

# DEVELOPMENT APPLICATION

## DEVELOPMENT PERMIT:

### **Reconfiguration of a Lot**

1 into 2 Lots

118 Myola Road, Kuranda Qld. 4881  
Lot 4 on SP164245

Prepared by: Scope Town Planning

October 2024



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<b>APPLICATION SUMMARY</b>	
<b>DEVELOPMENT APPLICATION</b>	Development Permit
<b>PROPOSED USE</b>	Reconfiguration of a Lot (1 into 2)
<b>ASSESSMENT LEVEL</b>	Impact
<b>STREET ADDRESS</b>	118 Myola Road, Kuranda Qld. 4881
<b>REAL PROPERTY ADDRESS</b>	Lot 4 on SP164245
<b>LAND AREA</b>	56,000m <sup>2</sup> (5.6ha)
<b>APPLICANT</b>	Land Owner c/- Scope Town Planning
<b>LAND OWNER</b>	M & M Smith
<b>LOCAL GOVERNMENT AREA</b>	Mareeba Shire Council
<b>PLANNING SCHEME</b>	Mareeba Shire Planning Scheme 2016
<b>ZONE</b>	Rural Residential Zone
<b>PRECINCT</b>	n/a
<b>LOCAL PLAN</b>	n/a
<b>EASEMENTS</b>	n/a
<b>IMPROVEMENTS</b>	Dwelling Houses, Outbuildings
<b>APPLICABLE PLANNING CODES</b>	Rural Residential Zone Code
	Environmental Significance Overlay Code
	Flood Hazard Overlay Code
	Hill and Slope Overlay Code
	Residential Dwelling House and Outbuilding Overlay Code
	Landscaping Code
	Parking and Access Code
	Reconfiguring a Lot Code
<b>APPLICABLE REFERRALS</b>	SARA (Vegetation Management)

# 1 Proposal

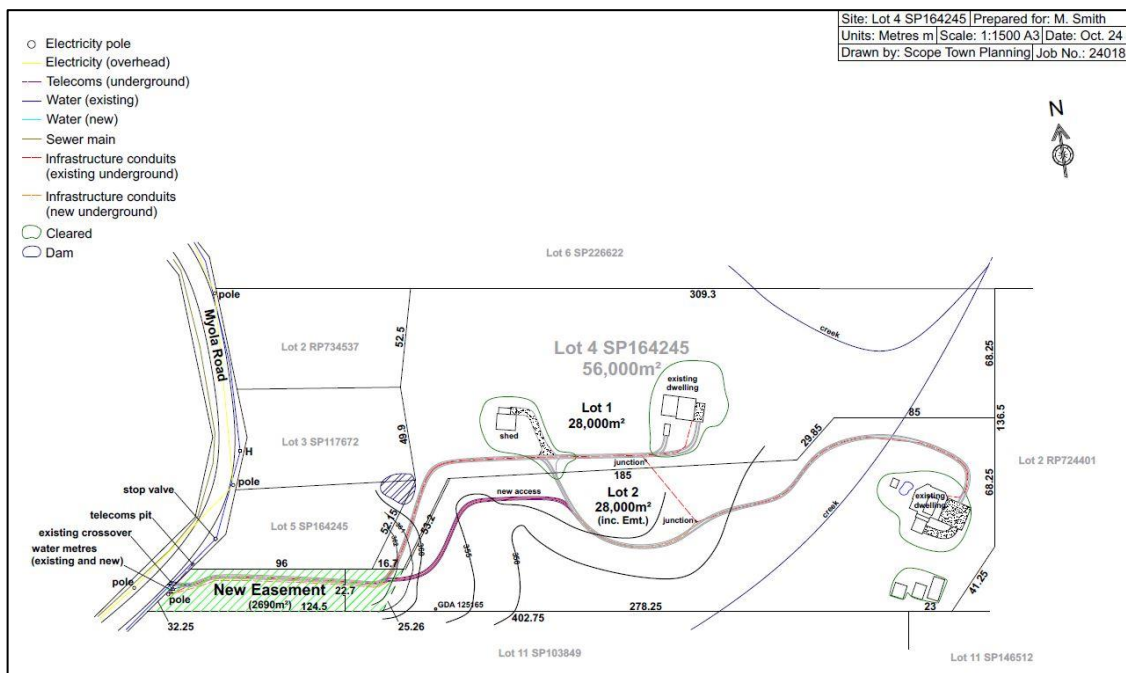
## 1.1 Introduction

This application is for a Development Permit for the Reconfiguration of a Lot (1 into 2) over land at 118 Myola Road, Kuranda Qld. 4881 formally known as Lot 4 on SP164245. The site is located within the Rural Residential Zone.

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

## 1.2 Proposed Development

The proposed development entails the subdivision of Lot 4 on SP164245 to create 1 additional freehold allotment with each lot to contain an existing Dwelling House and associated Outbuildings. The proposed subdivision will be accessed via the existing site access to Myola Road as illustrated in Figure 1 below.



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

### 1.3 Site and Locality

This Development Application concerns land at 118 Myola Road, Kuranda Qld. 4881 formally known as Lot 4 on SP164245. The site is located within the Rural Residential Zone and is not part of a Precinct or Local Plan area.

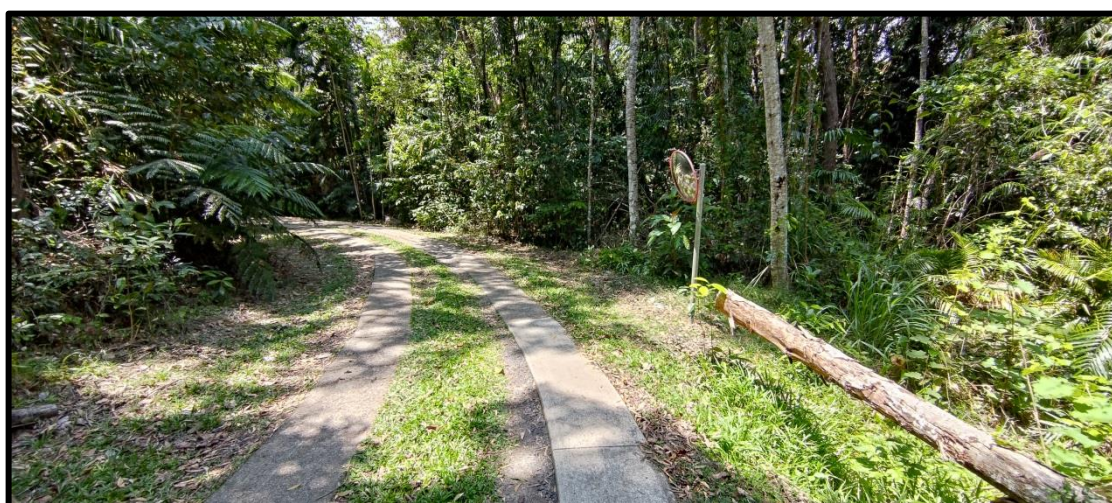
The development site has a 32m frontage to Myola Road (Figure 2), a Local Government controlled road classified as a Major Rural Road which gains direct access to the Kennedy Highway.

The densely vegetated property slopes toward a spring fed creek traversing the site and is improved with 2 Dwelling Houses and Outbuildings accessed within the site via driveways treated with concrete pavements (Figure 3).

The site contains areas cleared of native vegetation which accommodates buildings and structures and established landscaping. All vegetation is to be retained apart from that which is required to be removed to accommodate a new infrastructure and driveway section connecting the existing driveway to the rear Dwelling on Lot 2.



**Figure 2:** Myola Road street view of site access (Google).



**Figure 3:** Existing on-site concrete driveway treatment (STP).

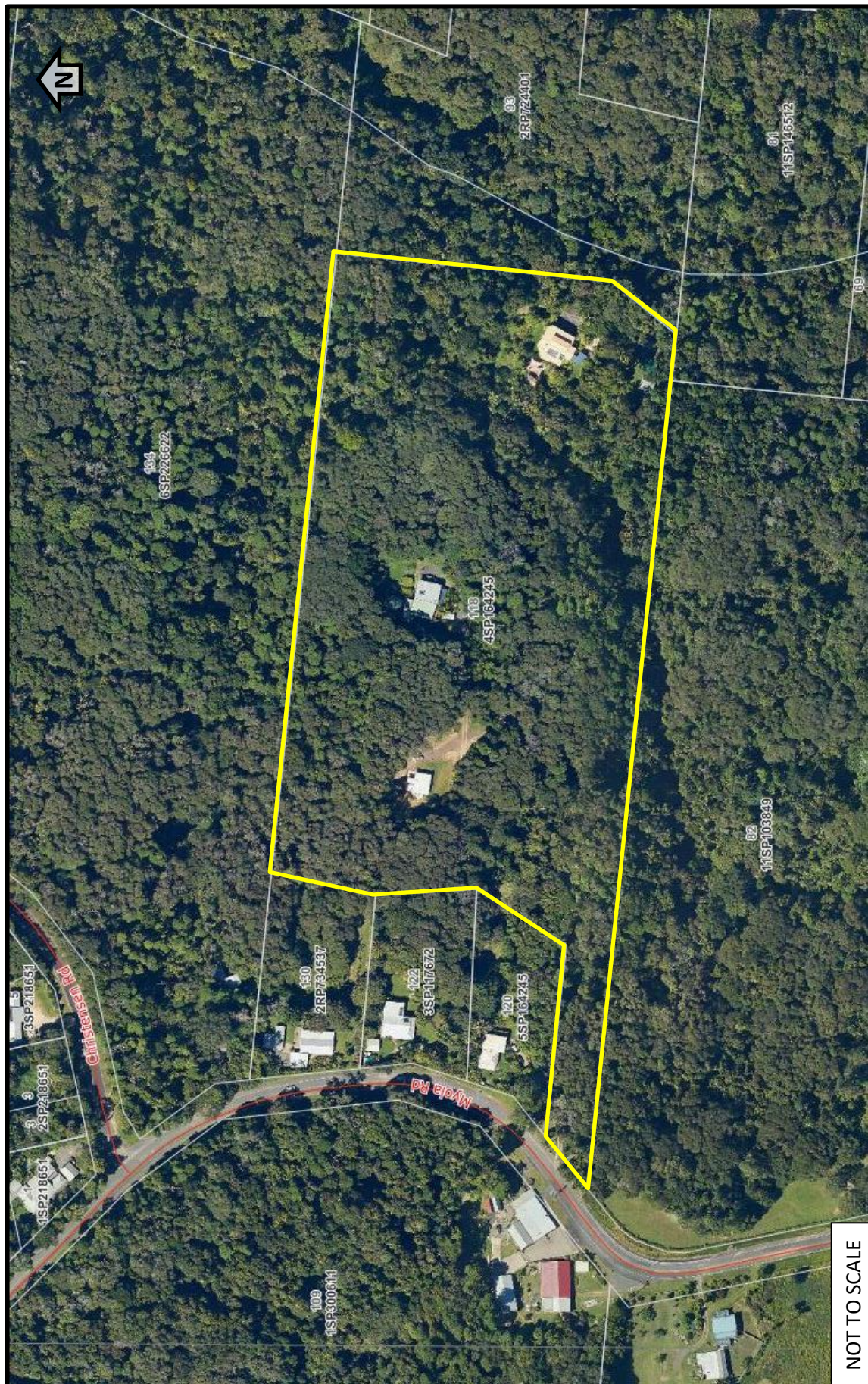


Figure 4: Aerial image of Development Site Contour Map (MSC).

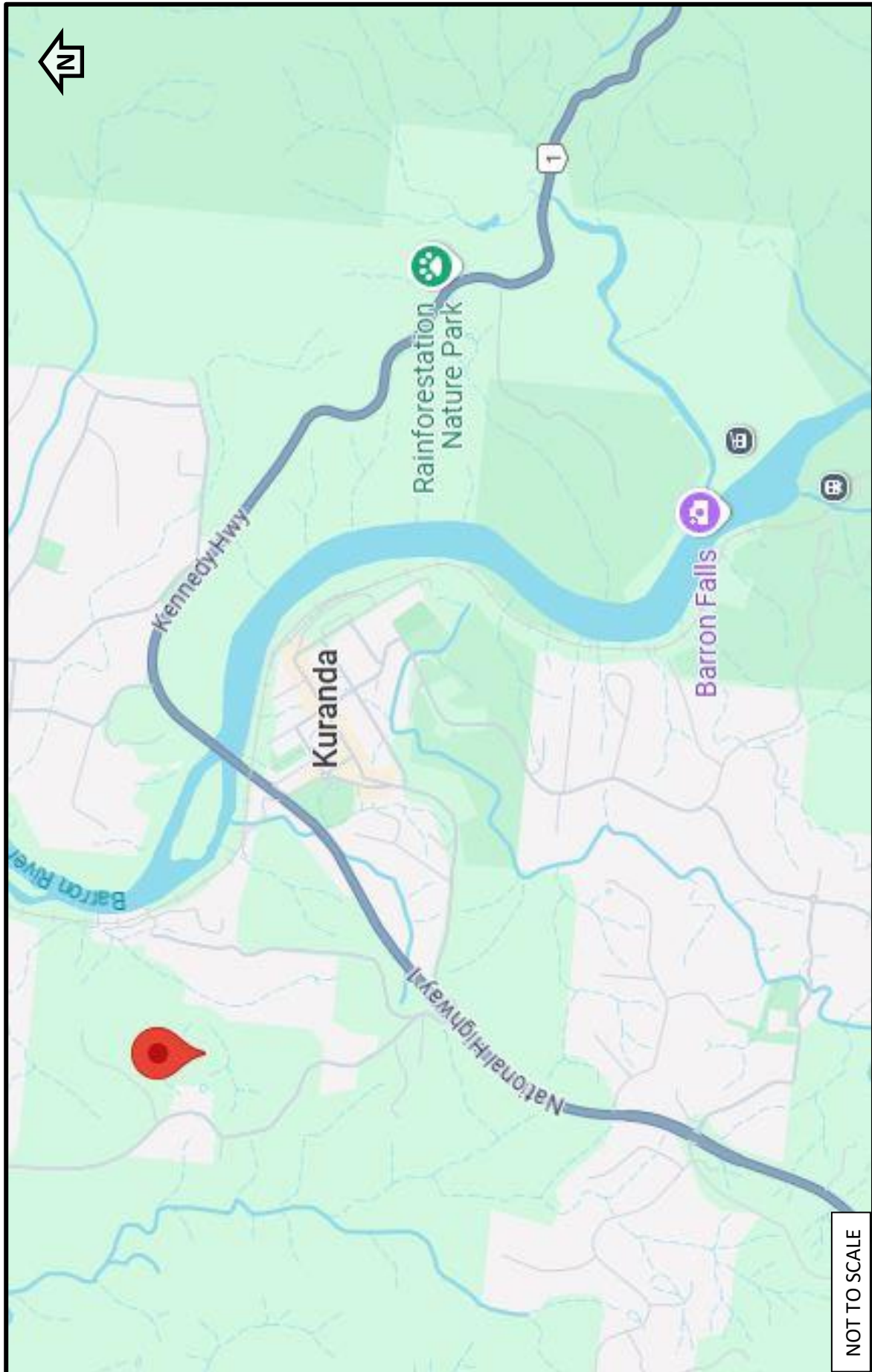


Figure 5: Development Site location map (Google Maps).

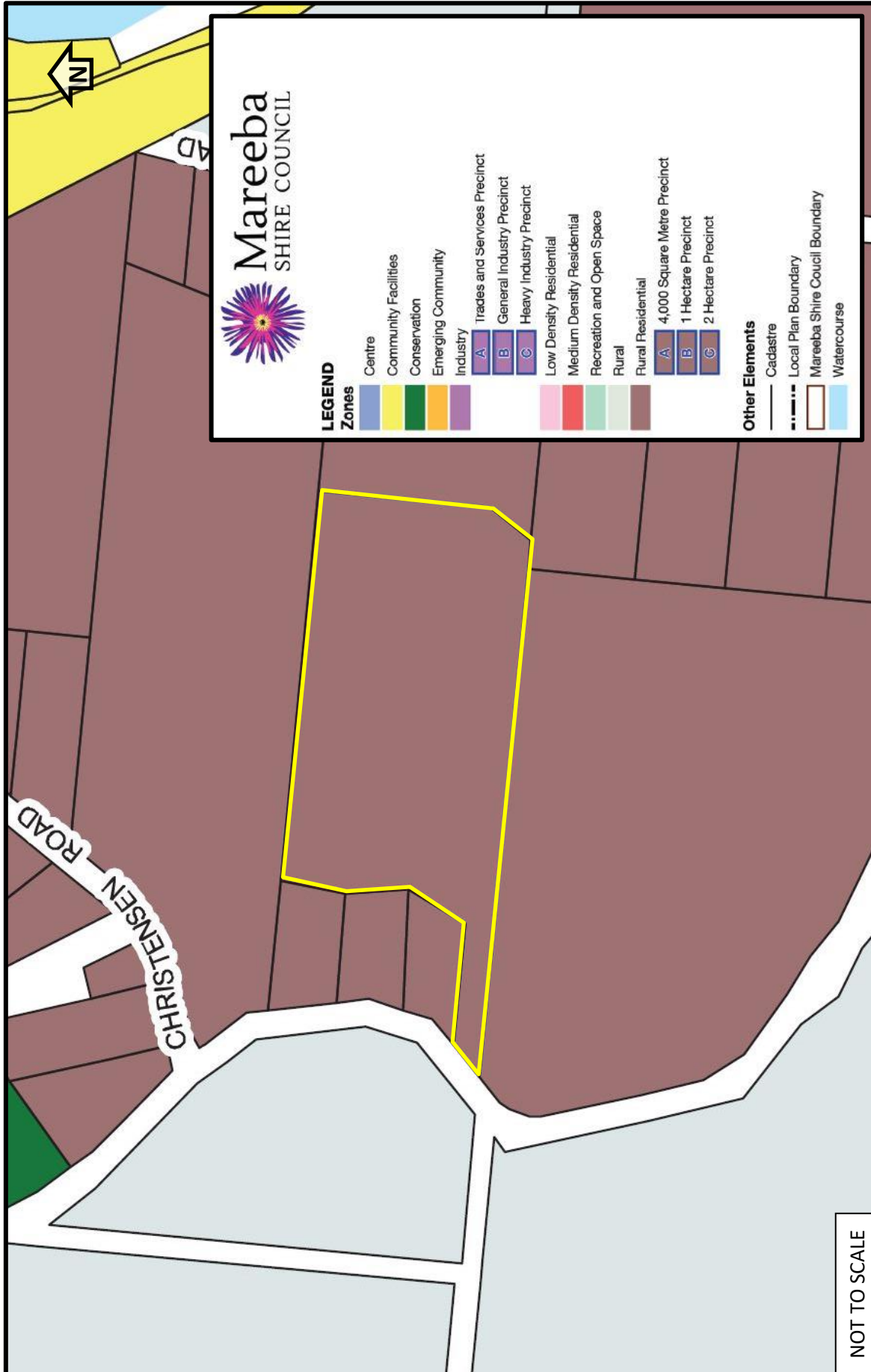


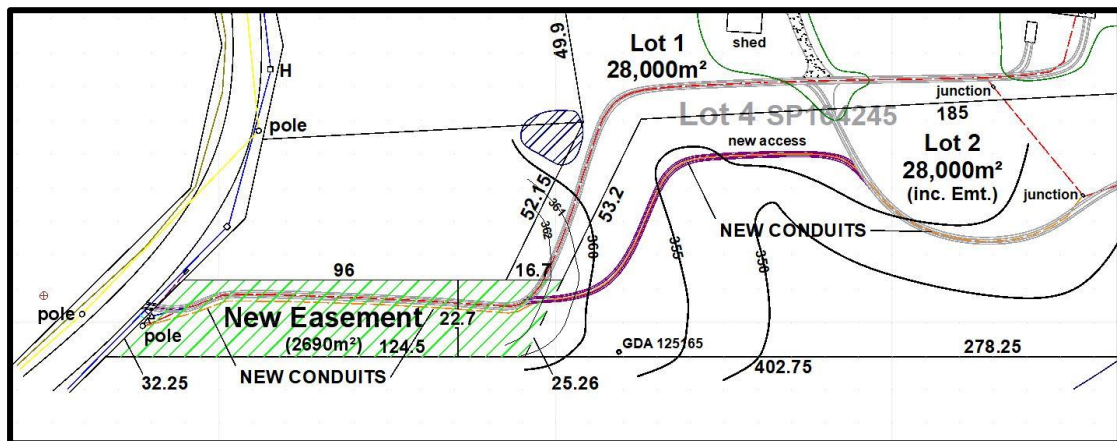
Figure 6: Development Site located in the Rural Residential Zone (Mareeba Shire Council).



## 1.4 Infrastructure

Infrastructure required to service the site is accessible via the Myola Road frontage and on-site provisions including site access, Reticulated Water, Electricity and Telecommunications network connections. The property is serviced by the Council Waste Collection service. The existing Dwellings are serviced by on-site effluent disposal systems (septic pits).

The existing on-site driveway will be extended to connect the existing Dwelling on proposed Lot 2 to the existing driveway located within the proposed Access Easement.



**Figure 7:** Proposed new reticulated infrastructure provisions (STP).

### 1.4.1 Water supply

The existing dwellings and outbuildings are supplied with water by the Reticulated Water Network which will be retained for use to service the proposed Lots. The existing dwelling and outbuildings on proposed Lot 1 will retain the existing metered water connection with a new metered connection to be installed to supply Proposed Lot 2. All existing on-site water infrastructure will be retained for use by Proposed Lot 1 with new water lines to be installed within the existing and new driveway tract and easement to supply the existing Dwelling on Proposed Lot 2.

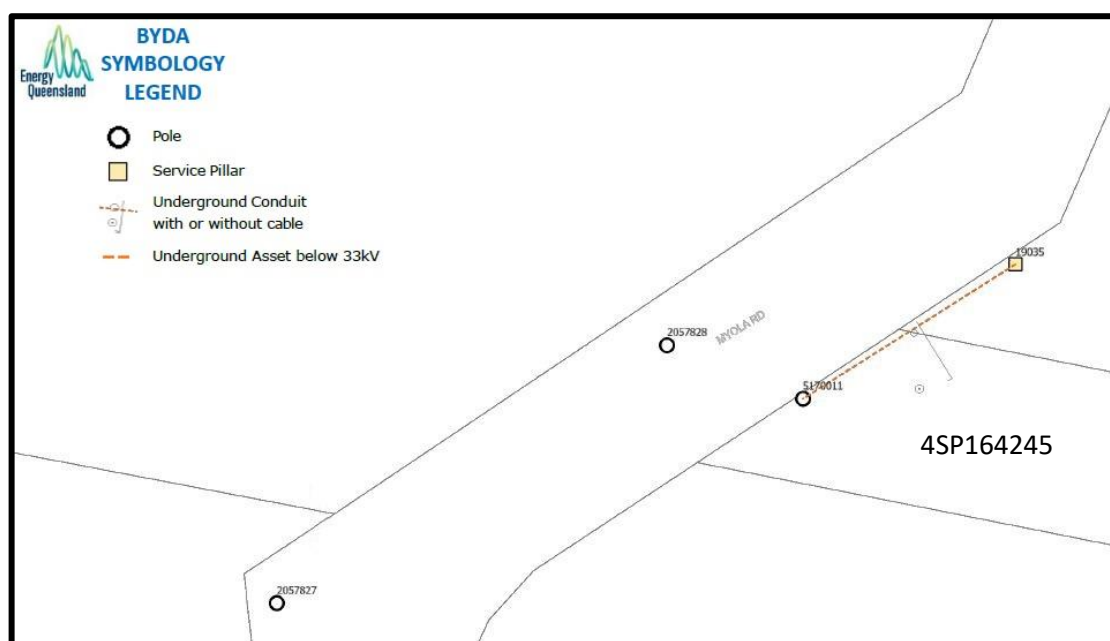
### 1.4.2 Telecommunications Network

The site is serviced by Telstra and NBN infrastructure connecting the site to the reticulated telecommunications network via the Myola Road frontage. This connection will be retained for use by the existing dwelling with Proposed new Lot 2 to be provided with a connection via the existing and new infrastructure channel traversing the existing and new internal driveway tract.

### 1.4.3 Electrical Network

The existing dwelling and outbuildings are serviced by the Reticulated Electrical Network connection supplied by overhead electricity lines and poles traversing the Myola Road reserve. This electricity supply is then distributed underground within the site via channels located within the driveway tracts.

Proposed Lot 1 will retain the existing metered connection whilst proposed Lot 2 will be provided with a separate electricity meter. A new electrical connection will be installed via underground infrastructure within the new driveway tract between the proposed easement and existing driveway on proposed Lot 2.



**Figure 8:** Reticulated electrical provisions [tile 6] (Ergon).

### 1.4.4 Wastewater disposal

The site is not connected to the reticulated sewerage network although Council records indicate an existing sewer line is located within the western side of the Myola Road reserve.

The existing dwellings are serviced by on-site effluent disposal systems located adjacent to the dwellings which will be retained for use by Proposed Lots 1 and 2.

### 1.4.5 Stormwater

Stormwater drainage for the site is provided via existing overland flow dispersing to the internal creeks with the proposed subdivision having no worsening affect upon either new lot or adjoining properties. No new stormwater infrastructure is required to service the development.

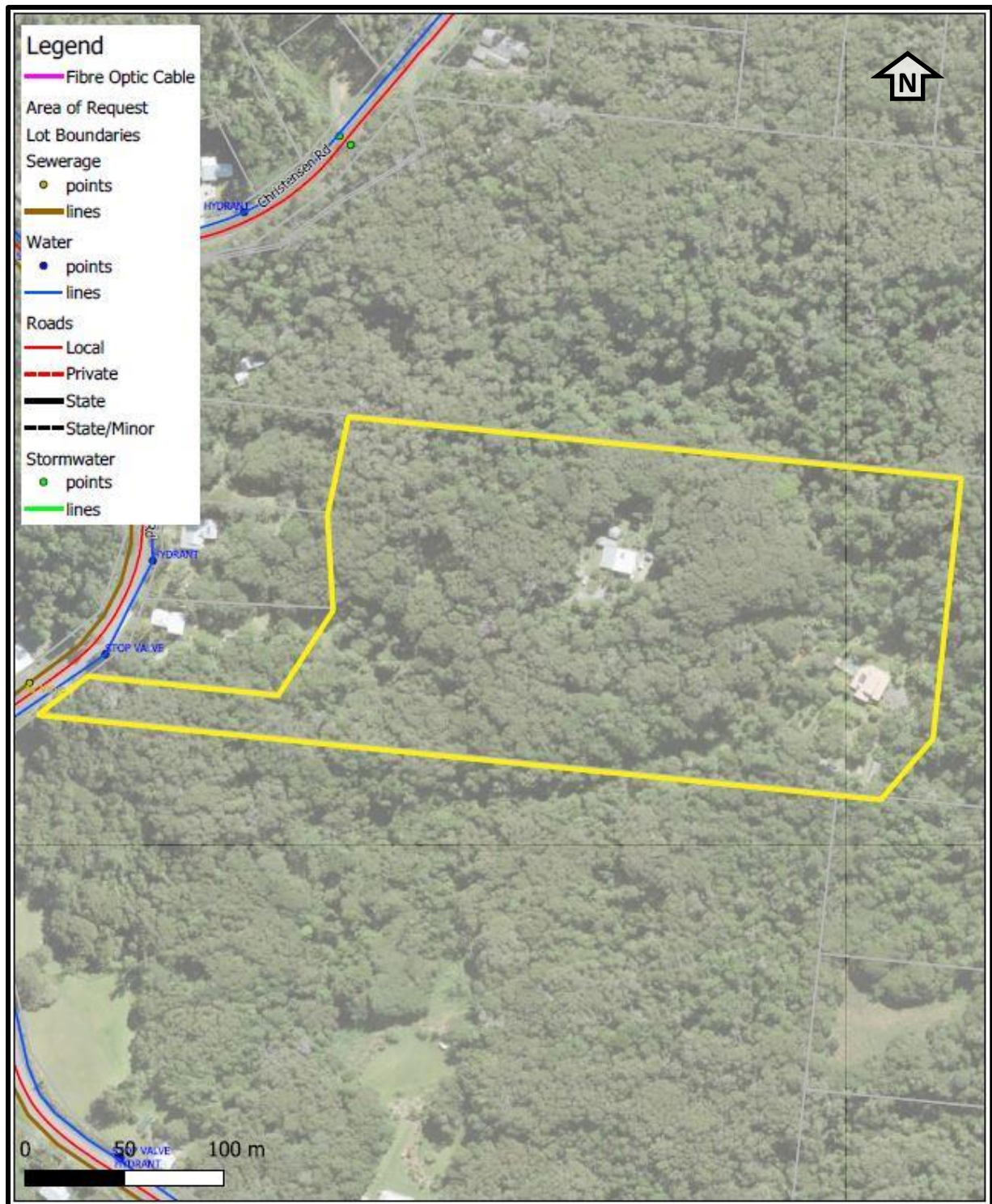


Figure 9: Existing reticulated sewerage network infrastructure (MSC).

### 1.4.6 Access

The site is currently accessed via an all-weather treated crossover (parallel concrete tracks) connecting the site to Myola Road (Figure 11) which will be retained to service Proposed Lots 1 and 2. This access will be protected by a new Proposed Easement burdening Proposed Lot 2 to the benefit of Proposed Lot 1.

Proposed Lots 1 and 2 contain existing parallel concrete track driveway treatments throughout which will be retained for use while a new driveway section with the same treatment will be constructed connecting the existing driveway at the end of the Proposed Easement to the existing driveway at the top of the bend just south of the outbuilding driveway intersection. This new driveway tract will contain infrastructure conduits to supply the existing Dwelling on Proposed Lot 2 with all required connections including water, power and telecommunications lines.

The new driveway section will be constructed along the site contours to minimize grade and construction impact with the selected passage traversing through wild blackberry bushes and Category X vegetation. As such, the environmental impact of the construction of the new driveway section will be minimal.



Figure 10: Existing crossover to Myola Road (Google).

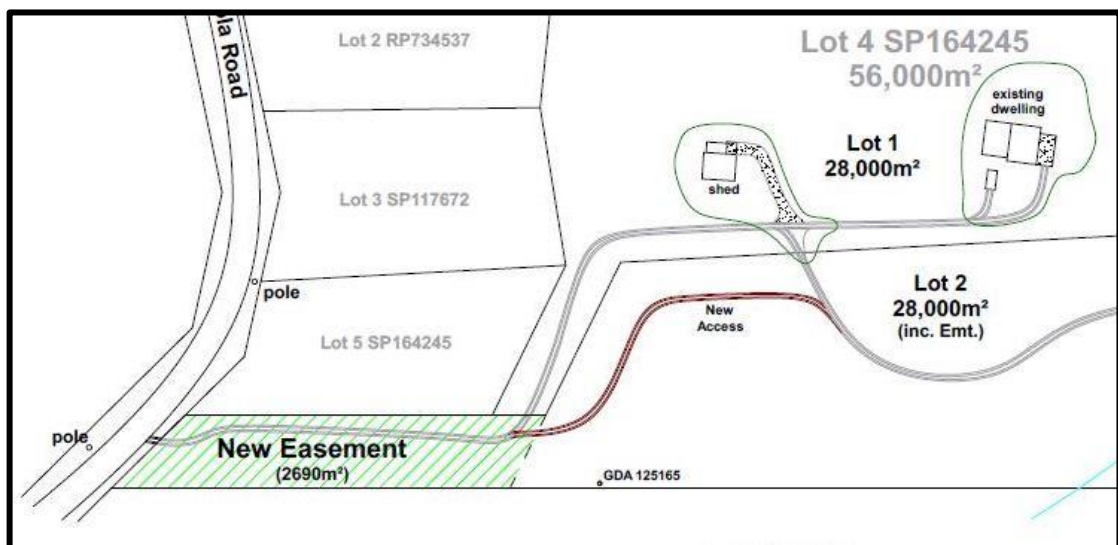


Figure 11: Proposed internal driveway construction (STP).

## 2 Planning Considerations

### 2.1 Compliance with Planning Scheme

As prescribed by the Mareeba Shire Planning Scheme, Categories of Development and Assessment, Table 5.6.1 – Reconfiguring a lot, the proposed 1 into 2 Lot subdivision is **Impact Assessable development**, assessable against the provisions of the relevant Codes of the Mareeba Shire Planning Scheme. The planning codes relevant to the proposed development are;

- 6.2.10 Rural residential zone code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.10 Residential dwelling house and outbuilding overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

#### 2.1.1 Lot Size

The Reconfiguring of a Lot Code, (9.4.4), Performance Outcome 13 states that “*New lots are only created in the Rural residential zone where land is located within the 4,000m<sup>2</sup> precinct, the 1 hectare precinct or the 2 hectare precinct.*” The development site is not identified within a Precinct of the Rural Residential Zone and is therefore non-compliant with the requirements of PO13.

It is noted that the allotments in the immediate area, including those situated on the Myola Road frontage in front of the development site are zoned Rural Residential (no Precinct) and are significantly smaller in area, being between 4000m<sup>2</sup> and 5000m<sup>2</sup> whilst the proposed subdivision results in 2 equally sized allotments with areas of 28,000m<sup>2</sup> and will contain existing Dwellings, thus NOT increasing residential density or road network demand.

### 2.2 Strategic Framework

The proposed development satisfies the MSPS Strategic Framework (Part 3), the most pertinent elements of which are addressed below.

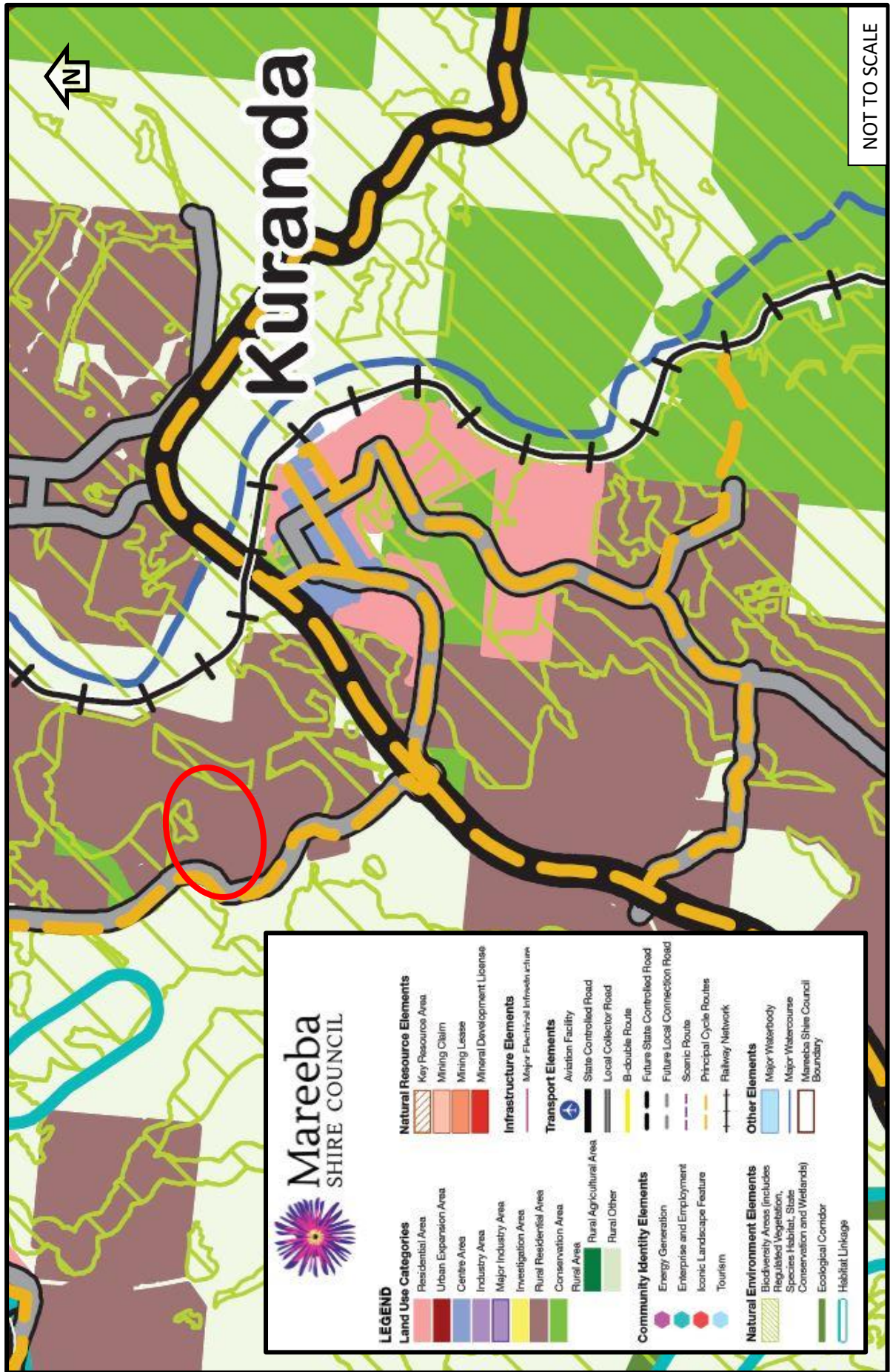


Figure 12: Mareeba Shire Council Strategic Framework mapping.

## **2.2.1 Rural Residential Areas (3.3.10)**

### **3.3.10.1 Specific Outcomes**

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

The development site is located amongst multiple Rural Residential allotments of various sizes accommodating Dwelling Houses and very few rural activities. The proposed subdivision divides the existing lot into 2 x 28,000m<sup>2</sup> residential lots which contain existing Dwellings at a larger scale than those found in the surrounding area.

The Rural Residential allotments in the area, including the development site, contain dense vegetation and steep terrain and are not commonly utilized for their allowable Rural Residential activities. The proposed subdivision does not result in the fragmentation or loss of agricultural or biodiversity areas.

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

The proposed subdivision results in 2 large allotments being located on Myola Road which contains reticulated sewerage (not utilized on the development site), water, electricity and telecommunications connections. Each proposed allotment promotes a rural residential lifestyle, maintaining the rural living character of the area. The site is within the catchment of Kuranda Village which supports the surrounding rural residential communities.

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

The development site is within the catchment of Kuranda which supports the surrounding Rural residential communities. Existing physical and social infrastructure and services in the local area include education facilities, public swimming facilities, shops and other common services.

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

The proposed subdivision results in 2 x 28,000m<sup>2</sup> lots which are much larger than other Rural Residential allotments in the vicinity of the site. This arrangement provides in-demand Rural Lifestyle residential land, utilizing the existing Dwellings.

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

The proposed subdivision utilizes existing Dwellings and promotes a rural residential lifestyle, maintaining the Rural living character of the area consistent with the expected amenity of the area. The site is not suitable for agricultural and animal husbandry activities and no such activities are proposed.

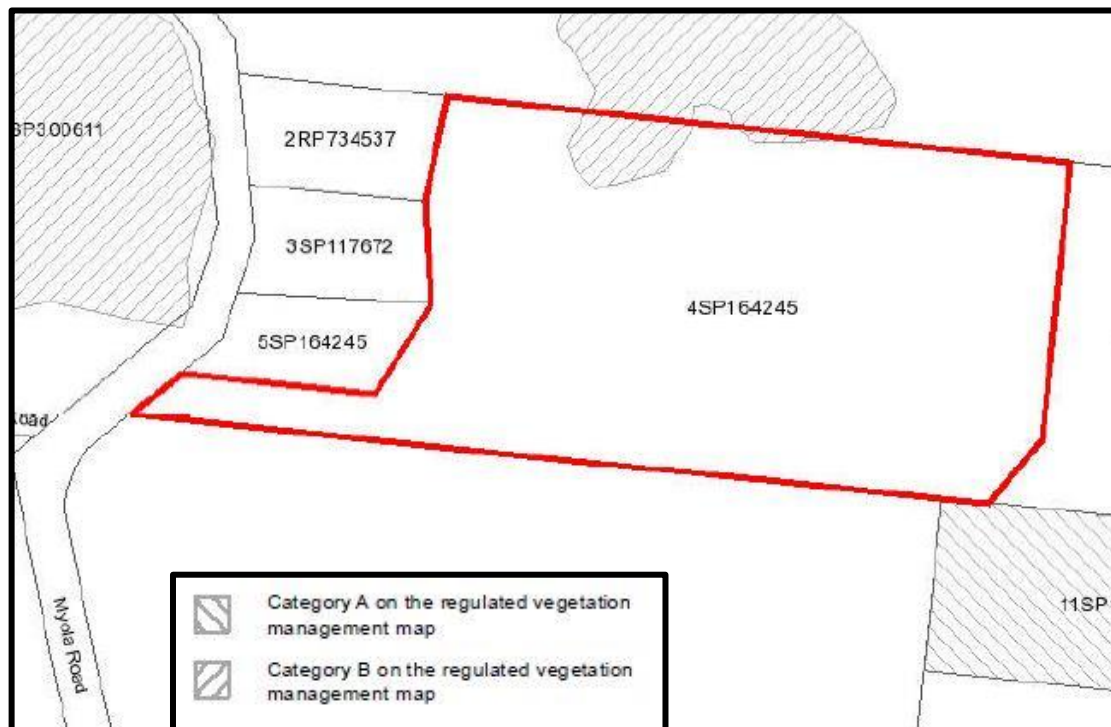
- (6) *Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in rural residential areas.*

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

### 2.3 State agency referral items

The development site contains a small area of Category B Regulated Vegetation located on the northern boundary and contained within Proposed Lot 1. The proposed subdivision does not involve any vegetation clearing within this area and does not adversely affect any Regulated Vegetation mapped over the site.

As the site contains an area mapped as Category B Regulated Vegetation, this development application triggers referral to SARA as referral agency.



**Figure 13:** Category B Regulated Vegetation mapping (SARA).



### 3 Planning Summary

This application is for a Development Permit for the Reconfiguration of a Lot (1 into 2) over land at 118 Myola Road, Kuranda Qld. 4881 formally known as Lot 4 on SP164245. The site is located within the Rural Residential Zone and mapped within several Overlays. The site is not burdened by, nor the beneficiary of any Easements.

This application is classified as Impact level Assessable Development, assessable against the provisions of the relevant Codes of the Mareeba Shire Planning Scheme for the Reconfiguration of a Lot as prescribed by Table 5.6.1. This Development Application triggers referral to the State Assessment and Referral Agency in regard to Regulated Vegetation mapped of a portion of the site. All applicable Planning Codes are addressed in Appendix 1.

The proposed development entails the subdivision of Lot 4 on SP164245 to provide a total of 1 additional freehold allotment for sale and use as rural lifestyle land. The existing Dwelling Houses and Outbuildings will be retained and no vegetation clearing is required other than Category X vegetation to accommodate a new on-site driveway connection. All infrastructure required to service the proposed subdivision is accessible via the Myola Road frontage or can be provided on-site.

### 4 Recommendation

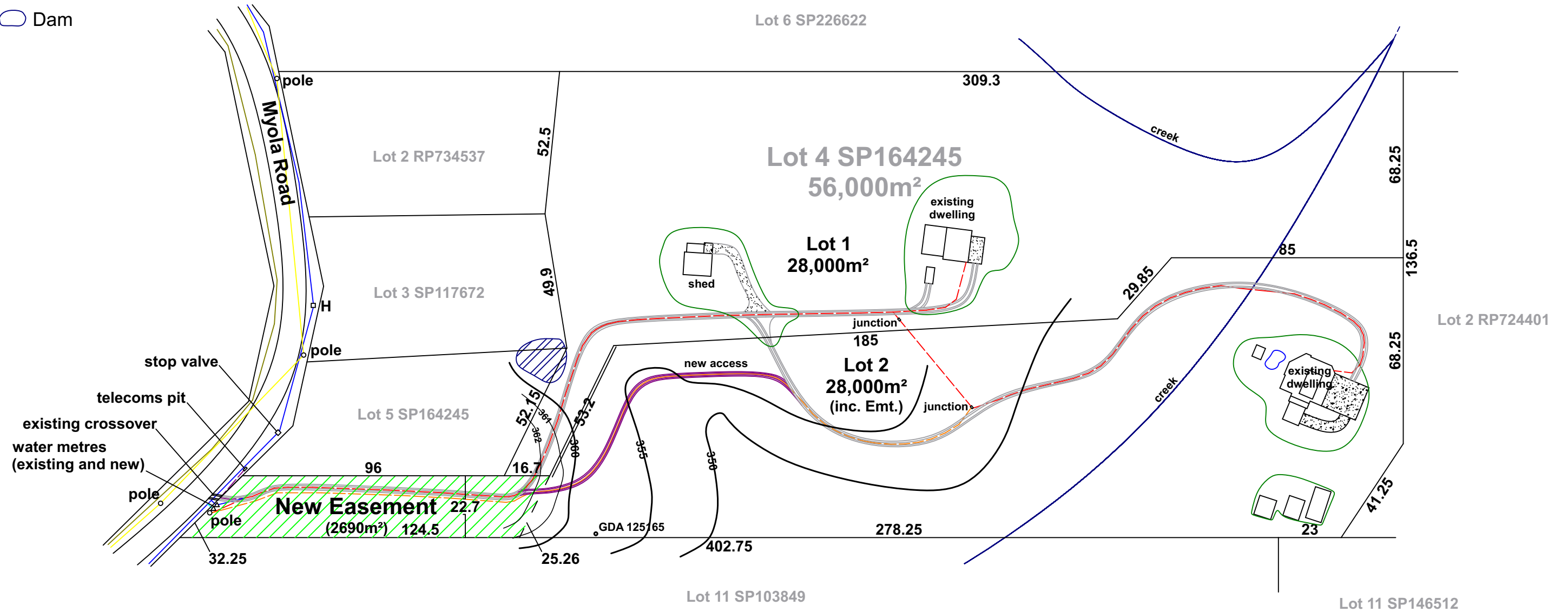
It is the professional opinion of Scope Town Planning that the proposed 1 into 2 lot subdivision over 4SP164245 satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme and that this application should be fairly assessed and approved by the Mareeba Shire Council with reasonable conditions.



**Johnathan Burns**

Senior Town Planner | **Scope Town Planning**

- Electricity pole
- Electricity (overhead)
- - - Telecoms (underground)
- Water (existing)
- Water (new)
- Sewer main
- - - Infrastructure conduits (existing underground)
- - - Infrastructure conduits (new underground)
- Cleared
- Dam



NOTE: Infrastructure conduits contain reticulated water, power and telecommunication lines.

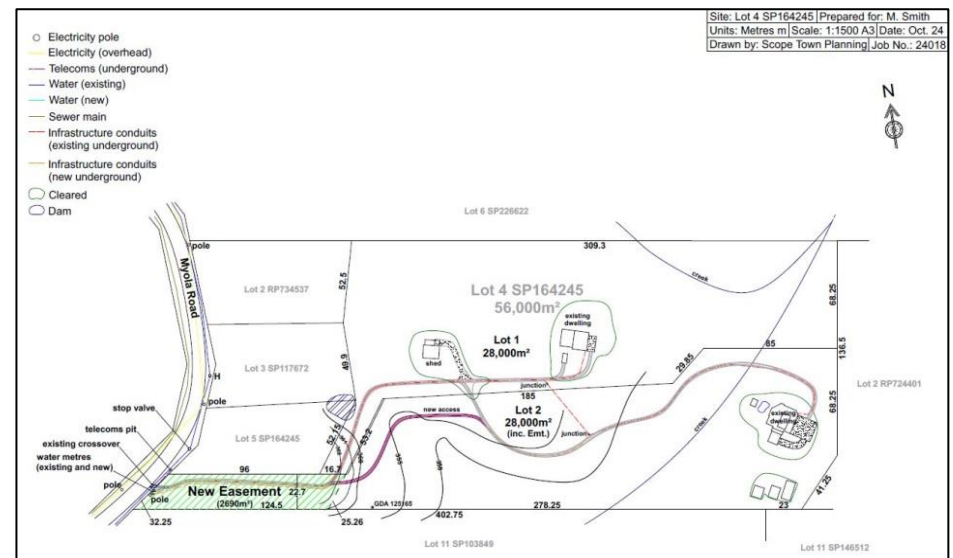
NOTE: Contour lines are approximate only.

## Appendix 1: Assessment against the Mareeba Shire Planning Codes

APPLICATION		PREMISES	
FILE NO:	24018	ADDRESS:	118 Myola Road, Kuranda Qld. 4881
APPLICANT:	M & M Smith c/- STP	RPD:	4SP164245
LODGED BY:	Scope Town Planning	AREA:	56,000m <sup>2</sup>
DATE LODGED:	October 2024	OWNER :	M & M Smith
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Reconfiguration of a Lot (1 into 2 Lots)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme (2016)		
ZONE:	Rural Residential Zone		
LEVEL OF ASSESSMENT:	Impact		
SUBMISSIONS:	n/a		

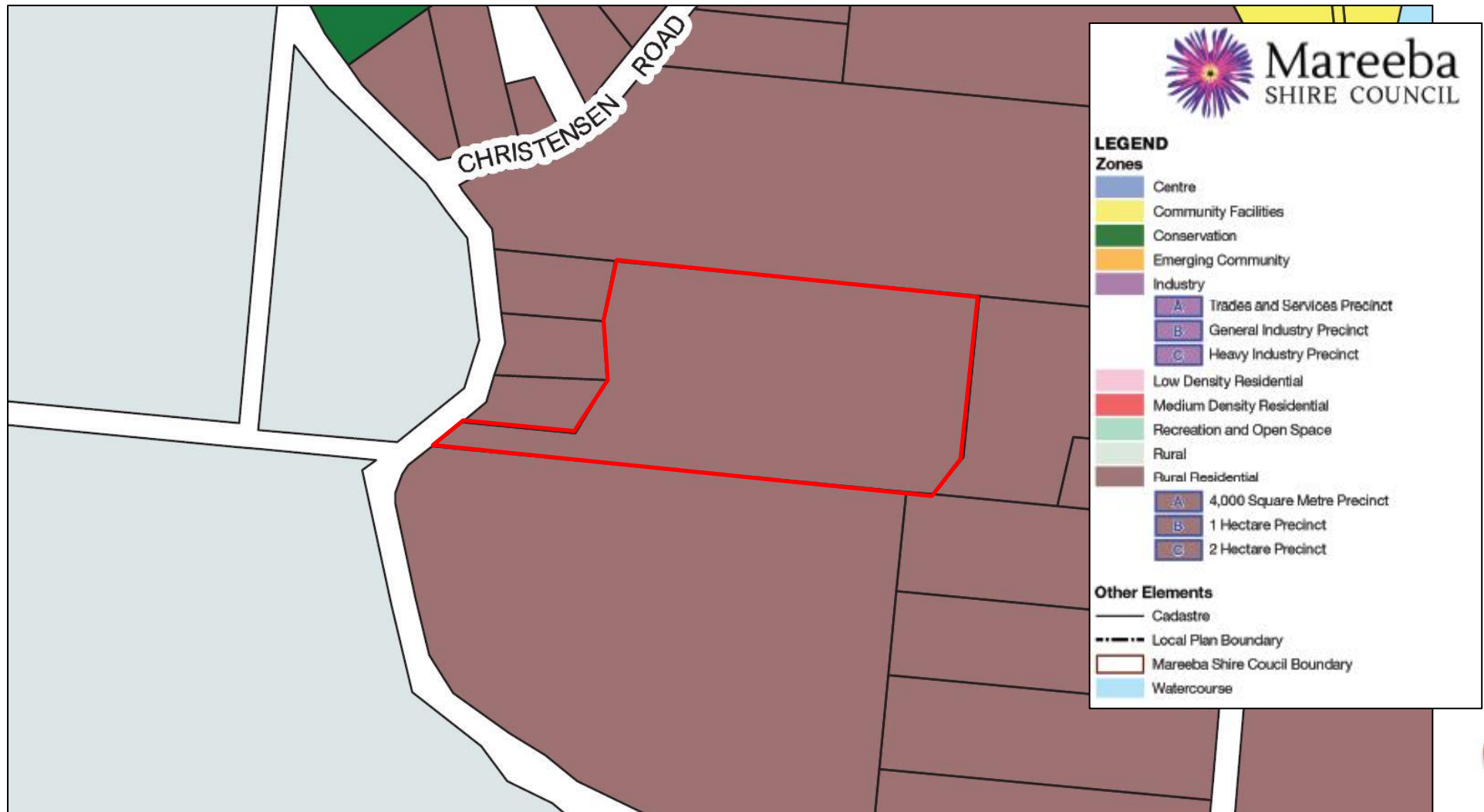
As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Criteria of the following Codes:

- 6.2.10 Rural Residential Zone Code
- 8.2.4 Environmental Significance Overlay Code
- 8.2.6 Flood Hazard Overlay Code
- 8.2.8 Hill and Slope Overlay Code
- 8.2.10 Residential Dwelling House and Outbuilding Overlay Code
- 9.4.2 Landscaping Code
- 9.4.3 Parking and Access Code
- 9.4.4 Reconfiguring a Lot Code
- 9.4.5 Works, Services and Infrastructure Code



### 6.2.10 Rural Residential Zone Code

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



**6.2.10.3 Criteria for assessment**

**Table 6.2.10.3A— Rural residential zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	n/a	n/a No new buildings are proposed.
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Rural residential zone.</li> </ul>	<p><b>AO2.1</b> On lots less than 2 hectares, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 150m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres above natural ground level.</li> </ul>	n/a	n/a No new buildings are proposed.
	<p><b>AO2.2</b> On lots greater than 2 hectares, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 200m<sup>2</sup> in gross floor area; and</li> <li>(b) 8.5 metres above natural ground level.</li> </ul>	n/a	n/a No new buildings are proposed.



<b>Siting</b>			
<p><b>PO3</b> Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) opportunities for casual surveillance of adjoining public spaces;</li> <li>(e) air circulation and access to natural breezes;</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with road corridors.</li> </ul>	<p><b>AO3</b> Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled Road;</li> <li>(b) 6 metres from a frontage to any other road;</li> <li>(c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone;</li> <li>(d) 5 metres from a boundary to an adjoining lot in the 4,000m<sup>2</sup> precinct; and</li> <li>(e) 3 metres from a side or rear boundary otherwise.</li> </ul>	<p>✓</p>	<p><b>Complies</b> No new buildings are proposed. All existing buildings will be retained.</p>
<b>Accommodation density</b>			
<p><b>PO4</b> The density of Accommodation activities:</p> <ul style="list-style-type: none"> <li>(a) contributes to housing choice and affordability;</li> <li>(b) respects the nature and density of surrounding land use;</li> <li>(c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and</li> <li>(d) is commensurate to the scale and frontage of the site.</li> </ul>	<p><b>AO4</b> Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.</p>	<p>✓</p>	<p><b>Complies</b> Development creates 1 new rural residential lot retaining the existing density due to the retention of the existing Dwellings over the site area.</p>
<b>For assessable development</b>			
<b>Site cover</b>			
<p><b>PO5</b> Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> No new buildings are proposed. The existing site cover is satisfactory.</p>



<b>Building design</b>			
<p><b>PO6</b> Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> <li>(e) encourage occupation of outdoor space.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p>n/a No new buildings are proposed.</p>
<p><b>PO7</b> Development complements and integrates with the established built character of the Rural residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p>n/a No new buildings are proposed.</p>
<b>Non-residential development</b>			
<p><b>PO8</b> Non-residential development:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the scale of existing development;</li> <li>(b) does not detract from the amenity of nearby residential uses;</li> <li>(c) does not impact on the orderly provision of non-residential development in other locations in the shire; and</li> <li>(d) directly supports the day to day needs of the immediate residential community; or</li> <li>(e) has a direct relationship to the land on which the use is proposed.</li> </ul>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p>n/a Development is for rural residential use.</p>

<b>Amenity</b>			
<p><b>PO9</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO9</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> Development does not detract from the amenity of the local area.</p>
<p><b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO10</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p><b>n/a</b> No existing negative environmental impacts have been identified.</p>



### 8.2.4 Environmental Significance Overlay Code

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

The site is identified as containing Wildlife Habitat and Regulated Vegetation.



**8.2.4.3 Criteria for assessment**

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

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



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



<b>Waterways and wetlands</b>			
<p><b>PO4</b>                      'High ecological significance wetlands' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO4.1</b>                      A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	n/a	n/a The proposed development does not involve any works located near any 'Waterways' or 'Waterway buffers'.
	<p><b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.2</b>                      A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	n/a	n/a The proposed development does not involve any works located near a 'High ecological significance wetland buffer'.
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.3</b>                      No stormwater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	n/a	n/a The proposed development does not involve any works located near any 'Waterways', 'Waterway buffers' or 'High ecological significance wetland buffers'.  No stormwater will be discharged to a 'Waterway' or 'High ecological significance wetland'.



	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.4</b>                  No wastewater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	<p>n/a</p>	<p>n/a</p> <p>The proposed development does not involve any works located near any 'Waterways' or 'Waterway buffers'.</p>
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For assessable development			
Wildlife Habitat			
<p><b>PO5</b> Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</li> <li>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</li> <li>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</li> </ul> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> No elements of the proposed development are located within a 'Wildlife habitat' area mapped over the site.</p>



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



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

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

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

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





### 8.2.6 Flood Hazard Overlay Code

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



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

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

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

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

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



	<p><b>AO7.4</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	n/a	n/a Development is for the ROL only and does not involve any new buildings.
	<p><b>AO7.5</b> New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	n/a	n/a Development is for the ROL only and does not involve any new temporary, relocatable or impermanent buildings.
	<p><b>AO7.6</b> Dwellings do not exceed four bedrooms.</p>	n/a	n/a Development is for the ROL only and does not involve any new buildings.
	<p><b>AO7.7</b> Building work on an existing dwelling does not comprise additional bedrooms.</p>	n/a	n/a Development is for the ROL only and does not involve any building work.
	<p><b>AO7.8</b> Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	n/a	n/a Development is for the ROL only and does not involve any building work.
	<p><b>AO7.9</b> Development does not increase the number of lots in the 'High flood hazard area; as identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for the purposes of public open space.</p>	✓	<b>Complies</b> Development does not increase the number of lots in the 'High flood hazard area'.

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

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



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

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



### 8.2.8 Hill and Slope Overlay Code

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



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

Performance outcomes	Acceptable outcomes	Complies	Comment
<b>For assessable development</b>			
<b>Slope stability</b>			
<p><b>PO1</b> Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>, a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <p>(a) the long term stability of the development site;            (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and            (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.</p>	<p><b>AO1</b> No acceptable outcome is provided.</p>	✓	<p><b>Will Comply</b> The proposed development involves the clearing of vegetation for the construction of a connecting internal driveway.</p> <p>As this work will occur within the mapped Hill and Slope area, a geotechnical report may be provided if requested by Council.</p> <p>No new building work or filling or excavation for building work on land within a 'Hill and slope area' is proposed.</p>
<p><b>PO2</b> Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> having regard to:</p> <p>(a) the nature and scale of the proposed use;            (b) the gradient of the land;            (c) the extent of land disturbance proposed;            (d) stormwater discharge and its potential for erosion.</p>	<p><b>AO2.1</b> Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>.</p>	n/a	n/a Development does not involve a Child care centre or Educational establishment.
	<p><b>AO2.2</b> Development is not located on land with a gradient of greater than 25%.</p>	✓	<p><b>Complies</b> The proposed works to establish a driveway connection will not occur on land with a gradient of greater than 25%.</p>

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



## 8.2.10 Residential Dwelling House and Outbuilding Overlay Code

### 8.2.10.3 Criteria for assessment

**Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	n/a	n/a The proposal is for a subdivision only. No new buildings are proposed.
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the zone in which the land is located.</li> </ul>	<p><b>AO2.1</b> Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	n/a	n/a The site is not located in the Low density residential zone or the Medium density residential zone
	<p><b>AO2.2</b> Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 150m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres above natural ground level.</li> </ul>	n/a	n/a No new buildings are proposed.

	<p><b>AO2.3</b> Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed:</p> <p>(a) 200m<sup>2</sup> in gross floor area; and (b) 8.5 metres above natural ground level.</p>	n/a	n/a No new buildings are proposed.
<b>Gross floor area</b>			
<p><b>PO3</b> Buildings and structures occupy the site in a manner that:</p> <p>(a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.</p>	<p><b>AO3</b> Gross floor area does not exceed 600m<sup>2</sup>.</p>	n/a	n/a The proposal is for a subdivision only. No new buildings are proposed.
<b>Secondary dwellings</b>			
<p><b>PO4</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <p>(a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;</p>	<p><b>AO4.1</b> The secondary dwelling is located within:</p> <p>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</p>	n/a	n/a The proposal is for a subdivision only. No new buildings are proposed.
	<p><b>AO4.2</b> A secondary dwelling has a maximum gross floor area of 100m<sup>2</sup>.</p>	n/a	n/a No new buildings are proposed.

<b>Car parking</b>			
<p><b>PO5</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO5</b> Car parking spaces are provided in accordance with the following minimum rates:</p> <ul style="list-style-type: none"> <li>(a) one covered space per dwelling house; and</li> <li>(b) one space per secondary dwelling</li> </ul>	n/a	n/a The proposal is for a subdivision only. No new buildings or car parking facilities are proposed.
<b>Vehicle crossovers</b>			
<p><b>PO6</b> Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO6.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	✓	<b>Complies</b> The existing vehicle crossover for the proposed development is treated with concrete and will be retained.
	<p><b>AO6.2</b> Development on a site with two or more road frontages provides vehicular access from the lowest order road.</p>	n/a	n/a The site has only 1 road frontage.
	<p><b>AO6.3</b> A secondary dwelling shares a vehicle crossover with the primary dwelling.</p>	n/a	n/a No secondary dwellings are proposed.
<p><b>PO7</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intensity of anticipated vehicle movements;</li> <li>(b) the nature of the use that they service; and</li> <li>(c) the character of the surrounding locality.</li> </ul>	<p><b>AO7</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 8.2.10.3B</b>.</p>	✓	<b>Complies</b> The proposed development involves a new section of on-site driveway for access to the existing Dwelling on Proposed Lot 2 which will be treated with concrete tracks to compliment the existing driveway treatment.



<b>Water supply</b>			
<p><b>PO8</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO8.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated water supply service area.</p>	✓	<p><b>Complies</b> The site is serviced by the reticulated water supply network and each lot will be provided with separate water network connections.</p>
	<p><b>AO8.2</b> Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s:                             <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	n/a	<p><b>n/a</b> The site is serviced by the reticulated water supply network.</p>
<b>Wastewater disposal</b>			
<p><b>PO9</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO9.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.</p>	n/a	<p><b>n/a</b> The site is not serviced by the reticulated sewerage network system.</p>
	<p><b>AO9.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.</p>	✓	<p><b>Complies</b> Proposed Lots 1 and 2 will utilize the existing effluent disposal systems.</p>



<b>Stormwater infrastructure</b>			
<p><b>PO10</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO10.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	n/a The site is not located within a Priority infrastructure area or where stormwater infrastructure is available.
	<p><b>AO10.2</b> On-site drainage systems are constructed: (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>	✓	<p><b>Complies</b> Existing overland site drainage is suitable for future use for all proposed Lots.  No additional on-site stormwater drainage channels or other such infrastructure is required.</p>
<b>Electricity supply</b>			
<p><b>PO11</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO11</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (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.</p>	✓	<p><b>Complies</b> Reticulated electricity supply is available via infrastructure on the Myola Road frontage.  The existing Dwelling on proposed Lot 1 will retain the existing electrical connection whilst the existing dwelling on proposed Lot 2 will be provided with a new underground connection to the pole located near its crossover.  Refer to the Planning Report for available infrastructure provisions and Appendix 2: Proposed site plan for design details.</p>



<b>Telecommunications infrastructure</b>			
<b>PO12</b> Each lot is provided with an adequate supply of telecommunication infrastructure.	<b>AO12</b> Development is provided with a connection to the national broadband network or telecommunication services.	✓	<b>Complies</b> Telecommunications connections are available via Myola Road and will be provided for each new lot if required by Council's approval conditions.
<b>Existing public utility services</b>			
<b>PO13</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO13</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	<b>Complies</b> The development and associated works will not affect the efficient functioning of public utility mains, services or installations.
<b>Excavation and filling</b>			
<b>PO14</b> Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	<b>AO14.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	<b>Complies</b> No excavation or filling will occur within 1.5 metres of any site boundary.
	<b>AO14.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	<b>Complies</b> No earthworks are proposed greater than 1.5 metres above or below natural ground level.
	<b>AO14.3</b> Earthworks batters: (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.	✓	<b>Will Comply</b> Whilst no earthworks batters are proposed, should any be required, they will be designed in accordance with the requirements of AO14.3.

	<p><b>AO14.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	✓	<p><b>Complies</b> No earthworks resultant soil will be stockpiled in locations that can be viewed from adjoining premises or the road frontage.</p>
	<p><b>AO14.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	<p><b>Will Comply</b> Whilst no earthworks batters or berms are proposed, should any be required, they will be designed and constructed in accordance with all applicable Design Guidelines and Specifications.</p>
	<p><b>AO14.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	<p><b>n/a</b> No retaining walls are proposed as part of this subdivision development.</p>
	<p><b>AO14.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	<p><b>Will Comply</b> Excavation or filling at any point on the lot will be designed and constructed in accordance with all applicable Design Guidelines and Specifications.</p>

## 9.4.2 Landscaping Code

### 9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	n/a	n/a The proposed development is for an ROL only and does not include any new landscaping. All existing landscaping will be retained.

<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>n/a</p>	<p>n/a The proposed development is for an ROL only and does not include any new landscaping. All existing landscaping will be retained.</p>
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	<p>n/a</p>	<p>n/a No new landscaping is required or proposed.</p>
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	<p>n/a</p>	<p>n/a No new landscaping is required or proposed.</p>
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>n/a</p>	<p>n/a No new landscaping is required or proposed.</p>

<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>:                             <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	n/a	n/a No new landscaping or car parking areas are required or proposed.
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	n/a No new landscaping or car parking areas are required or proposed.
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> <li>(a) is suitable for the intended purpose and local conditions;</li> <li>(b) contributes to the natural character of the Shire;</li> <li>(c) includes native species;</li> <li>(d) includes locally endemic species, where practical; and</li> <li>(e) does not include invasive plants or weeds.</li> </ul>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	n/a No new landscaping is required or proposed.
	<p><b>AO5.2</b> A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	n/a	n/a No new landscaping is required or proposed.
<p><b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>AO6.1</b> Tree planting is a minimum of</p> <ul style="list-style-type: none"> <li>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</li> <li>(b) 4 metres from any inspection chamber.</li> </ul>	n/a	n/a No new landscaping is required or proposed.

	<p><b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> No new landscaping is required or proposed.</p>
	<p><b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> Development site does not adjoin an electricity substation boundary.</p>
<p><b>For assessable development</b></p>			
<p><b>PO7</b> Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> No new landscaping is required or proposed.</p>



### 9.4.3 Parking and Access Code

#### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Car parking spaces</b>			
<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(f) nature of the use;</li> <li>(g) location of the site;</li> <li>(h) proximity of the use to public transport services;</li> <li>(i) availability of active transport infrastructure; and</li> <li>(j) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	n/a	n/a Development is for a Boundary Realignment (ROL) only.
<b>Vehicle crossovers</b>			
<p><b>PO2</b> Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(d) ensure safe and efficient access between the road and premises;</li> <li>(e) minimize interference with the function and operation of roads; and</li> <li>(f) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	✓	<b>Complies</b> The existing crossover is sufficient.
	<p><b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	n/a	n/a The development site has only 1 road frontage.

	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	n/a	n/a Development does not involve any uses specified in Table 9.4.3.3E.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (d) the intensity of anticipated vehicle movements; (e) the nature of the use that they service; and (f) the character of the surrounding locality.	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	✓	<b>Complies</b> The existing access crossover is sufficient.
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	n/a	n/a Development is for an ROL only. No car parking areas are proposed.
	<b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	n/a	n/a Development is for an ROL only. No car parking areas are proposed.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	n/a	n/a Development is for an ROL only. No car parking areas are proposed.

	<p><b>AO4.4</b>                  Parking and any set down areas are:                  (a) wholly contained within the site;                  (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;                  (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and                  (d) provided at the side or rear of a building in all other instances.</p>	n/a	n/a Development is for an ROL only. No car parking areas are proposed.
<b>Site access and manoeuvring</b>			
<p><b>PO5</b>                  Access to, and manoeuvring within, the site is designed and located to:                  (a) ensure the safety and efficiency of the external road network;                  (b) ensure the safety of pedestrians;                  (c) provide a functional and convenient layout; and                  (d) accommodate all vehicles intended to use the site.</p>	<p><b>AO5.1</b>                  Access and manoeuvrability is in accordance with :                  (a) AS28901 – Car Parking Facilities (Off Street Parking); and                  (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.                   Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	n/a	n/a Development is for an ROL only. No car parking areas are proposed.
	<p><b>AO5.2</b>                  Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTRROADS.</p>	✓	<p><b>Complies</b>                  The existing compliant vehicular access point will be retained.</p>
	<p><b>AO5.3</b>                  Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	<p><b>Complies</b>                  Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>
	<p><b>AO5.4</b>                  Pedestrian and cyclist access to the site:                  (a) is clearly defined;                  (b) easily identifiable; and                  (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	n/a	n/a Development is for an ROL only.



<p><b>PO6</b> 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>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	n/a	n/a Development is not for a Tourist Park.
	<p><b>AO6.2</b> For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	n/a	n/a Development is not for a Tourist Park.
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	n/a	n/a The proposed development does not involve any internal roads.
	<p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	n/a	n/a The proposed development does not require speed control devices.
	<p><b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	n/a	n/a The proposed development does not involve any internal roads
	<p><b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	n/a	n/a The proposed development does not involve any internal roads

	<p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	n/a	n/a Development is not for an energy and infrastructure activity or Rural activity.
<b>Servicing</b>			
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	n/a	n/a No service and waste disposal areas are required.
	<p><b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	n/a	n/a No service and waste disposal areas are required.
	<p><b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b>.</p>	n/a	n/a No service areas are required.
<b>Maintenance</b>			
<p><b>PO8</b> Parking areas are used and maintained for their intended purpose.</p>	<p><b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	n/a	n/a Development is for an ROL only. No car parking areas are proposed.
	<p><b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	n/a	n/a Development is for an ROL only. No car parking areas are proposed.

<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> <li>(a) meet the anticipated demand generated from the use;</li> <li>(b) comprise secure and convenient bicycle parking and storage; and</li> <li>(c) provide end of trip facilities for all active transport users.</li> </ul>	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	n/a	n/a No end of trip facilities are required.
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	n/a	n/a No end of trip facilities are required.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(a) the expected traffic movements to be generated by the facility;</li> <li>(b) any associated impacts on the road network; and</li> <li>(c) any works that will be required to address the identified impacts.</li> </ul>	n/a	n/a Development is not for an Educational establishment or Child care centre.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(d) the expected traffic movements to be generated by the facility;</li> <li>(e) any associated impacts on the road network; and</li> <li>(f) any works that will be required to address the identified impacts.</li> </ul>	n/a	n/a Development is not for an Educational establishment or Child care centre.

## 9.4.4 Reconfiguring a lot Code

### 9.4.4.3 Criteria for assessment

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

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

	<b>AO2.2</b> All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	✓	<b>Complies</b> All existing buildings and structures to be retained comply with setback requirements.
<b>PO3</b> Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	<b>AO3</b> No acceptable outcome is provided.	n/a	<b>n/a</b> The site does not contain any existing easements.
<b>Boundary realignment</b>			
<b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	<b>AO4</b> No acceptable outcome is provided.	n/a	<b>n/a</b> The development is not for a boundary realignment.
<b>Access and road network</b>			
<b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	<b>AO5</b> No acceptable outcome is provided.	✓	<b>Complies</b> The access point to the proposed Lots does not have an adverse impact on the safety, drainage, visual amenity, privacy of adjoining premises or service provision to any allotments.
<b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot.  Note—The Parking and access code should be considered in demonstrating compliance with PO6.	<b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	<b>n/a</b> No new crossovers or access points are required.





<p><b>PO7</b> Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intended use of the lots;</li> <li>(b) the existing use of surrounding land;</li> <li>(c) the vehicular servicing requirements of the intended use;</li> <li>(d) the movement and turning requirements of B-Double vehicles.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p>n/a The site is not located in the Industry Zone.</p>
<b>Rear lots</b>			
<p><b>PO8</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>n/a</p>	<p>n/a The site does not adjoin or overlook a park or open space.</p>
	<p><b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.</p>	<p>✓</p>	<p><b>Complies</b> Only 2 rear lots are proposed.</p>
	<p><b>AO8.3</b> Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul>	<p>✓</p>	<p><b>Complies</b> Access to the proposed lots is via an access strip with a width of 22.7m.</p>
	<p><b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	<p>✓</p>	<p><b>Complies</b> The access strip is located along one side of the lot with direct frontage to the street.</p>
	<p><b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	<p>✓</p>	<p><b>Complies</b> The proposed subdivision is for 2 lots.</p>
	<p><b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.</p>	<p>n/a</p>	<p>n/a The site is not located in the Centre Zone or Industry Zone.</p>



<b>Crime prevention and community safety</b>			
<b>PO9</b> Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: <ul style="list-style-type: none"> <li>(a) sightlines;</li> <li>(b) the existing and intended pedestrian movement network;</li> <li>(c) the existing and intended land use pattern; and</li> <li>(d) potential entrapment locations.</li> </ul>	<b>AO9</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed ROL does not compromise public safety nor increase potential crime.
<b>Pedestrian and cycle movement network</b>			
<b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO10</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed ROL does not compromise pedestrian movement or cycle routes.
<b>Public transport network</b>			
<b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: <ul style="list-style-type: none"> <li>(a) does not prejudice the future provision of the identified infrastructure;</li> <li>(b) appropriately treats the common boundary with the future corridor; and</li> <li>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</li> </ul>	<b>AO11</b> No acceptable outcome is provided.	n/a	<b>n/a</b> The site does not include nor adjoin any future public transport corridors or sites.

<b>Residential subdivision</b>			
<p><b>PO12</b> Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p><b>AO12</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> The proposed ROL adds to the variety of lot sizes in the area.</p>
<b>Rural residential zone</b>			
<p><b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m<sup>2</sup> precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Does not comply</b> The site is not located within the 4,000m<sup>2</sup>, 1 hectare precinct or the 2 hectare precinct of the Rural Residential Zone.  Much smaller lot sizes (4000m<sup>2</sup>) have been approved in the surrounding area and the proposed subdivision creates in-demand allotments of a scale and variety of sizes appropriate for the local area.</p>
<b>Additional provisions for greenfield development only</b>			
<p><b>PO14</b> The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>	<p>n/a</p>	<p><b>n/a</b> The proposed development is not a greenfield development.</p>
<p><b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p>n/a</p>	<p><b>n/a</b> The proposed development is not a greenfield development.</p>

<p><b>PO16</b> The road network is designed to: (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><b>AO16</b> No acceptable outcome provided.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> The proposed development is not a greenfield development.</p>
<p><b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p><b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> The proposed development is not a greenfield development.</p>
<p><b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p><b>AO18</b> No acceptable outcome provided.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> The proposed development is not a greenfield development.</p>
<p><b>PO19</b> Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.</p>	<p><b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> The proposed development is not a greenfield development.</p>
	<p><b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> The proposed development is not a greenfield development.</p>

<p><b>PO20</b> A network of parks and community land is provided:</p> <ul style="list-style-type: none"> <li>(a) to support a full range of recreational and sporting activities;</li> <li>(b) to ensure adequate pedestrian, cycle and vehicle access;</li> <li>(c) which is supported by appropriate infrastructure and embellishments;</li> <li>(d) to facilitate links between public open spaces;</li> <li>(e) which is co-located with other existing or proposed community infrastructure;</li> <li>(f) which is consistent with the preferred open space network; and</li> <li>(g) which includes a diversity of settings;</li> </ul>	<p><b>AO20</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p>n/a The proposed development is not a greenfield development.</p>
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## 9.4.5 Works, Services and Infrastructure Code

### 9.4.5 Works, services and infrastructure code

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> Each lot has an adequate volume and supply of water that: (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.	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	✓	<b>Complies</b> The site is serviced by the reticulated water supply network and each lot will be provided with separate water network connections.
	<b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (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: 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 development.	n/a	<b>n/a</b> The site is serviced by the reticulated water supply network.

<b>Wastewater disposal</b>			
<b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	n/a	n/a The site is not serviced by the reticulated sewerage network system.
	<b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	✓	<b>Complies</b> Proposed Lots 1 and 2 will utilize the existing effluent disposal systems.
<b>Stormwater infrastructure</b>			
<b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	<b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	n/a The site is not located within a Priority infrastructure area or where stormwater infrastructure is available.
	<b>AO3.2</b> On-site drainage systems are constructed: <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	✓	<b>Complies</b> Existing overland site drainage is suitable for future use for all proposed Lots.  No additional on-site stormwater drainage channels or other such infrastructure is required.



<b>Electricity supply</b>			
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity.</p>	<p><b>AO4</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (d) it is approved by the relevant regulatory authority; and (e) it can be demonstrated that no air or noise emissions; and (f) it can be demonstrated that no adverse impact on visual amenity will occur.</p>	<p>✓</p>	<p><b>Complies</b> Reticulated electricity supply is available via infrastructure on the Myola Road frontage.  The existing Dwelling on proposed Lot 1 will retain the existing electrical connection whilst the existing dwelling on proposed Lot 2 will be provided with a new underground connection to the pole located near its crossover.  Refer to the Planning Report for available infrastructure provisions and Appendix 2: Proposed site plan for design details.</p>
<b>Telecommunications infrastructure</b>			
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>✓</p>	<p><b>Complies</b> Telecommunications connections are available via Myola Road and will be provided for each new lot if required by Council's approval conditions.</p>
<b>Existing public utility services</b>			
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p><b>Complies</b> The development and associated works will not affect the efficient functioning of public utility mains, services or installations.</p>



<b>Excavation or filling</b>			
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	✓	<p><b>Complies</b> No excavation or filling will occur within 1.5 metres of any site boundary.</p>
	<p><b>AO7.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	✓	<p><b>Complies</b> No earthworks are proposed greater than 1.5 metres above or below natural ground level.</p>
	<p><b>AO7.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;</li> <li>(d) have a slope no greater than 1 in 4; and</li> <li>(e) are retained.</li> </ul>	✓	<p><b>Will Comply</b> Whilst no earthworks batters are proposed, should any be required, they will be designed in accordance with the requirements of AO14.3.</p>
	<p><b>AO7.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	✓	<p><b>Complies</b> No earthworks resultant soil will be stockpiled in locations that can be viewed from adjoining premises or the road frontage.</p>
	<p><b>AO7.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	<p><b>Will Comply</b> Whilst no earthworks batters or berms are proposed, should any be required, they will be designed and constructed in accordance with all applicable Design Guidelines and Specifications.</p>
	<p><b>AO7.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	<p><b>n/a</b> No retaining walls are proposed.</p>



	<p><b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	<p><b>Will Comply</b> Excavation or filling at any point on the lot will be designed and constructed in accordance with all applicable Design Guidelines and Specifications.</p>
<b>For assessable development</b>			
<b>Transport network</b>			
<p><b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	<p><b>Complies</b> The existing vehicle crossover is sufficient.</p>
	<p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	n/a	<p><b>n/a</b> No new footpaths are proposed.</p>
<b>Public infrastructure</b>			
<p><b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	<p><b>n/a</b> No infrastructure for Council dedication is required or proposed.</p>

<b>Stormwater quality</b>			
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:                             <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<p>n/a</p>	<p><b>n/a</b> The existing stormwater overland flow and site drainage is suitable for future use for all proposed lots.</p> <p>No additional on-site stormwater drainage channels or other such infrastructure is required.</p>



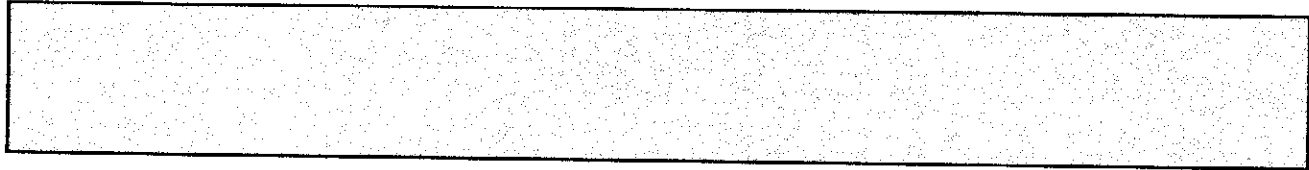
	<p><b>AO10.2</b>                  For development on land greater than 2,500m<sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>	<p>n/a</p>	<p>n/a                  The existing stormwater overland flow and site drainage is suitable for future use for all proposed lots.</p> <p>No additional on-site stormwater drainage channels or other such infrastructure is required.</p>
<p><b>PO11</b>                  Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b>                  No acceptable outcome is provided.</p>	<p>n/a</p>	<p>n/a                  No storage areas for stormwater detention and retention are required.</p>



<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	n/a No transportation of fill to or from the site will be required.
	<b>AO12.2</b> Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	n/a	n/a No transportation of fill to or from the site will be required.
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	✓	<b>Will Comply</b> Dust emissions will not extend beyond the boundary of the site.
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	✓	<b>Will Comply</b> No air pollutants, including odours, will be detectable at the boundary of the site.
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	n/a	n/a The minor earthworks proposed for the construction of the new driveway connection is located in the centre of the site, therefore dust emissions or air pollutants will not extend beyond the boundary of the site.
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	<b>AO14</b> Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	<b>Will Comply</b> The proposed new section of the driveway is designed to follow the natural contours of the land, is contained wholly within the site and will be designed and constructed in accordance with all applicable standards.



<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed development poses no risk regarding the spread of weeds, seeds or pests.
<b>Contaminated land</b>			
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	<b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	✓	<b>Complies</b> The site does not contain any contaminated soil.
<b>Fire services in developments accessed by common private title</b>			
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO17.1</b> Fire hydrants are located in access ways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	n/a	<b>n/a</b> No access ways or private roads will be held in common private title.
	<b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.	n/a	<b>n/a</b> No access ways or private roads will be held in common private title.



I, MAXWELL BRUCE & MAJELLA MARY SMITH

(jointly and severally)

as owner of the premises identified as follows:

Lot 4 on SP241618  
118 Myola Rd Kuranda Qld. 4881

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

Scope Town Planning

on the premises described above for:

Reconfiguration of a Lot (1 into 2 lots)

  30/9/2024

# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	M & M Smith c/- Scope Town Planning
Contact name (only applicable for companies)	Johnathan Burns, Scope Town Planning
Postal address (P.O. Box or street address)	225 Walsh St.
Suburb	Mareeba
State	Qld.
Postcode	4880
Country	Australia
Contact number	0450 781 841
Email address (non-mandatory)	jburns@scopetownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	24018

### 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
		118	Myola Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	4	SP164245	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

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

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input style="width: 400px;" 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

<b>6.1) Provide details about the first development aspect</b>
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 type="checkbox"/> Code assessment <input checked="" 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>
Reconfiguration of a Lot (1 into 2)
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
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 <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<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 <sup>2</sup> ) <i>(if applicable)</i>

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

### Division 2 – Reconfiguring a lot

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

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

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

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

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

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Proposed	22.7	124.5	Access	Proposed Lot 1

### Division 3 – Operational work

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

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

## PART 4 – ASSESSMENT MANAGER DETAILS

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

## PART 5 – REFERRAL DETAILS

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

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

#### Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

#### Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**  
 Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:  

- 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

 Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**  
 Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994:**  
 Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*  
 Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:  
 Ports – Land within Port of Brisbane’s port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**  
 Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**  
 Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**  
 Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**18) Has any referral agency provided a referral response for this development application?**

Yes – referral response(s) received and listed below are attached to this development application  
 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 *(if applicable)*.

**PART 6 – INFORMATION REQUEST**

**19) Information request under Part 3 of the DA Rules**

I agree to receive an information request if determined necessary for this development application  
 I do not agree to accept an information request for this development application

**Note:** *By not agreeing to accept an information request I, the applicant, acknowledge:*

- *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*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

*Further advice about information requests is contained in the [DA Forms Guide](#).*

## PART 7 – FURTHER DETAILS

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

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

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

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

### Clearing native vegetation

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

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

No

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

### Environmental offsets

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

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

No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

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

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

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

No

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

### Water resources

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

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

No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

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

### Waterway barrier works

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

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

No

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

### Marine activities

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

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

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.



### **Quarry materials from a watercourse or lake**

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

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

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

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

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

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

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

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

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

Yes

**Note:** See the *Planning Regulation 2017* for referral requirements

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

### 25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

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

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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	