Code	Applies	Complies with the applicable Assessment Benchmarks.
Parking and Access Code	Applies	Complies with the applicable Acceptable Outcomes.
Reconfiguring a Lot Code	Applies	Complies with the applicable Assessment Benchmarks.
Works, Services and Infrastructure Code	Applies	Complies with the applicable Acceptable Outcomes.

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

6 CONCLUSION

RPS AAP Consulting Pty Ltd has been engaged by Sarah-Jane Hart to seek development approval for Reconfiguring a Lot (Boundary Realignment) on land located at 7 and 9 Barang Street, Kuranda, described as Lot 504 and 503 on NR7409, respectively.

Both 7 and 9 Barang Street, Kuranda are rectangular shaped lots with an area of 1,012m². Each of the lots are currently improved by separate detached dwellings, with vegetation cover around the property boundaries. Access to the sites is via separate crossovers from Barang Street and both sites are connected to all available urban services.

The purpose of the application is to address an encroachment from Lot 503 into Lot 504 and align the property boundary with the existing fence. No other development would occur as part of the development and the built form would remain the same.

Under the Mareeba Shire Council Planning Scheme 2016, the subject site is identified in the Medium Density Residential Zone. In accordance with the Tables of Assessment, development for Reconfiguring a Lot, is identified as requiring the approval of a Code Assessable application by Mareeba Shire Council. As the Assessment Management, the Council, in determining the application can only have regard to the applicable Assessment Benchmarks contained within the Planning Scheme and no other matter.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the relevant code requirements of the Mareeba Shire Council Planning Scheme 2016. Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

Appendix A

Certificate(S) of Title and Search Results

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21177154	Search Date: 29/08/2023 11:00
Date Title Created: 29/07/1982	Request No: 45502625
Previous Title: 20092075	

ESTATE AND LAND

Estate in Fee Simple

LOT 503 CROWN PLAN NR7409

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 713533273 25/10/2010

SARAH-JANE HART

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20092075 (ALLOT 3 SEC 5)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 20730049	Search Date: 29/08/2023 11:02
Date Title Created: 22/06/1967	Request No: 45502682
Previous Title: 20122051	

ESTATE AND LAND

Estate in Fee Simple

LOT 504 CROWN PLAN NR7409
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 717418935 01/08/2016

CONRAD OSTWALD BROOKER
FELICITY JOSEPHINE BARNES

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20109197 (ALLOT 4 SEC 5)
2. MORTGAGE No 717418936 01/08/2016 at 13:13
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

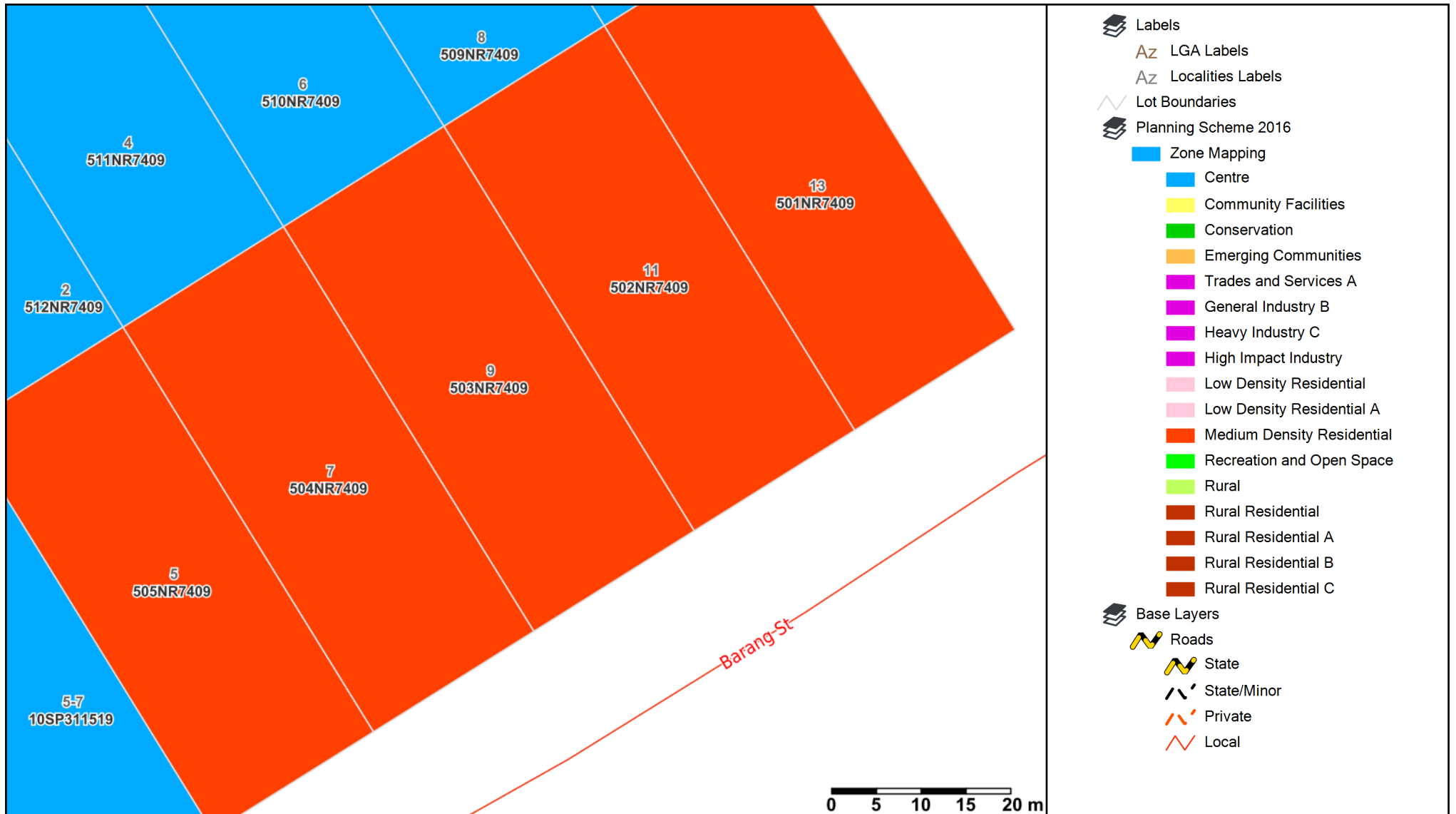
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix B

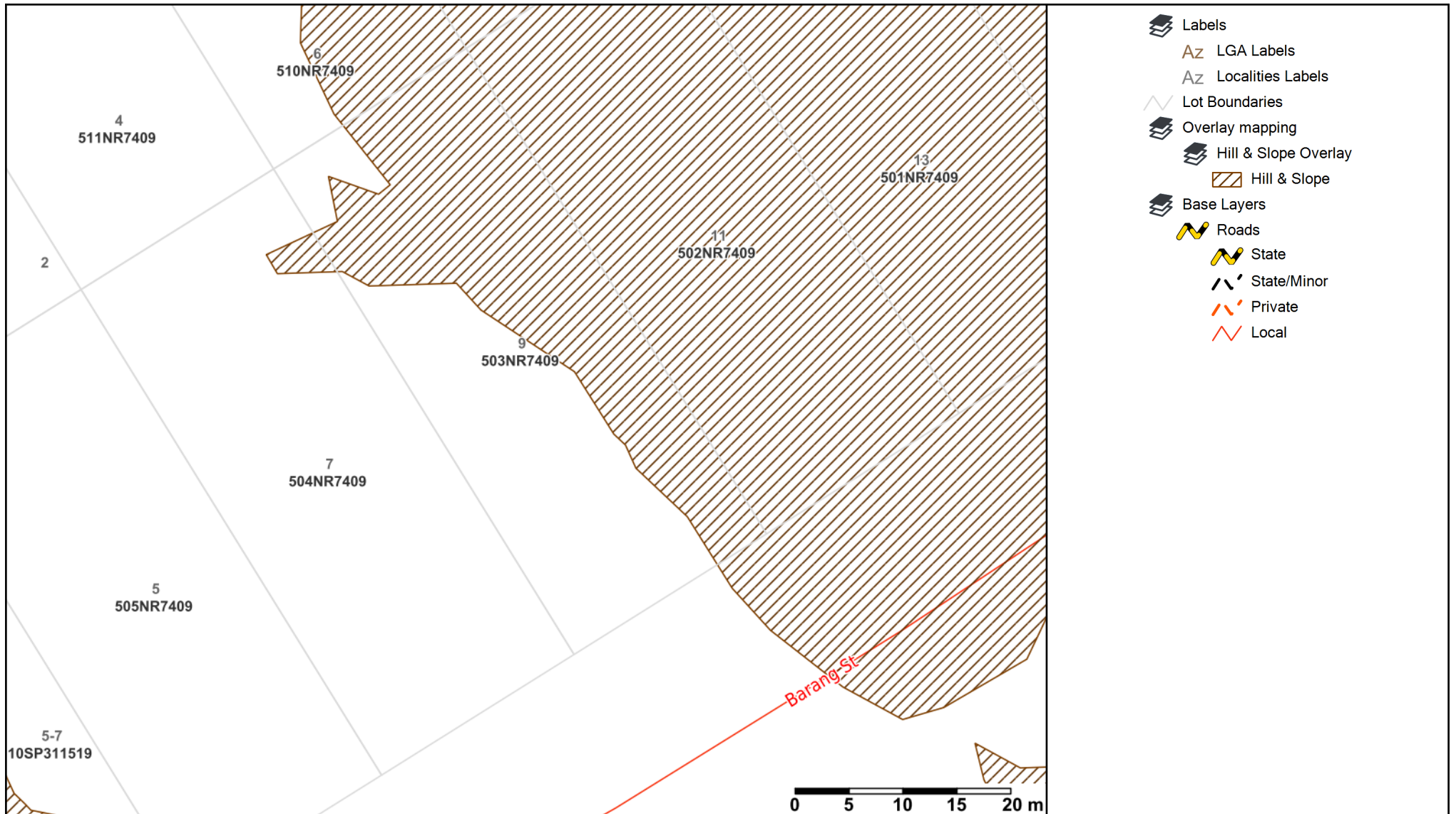
Planning Context Mapping



7 and 9 Barang Street, Kuranda - Zone Map

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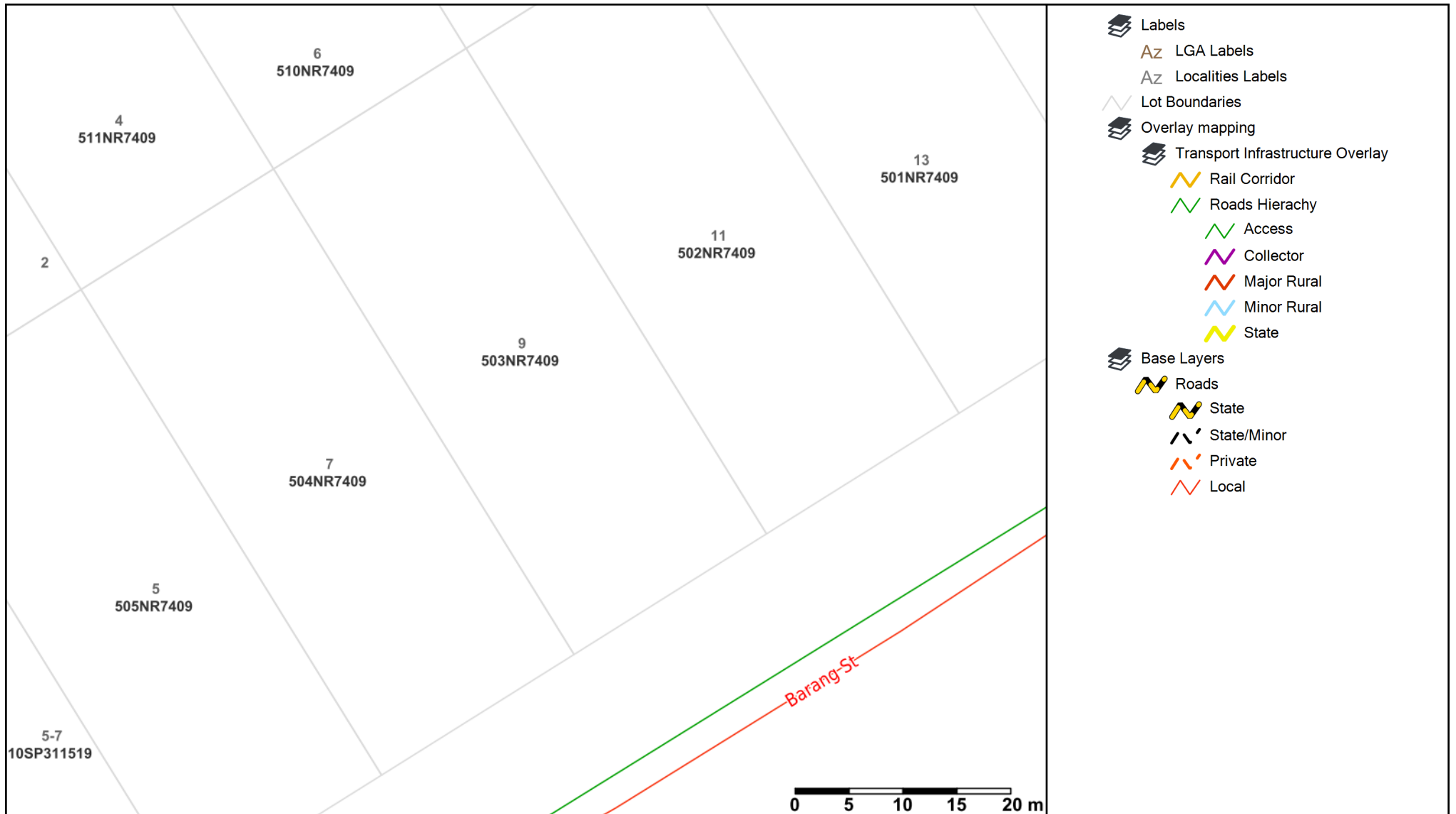




7 and 9 Barang Street, Kuranda - Hill & Slope Overlay Map

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7 and 9 Barang Street, Kuranda - Transport Infrastructure Overlay Map

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Appendix C

Proposal Plans

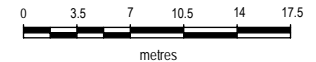
AERIAL IMAGERY.

The aerial photography used in this plan has not been rectified. The image has been overlaid as best fit on the boundaries shown and position is approximate only.
Date of Capture: 09/2022
©State of Queensland (Department of Resources) 2023



IMPORTANT NOTE

- This plan was prepared for the sole purposes of the client for the specific purpose of accompanying an application to the Mareeba Shire Council for a reconfiguration of a lot described on this plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
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 - RPS AAP Consulting Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
 - any inaccuracies or other faults with information or data sourced from a Third Party;
 - RPS AAP Consulting Pty Ltd relying on surface indicators that are incorrect or inaccurate;
 - the Client or any Third Party not verifying information in this plan where recommended by RPS AAP Consulting Pty Ltd;
 - Judgement of this plan with any local authority against the recommendation of RPS AAP Consulting Pty Ltd;
 - the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS AAP Consulting Pty Ltd in this plan.
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- Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
- The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- Cadastral boundaries are obtained by title dimensions and/or digitising from existing cadastral maps. These boundaries have not been verified and are approximate only.



SCALE 1:500 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A4)

AMENDMENTS			
RPS CLIENT MANAGER		SURVEYED	
P Clifton		NA	
COMPILED		CAD REF	
SL 28/08/23		NA	
SHEET SIZE	SHEET		
A4	OF SHEETS		
1		1	

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Sarah-Jane Hart

Proposal Plan
Plan of Boundary Realignment
Cancelling Lot 503 and 504 on
NR7409

SCALE	DATE	DRAWING NO.	ISSUE
1:500	28/08/2023	AU011948-1	A

Appendix D

Planning Scheme Code Responses

6.2.7 Medium Density Residential Zone Code

6.2.7.1 Application

- 1) This code applies to assessing development where:
 - (a) located in the Medium 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.

6.2.7.2 Purpose

- 1) The purpose of the medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- 2) Mareeba Shire Council's purpose of the Medium density residential zone code is to facilitate medium residential densities and a diversity of housing which caters for a range of households in locations which are proximate to town centres, community facilities and open space.
- 3) Small lot housing is facilitated and medium density development may include Dual occupancy and Multiple dwelling development in the form of town houses, apartments and units.
- 4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides a range of residential dwelling choices including Multiple dwellings in locations clustered around or near activity centres and transport networks;
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure;
 - (c) Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate; Development provides and maintains a high level of amenity in the zone and is reflective of the desired character of the area;
 - (d) The scale and density of development facilitates an efficient land use pattern that supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
 - (e) Other small-scale development that integrates personal employment and residential activities is encouraged, provided it complements local residential amenity;
 - (f) 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;
 - (g) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community; and
 - (h) Development responds to land constraints and mitigates any adverse impacts on adjacent land uses and the environment.

6.2.7.3 Criteria for assessment

Table 6.2.7.3A – Medium 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; (e) privacy and overlooking; and (f) site area and street frontage length. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	<p>Not applicable This application is for reconfiguring a lot only.</p>
Outbuildings and residential scale		
<p>PO2 Domestic outbuildings:</p> <ul style="list-style-type: none"> (a) do not dominate the lot on which they are 	<p>AO2 Domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> (a) 100m² in gross floor area; and 	<p>Not applicable This application is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
located; and (b) are consistent with the scale and character of development in the Low- density residential zone.	(b) 5.5 metres in height above natural ground level.	
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 (f) appearance of building bulk; and (g) relationship with road corridors.	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.	Complies with AO3.1 The boundary realignment would not affect the existing front setback.
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Complies with AO3.2 The boundary realignment would provide side setbacks of approximately 3 metres.
Accommodation density		
PO4 The density of Accommodation activities: (a) contributes to housing choice and	AO4	Not applicable The application is for a boundary realignment only.

Performance outcomes	Acceptable outcomes	Applicant response
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.	Development provides a maximum density for Accommodation activities in compliance with Table 6.2.7.3B .	
Gross floor area		
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	A05 Gross floor area does not exceed 600m ² .	Not applicable This application is for reconfiguring a lot only.
For assessable development		
Building design		
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural	A06	Not applicable This application is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
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.	Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	
PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	A07 No acceptable outcome is provided.	Not applicable This application is for reconfiguring a lot only.
Non-residential development		
PO8 Non-residential development is only located in new residential areas and: (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	A08 No acceptable outcome is provided.	Not applicable The development does not involve non-residential development.

Performance outcomes	Acceptable outcomes	Applicant response
immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire.		
Amenity		
PO9 Development must not detract from the amenity of the local area, 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.	AO9 No acceptable outcome is provided.	Not applicable This application is for reconfiguring a lot only.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise;	AO10 No acceptable outcome is provided.	Not applicable This application is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
(b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		

Table 6.2.7.3B—Maximum densities for Accommodation activities

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

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>No change would occur to the existing landscaping on the site as part of this development.</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: with a minimum width of 2 metres where adjoining a car parking area;</p>	<p>Complies with AO2</p> <p>No change would occur to the existing landscaping on the site as part of this development.</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>(a) with a minimum width of 1.5 metres in all other locations; and</p> <p>(b) 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 AO3.2</p> <p>No change would occur to the existing landscaping on the site as part of this development.</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>No change would occur to the existing landscaping on the site as part of this development.</p>
	<p>AO3.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred</p>	<p>Complies with AO3.2</p> <p>No change would occur to the existing landscaping on the site as part of this</p>

Performance outcomes	Acceptable outcomes	Applicant response
	plant species.	development.
<p>PO4</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	<p>Not applicable</p> <p>This application is for reconfiguring a lot only. No additional parking areas are proposed.</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>This application is for reconfiguring a lot only. No additional parking areas are proposed.</p>
<p>PO5</p> <p>Landscaping areas include a range and variety of planting that:</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 for the development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) is suitable for the intended purpose and local conditions;</p> <p>(b) contributes to the natural character of the Shire;</p> <p>(c) includes native species;</p> <p>(d) includes locally endemic species, where practical; and</p> <p>(e) does not include invasive plants or weeds.</p>	<p>Landscaping and preferred plant species.</p> <p>AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>Not applicable No additional landscaping is proposed or required for the development.</p>
<p>PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1 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 No additional landscaping is proposed or required for the development.</p>
	<p>AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p>Not applicable No additional landscaping is proposed or required for the development.</p>
	<p>AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <p>(a) a height of less than 4 metres; and</p> <p>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid</p>	<p>Not applicable The site does not adjoin an electricity substation.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	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>A07 No acceptable outcome is provided.</p>	<p>Complies with PO7 No change would occur to the existing landscaping on the site as part of this development.</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	2.00 metres	Not applicable	Along all side and rear boundaries

<ul style="list-style-type: none"> (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation 			
<p>For:</p> <ul style="list-style-type: none"> (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker’s accommodation. 	<p>Not Applicable</p>	<p>1.8 metres</p>	<p>To prevent visibility</p>

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 would be provided via the existing crossovers from Barang Street.
	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 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	<p>Not applicable The application is for Reconfiguring a Lot only.</p>
<p>PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. 	<p>AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p>Not applicable The application is for Reconfiguring a Lot only.</p>
For Assessable Development		
Parking area location and design		
<p>PO4 Car parking areas are located and designed to:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. 	<p>AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p>Not applicable The application is for Reconfiguring a Lot only.</p>
	<p>AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	<p>Not applicable 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; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. 	<p>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 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 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 to the site is required.</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>AO6.7</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>AO7.1</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>AO7.2</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>AO7.3</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 The application is for Reconfiguring a Lot only.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Not applicable The application is for Reconfiguring a Lot only. No additional parking areas are proposed.
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 Medium 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 Medium 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 centre, renewable energy facility, sport and recreation activities 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 centre, renewable energy facility, sport and recreation activities 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;

- (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 AO1.1 The proposed lots have a minimum area of 962m² and a minimum frontage of 18 metres. This would exceed the accepted 400m² lot area and 10 metre wide frontage.</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>AO2.1</p> <p>Each land use and associated infrastructure is contained within its individual lot.</p>	<p>Complies with AO2.1</p> <p>The proposed lots would wholly contain the existing dwellings and associated infrastructure.</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 AO2.2</p> <p>Refer to AO3.1 and AO3.2 of the Medium Density Residential Zone Code.</p>
<p>PO3</p> <p>Reconfiguring a lot which contains an existing easement ensures:</p> <ul style="list-style-type: none"> (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 	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>No easements encumber either lot.</p>

Performance outcomes	Acceptable outcomes	Applicant response
operation of any infrastructure contained within the easement.		
Boundary Realignment		
<p>PO4</p> <p>The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p>A04</p> <p>No acceptable outcome is provided.</p>	<p>Complies with PO4</p> <p>All existing infrastructure and services connections would be retained.</p>
Access and road network		
<p>PO5</p> <p>Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	<p>A05</p> <p>No acceptable outcome is provided.</p>	<p>Complies with PO5</p> <p>The existing access arrangements would be retained.</p>
<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; 	<p>A06</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>The existing vehicle crossovers and access from Barang Street would be retained and no new access is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) maximises efficiency and safety; and</p> <p>(c) is consistent with the nature of the intended use of the lot.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>		
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <p>(a) the intended use of the lots;</p> <p>(b) the existing use of surrounding land;</p> <p>(c) the vehicular servicing requirements of the intended use;</p> <p>(d) the movement and turning requirements of B-Double vehicles.</p> <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 Medium Density Residential Zone.</p>
Rear lots		
<p>PO8</p> <p>Rear lots are designed to:</p> <p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency</p>	<p>AO8.1</p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Not applicable</p> <p>No rear lots are proposed.</p>
	<p>AO8.2</p> <p>No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Not applicable</p> <p>No rear lots are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>of the road from which access is gained.</p>	<p>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.</p>	<p>Not applicable No rear lots are proposed.</p>
	<p>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.</p>	<p>Not applicable No rear lots are proposed.</p>
	<p>AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	<p>Not applicable No rear lots are proposed.</p>
	<p>AO8.6 Rear lots are not created in the Centre zone or the Industry zone.</p>	<p>Not applicable No rear lots are proposed.</p>
<p>Crime prevention and community safety</p>		
<p>PO9 Development includes design features which enhance public safety and seek to prevent</p>	<p>AO9 No acceptable outcome is provided.</p>	<p>Complies with PO9 The proposed development is for boundary realignment only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.		
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Not applicable No pedestrian or cycle infrastructure is required.
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and	AO11 No acceptable outcome is provided.	Not applicable The site does not include or adjoin a future public transport corridor or future public transport site.

Performance outcomes	Acceptable outcomes	Applicant response
(c) provides opportunities to integrate with the adjoining corridor where it will include an element which will attract pedestrian movement.		
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>Not applicable</p> <p>The proposed development is for boundary realignment only.</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 precinct.</p>	<p>AO13</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site is within the Medium Density Residential Zone.</p>
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>	<p>AO14</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is not greenfield development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.		
<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 greenfield development.</p>
<p>PO16</p> <p>The road network is designed to:</p> <p>(a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads.</p> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is not greenfield development.</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 greenfield development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<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 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 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 greenfield development.</p>
<p>PO20</p> <p>A network of parks and community land is provided:</p> <p>(d) to support a full range of recreational and sporting activities;</p> <p>(e) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(f) which is supported by appropriate infrastructure and embellishments;</p> <p>(g) to facilitate links between public open spaces;</p>	<p>AO20</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is not greenfield development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(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
	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

Zone	Type	Minimum area	Minimum frontage
	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

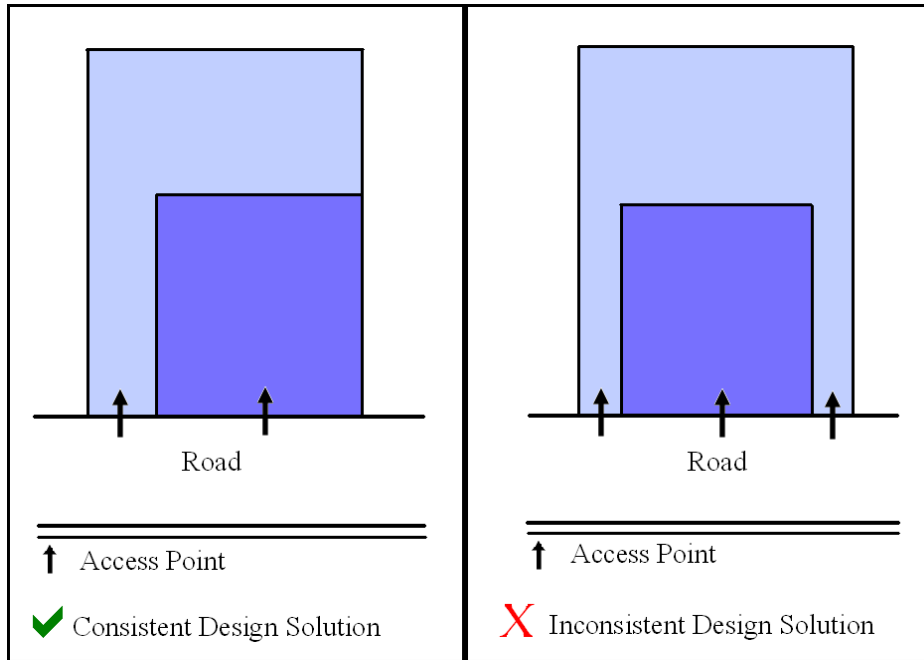


Figure B – Example of cul-de-sac design



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.

9.4.5.3 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.		

Performance outcomes	Acceptable outcomes	Applicant response
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 camlock fitting; and (iii). which are installed and connected prior to the occupation or use of the 	<p>Not applicable</p> <p>The site is located in an area serviced by Council’s reticulated water supply network.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	development.	
Waste disposal		
<p>PO2</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO2</p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. <p>AO2.2</p> <p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	<p>Complies with AO2</p> <p>The existing dwellings are connected to Council’s reticulated sewerage system.</p> <p>Not applicable</p> <p>The site is within an area serviced by Council’s reticulated sewerage system.</p>
Stormwater infrastructure		
<p>PO3</p> <p>Stormwater infrastructure is designed and constructed to collect and convey the design</p>	<p>AO3.1</p> <p>Where located within a Priority infrastructure area or where stormwater infrastructure is available,</p>	<p>Complies with AO3.1</p> <p>The existing dwellings are connected to Council’s</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>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>stormwater network.</p>
	<p>AO3.2 On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	<p>Complies with AO3.2 There would be no change to the existing drainage systems as part of this development.</p>
Electricity supply		
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an 	<p>Complies with AO4 Each of the lots is connected to the electricity supply network.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	alternative to reticulated electricity where: <ul style="list-style-type: none"> (i). it is approved by the relevant regulatory authority; and (ii). it can be demonstrated that no air or noise emissions; and (iii). it can be demonstrated that no adverse impact on visual amenity will occur. 	
Telecommunications infrastructure		
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	Complies with AO5 Each lot is connected to telecommunication services.
Existing public utility services		
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable No utility mains would be affected by the proposed development.
Excavation or filling		

Performance outcomes	Acceptable outcomes	Applicant response
<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>A07.1</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.</p>
	<p>A07.2</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.</p>
	<p>A07.3</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.</p>
	<p>A07.4</p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling 	<p>Not applicable</p> <p>No excavation or filling is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	or excavation.	
	<p>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.</p>	<p>Not applicable No excavation or filling is proposed.</p>
	<p>A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>Not applicable No excavation or filling is proposed.</p>
	<p>A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>Not applicable No excavation or filling is proposed.</p>
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
Transport network		
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Complies with AO8.1 The existing access would be retained and no new access is proposed.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Not applicable Barang Street is not provided with any footpaths.
Public infrastructure		
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable No public infrastructure is proposed.
Stormwater quality		
PO10 Development has a non-worsening effect on the	AO10.1 The following reporting is prepared for all Material	Not applicable The proposed development is for boundary

Performance outcomes	Acceptable outcomes	Applicant response
<p>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>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>realignment only and no other development.</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 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; 	<p>Not applicable</p> <p>The site is less than 2,500m².</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(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</p> <p>Storage areas for stormwater detention and retention:</p> <p>(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>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is for boundary realignment only.</p>
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.</p>
	<p>AO12.2</p> <p>Transportation of fill to or from the site does not</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	No excavation or filling is proposed.
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	Not applicable No excavation or filling is proposed.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	Not applicable No excavation or filling is proposed.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	Not applicable No excavation or filling is proposed.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 –	Not applicable No excavation or filling is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	FNQROC Regional Development manual.	
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 site has not been identified as containing any weed 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 (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit. 	<p>Not applicable</p> <p>The site has not been identified as contaminated land.</p>
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> <ul style="list-style-type: none"> (a) 120 metres for residential development; and (b) 90 metres for any other development 	<p>Not applicable</p> <p>No common private title is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>Not applicable No common private title is proposed</p>