

Development Application for a Reconfiguration of a Lot (Boundary Realignment)

Submitted on behalf of:

Yvonne and Craig Hackett

Located at:

31 Leilas Way Kuranda and L16 Barnwell Road Kuranda

On land properly described as:

Lot 321 on SP201301 and Lot 16 on SP304952

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1.0 INTRODUCTION

MD Land Surveys have been engaged by Yvonne and Craig Hackett (the Owners and Applicants) to prepare a Development Application for a Reconfiguration of a Lot (Boundary Realignment) on land located at 31 Leilas Way and L16 Barnwell Road, Kuranda and properly described as Lot 321 on SP201301 (Lot 321) and Lot 16 on SP304952 (Lot 16).

The purpose of the Boundary Realignment is to resolve an encroachment issue on the adjacent Lot to the southern boundary, being L16 Barnwell Road, properly described as Lot 16 on SP304952 (Lot 16). The existing access crossover to Leilas Way and driveway for part of Lot 321 is located within Lot 16. For the purposes of this Application, the subject site is taken to be the combined extents of Lot 321 and Lot 16.

Lot 321 comprises an area of 2.0Ha and has a semi-standard trapezoidal geospatial alignment with a slight truncation to the western boundary. Lot 16 is a non-contiguous Lot dissected by an unformed portion of Road Reserve with a total area of 56.21Ha.

The Boundary Realignment proposes to amend part of the common boundary between Lot 321 and Lot 16 for the purpose of reallocating 0.42Ha of land from Lot 16 to Lot 321. The proposed realigned boundary follows the existing and established property fencing between the Lots which correlates with the most 'topographically appropriate area'. As a result of the proposed realigned boundary, Lot 321 will have an area of 2.42Ha, whilst Lot 16 will have an area of 56.63Ha.

Both Lots are located within the jurisdictional boundary of Mareeba Shire Council (Council) which administers land uses pursuant to the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme). Lot 321 is within the mapped Rural Residential Zone, whilst Lot 16 is within the mapped Rural Zone. Both Lots are subject to the Environmental Significance Overlay, the Hill and Slope Overlay and the Transport Infrastructure Overlay.

The proposed development is Code Assessable pursuant to the Table of Assessment within the Planning Scheme. The application is made assessable under the Planning Scheme with Council the Assessment Manager. Neither Public Notification nor a Referral to the State Government is required.

This Planning Report provides a summary of the proposed development including the nature of the intended boundary realignment. Additional information, including Proposal Plans and detailed Code Compliance Responses are provided as Appendix's to this Report.

Based on the planning assessment completed, it is presented to Council that the proposed development achieves the overarching objectives specified within the Planning Scheme and is therefore dutifully recommended for approval, subject to the imposition of reasonable and relevant Conditions.

2.0 THE SUBJECT SITE

Key elements of the subject site are detailed in Table 1 below.

Table 1: The Subject Site

Site Location / Address	31 Leilas Way, Kuranda L16 Barnwell Road, Kuranda
Lot Description	Lot 321 on SP201301 Lot 16 on SP304952
Site Area	Lot 321 – 2.0Ha Lot 16 – 57.25Ha
Road Frontages	Lot 321 – Approximately 82.2m to Leilas Way Lot 16 – Approximately 509m to Barnwell Road and 550m to Leilas Way (dissects the Lot)
Topography	Significant topographical variation with distinct valleys and ridgelines located on both lots.
Easements, Encumbrances or Interests	Nil

Lot 321 and Lot 16 are shown in Figure 1 and Figure 2 respectively, with the relevant Certificate of Title confirming site ownership and relevant property information contained in **Appendix A – Title Searches**.

Figure 1: Lot 321 on SP201301 (Source: Queensland Globe 2024).



Figure 2: Lot 16 on SP304952 (Source: Queensland Globe 2024).



Pursuant to the Planning Scheme, Lot 321 is mapped as being within the Rural Residential Zone whilst Lot 16 is mapped as being within the Rural Zone. Both Lots are mapped as being within the Environmental Significance, Hill and Slope and Transport Infrastructure Overlays.

3.0 THE PROPOSED DEVELOPMENT

3.1 SUMMARY OVERVIEW

The Applicants seek approval via a Development Permit for a Reconfiguration of a Lot (Boundary Realignment).

3.2 THE PROPOSED BOUNDARY REALIGNMENT

The proposed Boundary Realignment is required to address an encroachment issue currently burdening Lot 16 and benefitting Lot 321.

Part of the access crossover and access driveway to Lot 321 is constructed through Lot 16 being an arrangement which has existed for several years, and which has only recently been identified through property purchase due diligence. The location of the existing access driveway corresponds with natural variances in the topography which is known to vary intently toward the western boundary of Lot 321 at the common boundary to Lot 16.

The proposed Boundary Realignment is sought as the most practical way to resolve the identified encroachment issue. The Applicants have considered re-locating the access crossover and access driveway, however, there are significant challenges that negate this option.

The proposed realigned boundary is located along the existing property fence along the boundary between Lot 321 and Lot 16. Aligning the property boundary to this feature is a logical outcome that resolves the current encroachment issue and negates any further requirement for works to be undertaken to ensure the existing fence is correctly located along the property boundary. The detailed survey required for the Survey Plan will pick-up the existing fence and use this to mark the revised boundary.

The area where the access crossover would be relocated to is influenced by remnant vegetation which is, in part, mapped as Regulated Vegetation under the *Vegetation Management Act 1999* and which is influenced by a watercourse and has a high likelihood of the presence of Protected Plants. Consequently, construction of a new access crossover and access driveway would trigger considerable earthwork requirements and result in numerous approval requirements.

The particulars for the proposed Boundary Realignment are shown in Table 2, with the proposed Boundary Realignment Plan contained in **Appendix B – Boundary Realignment Plan**.

Table 2: The proposed reconfiguration of a Lot.

	Lot 321	Lot 16
Proposed Lot Area	2.42Ha (+0.42Ha)	56.63Ha (-0.42Ha)
Proposed Road Frontage	158.6m to Leilas Way (+76.8m)	432.2m to Leilas Way (-76.8) Unchanged frontage to Barnwell Road
Improvements	Unchanged between both Lots.	
Easements	Nil	Nil
Services and Infrastructure	Unchanged between both Lots.	

4.0 LEGISLATIVE REQUIREMENTS

4.1 PLANNING ACT 2016

The *Planning Act 2016* (PA) is the principal legislation that governs planning and development in the State of Queensland. The PA provides a framework for Local and State Governments to prepare statutory planning instruments and provides a process by which development applications are assessed, including who the applicable Assessment Manager is.

4.1.1 ASSESSABLE DEVELOPMENT

Under the local categorising instrument, the Planning Scheme, a Reconfiguration of a Lot for a Boundary Realignment within the Rural Residential and Rural Zone is assessable development. Pursuant to section 44(3) of the PA, a Development Permit is henceforth required.

4.1.2 ASSESSMENT MANAGER

The Assessment Manager for this application is Council as determined by Schedule 8 of the *Planning Regulation 2017*.

4.1.3 LEVEL OF ASSESSMENT

Pursuant to Table 5.6.1 of the Planning Scheme, the proposed Reconfiguration of a Lot is Code Assessable. The level of assessment is not altered by a Local Plan Code or an applicable Overlay Code.

4.1.4 PUBLIC NOTIFICATION

Public Notification is not required as the Reconfiguration of a Lot is Code Assessable.

4.1.5 REFERRAL AGENCIES

A review of the Development Assessment Mapping System (DAMS) and Schedule 10 of the *Planning Regulations 2017* confirms there are no applicable State Referral matters relevant to the subject site. The DAMS search is provided in **Appendix C – DAMS Mapping**.

Whilst both Lot 321 and Lot 16 are mapped as containing relevant State interests (Regulated Vegetation, Queensland Waterways for Waterway Barrier Works and Watercourses), a Referral is not required as the proposed development is for a Boundary Realignment and does not propose and additional development, including operational works and/or vegetation clearing.

Therefore, notwithstanding the relevant State Mapping, the proposed Boundary Realignment does not require a referral under any provisions within the *Planning Regulation 2017*.

4.1.6 STATE PLANNING POLICY

The State Planning Policy (SPP) contains the State Interest Policies and Assessment Benchmarks which are applicable to the development. As noted in Section 2.1 of the Planning Scheme, the Minister has identified that all applicable state interests within the SPP have been integrated into the Planning Scheme.

Consideration and assessment against the relevant assessment benchmarks prescribed within the SPP is not required as these matters are integrated within the Planning Scheme. Accordingly, compliance with the assessment benchmarks prescribed within the Planning Scheme demonstrates compliance with the SPP requirements.

4.1.7 FAR NORTH QUEENSLAND REGIONAL PLAN

Pursuant to Section 2.2, the Far North Queensland (FNQ) Regional Plan has been appropriately integrated into the Strategic Framework of the Planning Scheme.

5.0 PLANNING SCHEME REQUIREMENTS

5.1 MAREEBA SHIRE COUNCIL PLANNING SCHEME (2016)

The applicable local categorising instrument for assessment of the proposed development is the Planning Scheme which sets out the relevant assessment benchmarks that apply to development within the bounds of the Mareeba Shire Local Government Area.

5.1.1 Strategic Framework Assessment

The development is subject to Code Assessment and therefore, in accordance with section 45(3) of the PA, assessment against the Strategic Framework of the Planning Scheme is not required. Furthermore, as the proposed development is Code Assessable, the Assessment Manager may only consider the assessment benchmarks prescribed within the applicable codes.

5.1.2 APPLICABLE PLANNING SCHEME CODES

In accordance with the Planning Scheme Mapping, the subject site triggers consideration of the Zone Codes, Overlay Codes and Development Codes shown in Table 4.

Table 3: Planning Scheme Provisions

Local Plan Considerations	
Local Plan Area	Not Applicable
Zone Code Considerations	
Rural Zone Code	Applies
Rural Residential Zone Code	Applies
Overlay Considerations	
Agricultural Land Overlay Code	Not applicable
Airport Environs Overlay Code	Not applicable
Bushfire Hazard Overlay Code	Not applicable
Environmental Significance Overlay Code	Applies
Extractive Resources Overlay Code	Not applicable
Flood Hazard Overlay Code	Not applicable
Heritage Overlay Code	Not applicable
Hill and Slope Overlay Code	Applies
Regional Infrastructure Corridors and Substations Overlay Code	Not applicable
Residential Dwelling House and Outbuilding Overlay Code	Not applicable
Scenic Amenity Overlay Code	Not applicable
Transport Infrastructure Overlay Code	Not applicable
Land Use and Development Code	
Reconfiguring a lot code	Applies
Works, Services and Infrastructure Code	Applies
Landscaping Code	Applies
Parking and Access Code	Applies

5.1.3 CODE COMPLIANCE

A detailed assessment against the applicable Planning Scheme Codes is provided in **Appendix D – Planning Scheme Code Compliance Assessment**. A summary of the assessment is provided here forth.

5.1.3.1 RURAL ZONE CODE

The purpose of the Rural Zone Code is to:

- Provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- Provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and
- Protect or manage significant natural resources and processes to maintain the capacity for primary production.

The proposed Boundary Realignment complies (in full) with the Acceptable Outcomes for all relevant assessment benchmarks within the Zone Code. It is noted that the Boundary Realignment does not include any additional proposed development, and therefore, the extent of applicable assessment benchmarks within the Zone Code is limited.

5.1.3.2 RURAL RESIDENTIAL ZONE CODE

The purpose of the Rural Residential Zone Code is to:

- Provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.

The proposed Boundary Realignment complies (in full) with the Acceptable Outcomes for all relevant assessment benchmarks within the Zone Code. It is noted that the Boundary Realignment does not include any additional proposed development, and therefore, the extent of applicable assessment benchmarks within the Zone Code is limited.

5.1.3.3 ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

The purpose of the Environmental Significance Overlay Code is to:

- Identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.
- The Environmental significance overlay code ensures that:
 - Waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - The environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.

The proposed Boundary Realignment complies (in full) with the Acceptable Outcomes for all relevant assessment benchmarks within the Overlay Code. It is noted that the Boundary Realignment does not include any additional proposed development, including the clearing of vegetation or impacts on waterways or watercourses and therefore, the extent of applicable assessment benchmarks within the Overlay Code is limited.

5.1.3.4 HILL AND SLOPE OVERLAY CODE

The purpose of the Hill and Slope Overlay Code is to

- Ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.

The proposed Boundary Realignment complies (in full) with the Acceptable Outcomes for all relevant assessment benchmarks within the Overlay Code. It is noted that the Boundary Realignment does not include any additional proposed development, including earthworks and therefore, the extent of applicable assessment benchmarks within the Overlay Code is limited.

5.1.3.5 TRANSPORT INFRASTRUCTURE OVERLAY CODE

It is noted that the Transport Infrastructure Overlay Code is deemed not applicable for the purpose of this Application as the proposed Boundary Realignment does not include any additional development and therefore, will have no material impact on the Road Network. Consequently, assessment against the requirements of the Overlay Code is not warranted.

5.1.3.6 RECONFIGURING A LOT CODE

The purpose of the Reconfiguring a Lot Code is to ensure that land is:

- Arranged in a manner which is consistent with the intended scale and intensity of development within the area;
- Provided with access to appropriate movement and open space networks; and
- Contributes to housing diversity and accommodates a range of land uses.

The proposed Boundary Realignment complies (in full) with the Acceptable Outcomes for all relevant assessment benchmarks within the Overlay Code. Whilst arguably not applicable (as no new Lots are being created by the proposed Boundary Realignment), a Performance Outcome is sought in relation to the sizing of proposed Lot 16 which is within the mapped Rural Zone.

As noted, the area to which the proposed Boundary Realignment is located is heavily vegetated with remnant vegetation which is protected at a State level and subject to significant topographical variances with an adjacent waterway present. The area in question does not currently support primary production and could not be used for primary production without clearing and earthworks which would be assessable development and likely require the payment of an Environmental Offset.

Whilst the physical area of Lot 16 is being reduced (by 0.42Ha), it is concluded that the area of usable land for primary production purposes is not diminished. As such, the area of land lost from Lot 16 is inconsequential and has no material impact on the Lots productivity as land which can genuinely be used for primary production purposes is not being removed from the Lot.

5.1.3.7 PARKING AND ACCESS CODE

The purpose of the Parking and Access Code is to ensure:

- Parking areas are appropriately designed, constructed and maintained;
- The efficient functioning of the development and the local road network; and
- All development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

The proposed Boundary Realignment complies (in full) with the Acceptable Outcomes for all relevant assessment benchmarks within the Development Code. As the proposed Boundary Realignment does not include any additional form of development, the provision of additional parking and/or access crossover upgrades is not required or warranted.

5.1.3.8 LANDSCAPING CODE

The purpose of the Landscaping Code is to ensure all development is landscaped to a standard that:

- Complements the scale and appearance of the development;
- Protects and enhances the amenity and environmental values of the site;

- Complements and enhances the streetscape and local landscape character; and
- Ensures effective buffering of incompatible land uses to protect local amenity.

The proposed Boundary Realignment complies (in full) with the Acceptable Outcomes for all relevant assessment benchmarks within the Development Code. As the proposed Boundary Realignment does not include any additional form of development, the provision of additional landscaping is not required or warranted.

6.0 CONCLUSION

The Applicants are seeking a Development Permit for a Reconfiguration of a Lot (Boundary Realignment) on land at 31 Leilas Way and 77 Barnwell Road, Kuranda.

This Report has provided a review of the of both Lots, a detailed description of the proposed development, identified the applicable Legislative provisions and provided a detailed assessment of the proposed development against the Planning Scheme.

As noted in the Report and the accompanying Code Compliance Responses, there is only one area where a Performance Outcome is sought in place of a nominated Acceptable Outcome. As demonstrated, there is no material loss of primary production land, despite the 0.42Ha reduction of Lot 16 as a result of the natural and physical limitations of the Lot.

On behalf of the Owners and Applicants, MD Land Surveys submits that the proposed development warrants approval and the issuance of a Development Permit.

APPENDIX A

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51172589	Search Date:	27/09/2024 13:58
Date Title Created:	24/01/2019	Request No:	49484236
Previous Title:	21287024		

ESTATE AND LAND

Estate in Fee Simple

LOT 16 SURVEY PLAN 304952

Local Government: MAREEBA

REGISTERED OWNER**INTEREST**

Dealing No: 719123198 23/11/2018

ANDREW EASTON

ADRIENNE PETA EASTON

BARBARA COLBURN MARTIN

JOINT TENANTS INTER SE

TENANTS IN COMMON

AS TENANTS IN COMMON

1/2

1/2

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20250110 (POR 16V)
2. MORTGAGE No 709182770 01/12/2005 at 13:54
BENDIGO BANK LIMITED A.B.N. 11 068 049 178

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50706121	Search Date:	27/09/2024 13:57
Date Title Created:	14/02/2008	Request No:	49484213
Previous Title:	50086698		

ESTATE AND LAND

Estate in Fee Simple

LOT 321 SURVEY PLAN 201301

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 722904677 24/11/2023

YVONNE ELISABETH MARIA HACKETT

CRAIG ANTHONY HACKETT

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20226154 (POR 15V)
Deed of Grant No. 20226155 (POR 15V)
2. MORTGAGE No 722904678 24/11/2023 at 14:08
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

Andrew Easton, Adrienne Easton and Barbara Martin

as owner of the premises identified as follows:

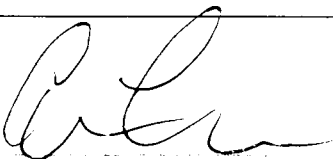
77 Barnwell Road, Kuranda
Lot 16 on SP304952

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

Yvonne & Craig Hackett

on the premises described above for:

Reconfiguring a Lot (Boundary Realignment)



Name: Andrew Easton

Date: 29/9/2024



Name: Adrienne Easton

Date: 29/9/24



Name: Barbara Martin

Date: 29/9/2024

APPENDIX B



PROPOSED RECONFIGURATION OF A LOT (BOUNDARY REALIGNMENT)
31 LEILAS WAY & L16 BARNWELL ROAD, KURANDA
LOT 321 ON SP201301 & LOT 16 ON SP304952

Date: 6th August 2024
Scale: 1:4,000 at A3
Drawn: E Berthelsen
Job No: 1788
Plan No: ROL_Boundary Realignment 01 Rev A

APPENDIX C

State Assessment and Referral Agency

Date: 07/11/2024

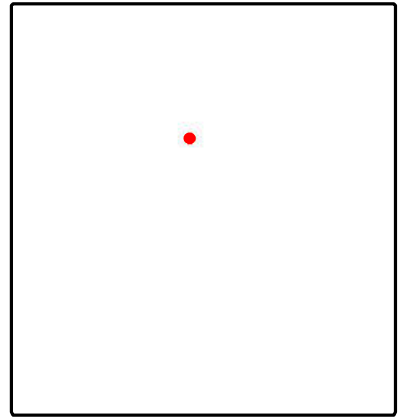


Queensland Government

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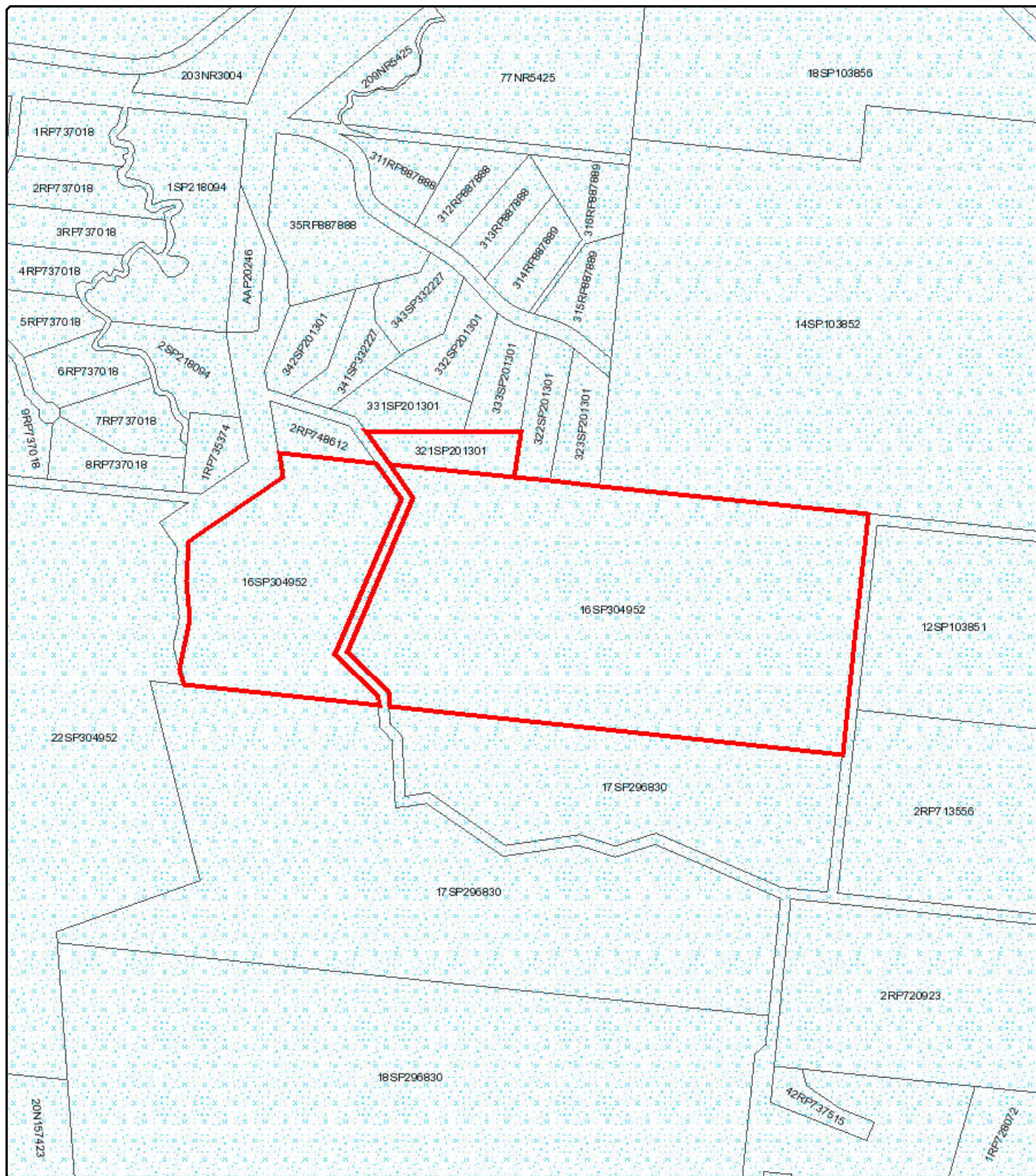
Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 321SP201301 (Area: 20000 m²)
Queensland waterways for waterway barrier works
Water resource planning area boundaries

Lot Plan: 16SP304952 (Area: 572451 m²)
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)



State Assessment and Referral Agency

Date: 07/11/2024



Queensland Government

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Legend

Water resource planning area boundaries



Water resource planning area boundaries

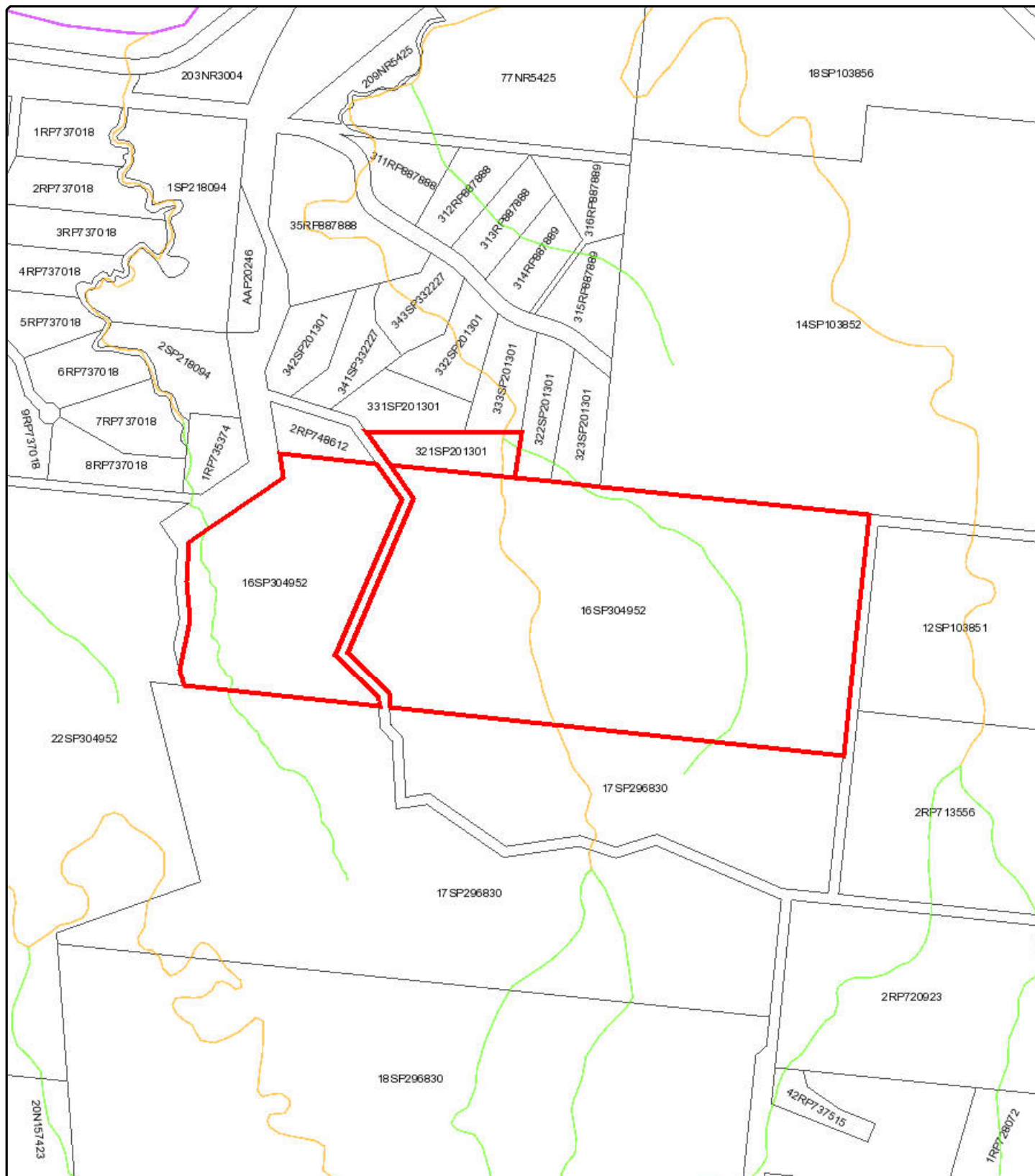
0 190 380 570 760
Metres

Disclaimer:

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Document Set ID: 4434565

Version: 1, Version Date: 19/11/2024



State Assessment and Referral Agency

Date: 07/11/2024



Queensland Government

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Legend

Queensland waterways for waterway barrier works

- Low
- Moderate
- High
- Major
- Major (tidal)

0 190 380 570 760
Metres

Disclaimer:

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Document Set ID: 4434565

Version: 1, Version Date: 19/11/2024

APPENDIX D

6.2.9 Rural zone code

6.2.9.1 Application

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

6.2.9.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
 - (b) protect the rural character of the region;
 - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
 - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
 - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
 - (f) provide for a range of non-urban uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
 - (g) prevent adverse impacts of development on ecological values;
 - (h) preserve land in large holdings; and
 - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
 - (a) Areas for primary production and other rural activities are conserved and not fragmented below 60ha unless for a *public reconfiguration purpose*;
 - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
 - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;

- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) Residential and other uses are appropriate only where directly associated with the rural nature of the zone;
- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
Siting, where not involving a Dwelling house			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. The amended boundary does not result in a change to the setbacks between existing buildings and structures and the Lot boundaries.	
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. The amended boundary does not result in a change to the setbacks between existing buildings and structures and the Lot boundaries.	
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. The amended boundary does not result in a change to the setbacks between existing buildings and structures and the Lot boundaries.	
Accommodation density			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.
For assessable development			
Site cover			
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO5 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
Amenity			
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO6 No acceptable outcome is provided.	Complies with PO6. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The amended boundary does not facilitate further development and therefore will not result in changes to the existing amenity of the local area. Furthermore, the amenity of the local area is not influenced by the realigned boundary.	
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO7 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
Rural uses			
PO8 Uses and other development include those that: <ul style="list-style-type: none"> (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities. 	AO8 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	AO9 No acceptable outcome is provided.	Complies with PO9. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. The proposed Boundary Realignment will not result in the fragmentation of primary production areas, particularly the cleared land on Lot 16 which is used for agricultural purposes.	

6.2.10 Rural residential zone code

6.2.10.1 Application

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

6.2.10.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.
- (2) Mareeba Shire Council's purpose of the Rural residential zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.
- (3) The Rural residential zone has been broken into three precincts to cater for the distinct lot sizes and levels of servicing that historically occurred in this zone:
 - (a) The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;
 - (b) The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 1 hectare in size; and
 - (c) The 4,000m² precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m².
- (4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;
 - (b) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;
 - (c) Development avoids areas of ecological significance;
 - (d) Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;
 - (e) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;
 - (f) Other uses may be appropriate where meeting the day to day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;

- (g) Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and
- (h) Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.

6.2.10.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.
Outbuildings and residential scale			
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the 	AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 150m² in gross floor area; and (b) 5.5 metres above natural ground level. 	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.
	AO2.2	Not applicable.	The proposed development is for a Boundary Realignment to resolve an

Performance outcomes	Acceptable outcomes	Complies	Comments
Rural residential zone.	On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m ² in gross floor area; and (b) 8.5 metres above natural ground level.	encroachment issue. No further development is proposed as a result of this Application.	
Siting			
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	AO3 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road; (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; (d) 5 metres from a boundary to an adjoining lot in the 4,000m ² precinct; and (e) 3 metres from a side or rear boundary otherwise.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. The amended boundary does not result in a change to the setbacks between existing buildings and structures and the Lot boundaries.	
Accommodation density			
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation	AO4 Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	

Performance outcomes	Acceptable outcomes	Complies	Comments
density for the zone; and (d) is commensurate to the scale and frontage of the site.			
For assessable development			
Site cover			
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	AO5 No acceptable outcome is provided.		Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.
Building design			
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	AO6 No acceptable outcome is provided.		Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Development complements and integrates with the established built character of the Rural residential zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	AO7 No acceptable outcome is provided.	Complies with PO6. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The amended boundary does not facilitate further development and therefore will not result in changes to the existing built character of the local area. Furthermore, the built character of the local area is not influenced by the realigned boundary.	
Non-residential development			
PO8 Non-residential development: <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) does not impact on the orderly provision of non-residential development in other locations in the shire; and (d) directly supports the day to day needs of the immediate residential community; or (e) has a direct relationship to the land on which the use is proposed. 	AO8 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
Amenity			
PO9 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; 	AO9 No acceptable outcome is provided.	Complies with PO6. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The amended boundary does not facilitate further development and therefore will not result in changes to	

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			the existing amenity of the local area. Furthermore, the amenity of the local area is not influenced by the realigned boundary.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	

8.2.4 Environmental significance overlay code

8.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
 - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
 - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
 - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
 - (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

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
For accepted development subject to requirements and assessable development			
Regulated vegetation			
<p>PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies with AO1. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development, including clearing is proposed as a result of this Application.</p>	
<p>PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural 	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies with AO2. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development, including clearing is proposed as a result of this Application.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
Regulated vegetation intersecting a watercourse			
<p>PO3</p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) 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>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1</p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>Not applicable.</p> <p>The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development, including clearing within a waterway buffer area is proposed.</p>	
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2</p> <p>No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p>Not applicable.</p> <p>The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development, including clearing within a waterway buffer area is proposed.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
Waterways and wetlands			
PO4 'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by: <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) .	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development, including clearing within a waterway buffer area is proposed.
	Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o) .	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development, including clearing within a waterway buffer area is proposed.
	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) AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development, including clearing within a waterway buffer area is proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>		
	<p>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) AO4.4</p> <p>No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</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>Not applicable.</p> <p>The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development, including clearing within a waterway buffer area is proposed.</p>	
For assessable development			
Wildlife Habitat			
<p>PO5</p> <p>Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and</p>	<p>AO5</p> <p>No acceptable outcome is provided</p>	<p>Not applicable.</p> <p>The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development, including clearing of mapped Wildlife Habitat is proposed.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(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).</p> <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>			
Legally secured offset areas			
<p>PO6</p> <p>Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) 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</p>	<p>AO6</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable.</p> <p>Neither Lot contains a mapped Legally Secured Environmental Offset.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>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>			
Protected areas			
<p>P07 Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (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. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>A07 No acceptable outcome is provided</p>	<p>Not applicable. Neither Lot contains a mapped Protected Area.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
Ecological corridors and Habitat linkages			
<p>PO8 Development located: (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o)</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'; (b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage'; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (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 (e) the ability for the 'Ecological corridor' or</p>	<p>AO8 No acceptable outcome is provided</p>	<p>Not applicable. Neither Lot contains a mapped Ecological Corridor or Habitat Linkage area.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>'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>			

Table 8.2.4.3B - Setback and buffer distances from waterways

Stream order	Setback and buffer from waterways
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.

8.2.8 Hill and slope overlay code

8.2.8.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a ‘Hill and slope area’ identified on the **Hill and slope overlay maps (OM-008a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.8.2 Purpose

- (1) The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located to avoid sloping land where practical; and
 - (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

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
For assessable development			
Slope stability			

Performance outcomes	Acceptable outcomes	Complies	Comment
<p>PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <ul style="list-style-type: none"> (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>AO1 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development, including clearing is proposed as a result of this Application.</p>	
<p>PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to:</p> <ul style="list-style-type: none"> (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; 	<p>AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p>	<p>Not applicable. The proposed development is not for a Child Care Centre or Educational Establishment.</p>	
	<p>AO2.2 Development is not located on land with a gradient of greater than 25%.</p>	<p>Not applicable. The proposed development is not for a Child Care Centre or Educational Establishment.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comment
(d) stormwater discharge and its potential for erosion.	<p>A02.3 No lot less than 2,000m² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p> <p>Note – Where a minimum lot size of less than 2,000m² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</p>	Not applicable.	The proposed development is not for a Child Care Centre or Educational Establishment.
Community infrastructure and essential services			
PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.	A03 No acceptable outcome is provided.	Not applicable.	The proposed development is not for Community Infrastructure and/or Essential Services.

9.4.2 Landscaping code

9.4.2.1 Application

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

9.4.2.2 Purpose

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

9.4.2.3 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
For accepted development subject to requirements and assessable development			
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	<p>AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <p><small>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</small></p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.</p>	
<p>PO3 Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; 	<p>AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	AO4.1 Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m ² : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	
	AO5.2 <u>A minimum of 25%</u> 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.
	AO6.3 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.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>P07 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	<p>A07 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed as a result of this Application and therefore, the additional provision of landscaping is not required. Furthermore, it is noted that the frontage of the Lots subject to the realignment are heavily vegetated with remnant flora species endemic to the area.</p>	

Table 9.4.2.3B—Side and rear boundary landscape treatments

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

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

9.4.3 Parking and access code

9.4.3.1 Application

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

9.4.3.2 Purpose

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

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
Vehicle crossovers			
PO2 Vehicle crossovers are provided to:: <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively.	
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively.	
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
For assessable development			
Parking area location and design			
PO4 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.	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
	AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
	AO4.4 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application.	
Site access and manoeuvring			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 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.	AO5.1 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively. The existing access arrangements will not be modified as a result of the proposed Boundary Realignment.	
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively. The existing access arrangements will not be modified as a result of the proposed Boundary Realignment.	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	Not applicable.	<p>The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively.</p> <p>The existing access arrangements will not be modified as a result of the proposed Boundary Realignment.</p>
	AO5.4 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).	Not applicable.	<p>The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively.</p> <p>The existing access arrangements will not be modified as a result of the proposed Boundary Realignment.</p>
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour;	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	Not applicable.	<p>The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively.</p> <p>The existing access arrangements will not be modified as a result of the proposed Boundary Realignment.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<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>AO6.2 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>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>The proposed development does not relate to a Tourist Park.</p>	
	<p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>An internal road is not proposed.</p>	
	<p>AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>An internal road is not proposed.</p>	
	<p>AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>An internal road is not proposed.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. An internal road is not proposed.
	AO6.7 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.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. An internal road is not proposed.
Servicing			
P07 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	AO7.1 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.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. Provision for service vehicles is not required for a Boundary Alignment where no further development is proposed.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. Provision for service vehicles is not required for a Boundary Alignment where no further development is proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
uses and streetscape quality.	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. Provision for service vehicles is not required for a Boundary Alignment where no further development is proposed.	
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No additional development is proposed and therefore, maintenance requirements do not apply.	
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No additional development is proposed and therefore, maintenance requirements do not apply.	
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use;	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No additional development is proposed and therefore, consideration for end of trip facilities is not warranted.	

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No additional development is proposed and therefore, consideration for end of trip facilities is not warranted.	
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			
PO10 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.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. Development for a listed land use is not proposed.	
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			
PO11 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.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. Development for a listed land use is not proposed.	

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 20m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p>	One SRV space.
Agricultural supplies store	<p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 30m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p>Queuing for 3 vehicles should be supplied where a GFA is greater than 600m².</p>	One HRV space.
Air services	<p><u>If accepted development subject to requirements development:</u> One space per 90m² or part thereof of net lettable area; or</p> <p><u>If Assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> One space per 200m² or part thereof of net lettable area.</p> <p>If _____ assessable development: As determined by Council.</p>
Animal husbandry	<p><u>If accepted development subject to requirements :</u> One space.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If _____ assessable development:</u> As determined by Council.</p>
Animal keeping	Minimum of three spaces or one space per 200m ² of use area, whichever is greater.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Aquaculture	<u>If accepted development subject to requirements:</u> <ul style="list-style-type: none"> In the rural or rural residential zones - two spaces; or Enclosed within a building - one space per 90m² of net lettable area. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If _____ assessable development:</u> As determined by Council.
Brothel	As determined by Council.	As determined by Council.
Bulk landscape supplies	Minimum of five spaces or one space per 250m ² of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m ² ; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
Club	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m ² .
Community care centre	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m ² or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m ² GFA.
Crematorium	One space per 30m ² GFA or part thereof.	As determined by Council.
Cropping	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If _____ assessable development:</u> As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Vehicle Space Provision Service
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil
Educational establishment	<u>For all establishments:</u> 1 space per every 10 students plus 1 space per employee, and Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.	<u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas. <u>For assessable development:</u> As determined by Council.
Emergency services	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Food and drink outlet	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.</p> <p>One service vehicle space per use or one service vehicle space per 1,000m² GFA, whichever is greater.</p>	One HRV space.
Function facility	One space per 30m ² or part thereof of GFA.	One SRV space.
Funeral parlour	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One SRV space.
Garden centre	<p>A minimum of 5 spaces for customer parking or one space per 150m² or part thereof of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m² use area, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Hardware and trade supplies	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Health care services	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 40m ² or part thereof of net lettable area. <u>Outside the Centre zone:</u> One space per 20m ² of or part thereof of net lettable area.	One SRV space per 500m ² GFA.
High impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Home based business	<u>Bed and breakfasts:</u> One space per guest room. <u>Other home based business:</u> One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m ² of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m ² or part thereof of GFA per bar, beer garden and other public area. One space per 50m ² or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Vehicle Space Provision
Indoor sport and recreation	<u>If accepted development subject to requirements:</u> One space per 25m ² of net lettable area. <u>If assessable development:</u> As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Intensive animal industries	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	One SRV space.
Intensive horticulture	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.
Marine industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Market	As determined by Council.	As determined by Council.
Medium impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Motor sport facility	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Vehicle Space Provision	Service Space Provision
Multiple dwelling	<p>One covered space per dwelling.</p> <p>One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.</p> <p>A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.</p>	Nil.	
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.	
Nightclub entertainment facility	One space per 60m ² GFA or part thereof.	Nil.	
Non-resident workforce accommodation	One space per dwelling unit.	Nil.	
Office	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One SRV space.	
Outdoor sales	<p>A minimum of 5 spaces for customer parking or one space per 150m² of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m², whichever is greater.</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.	

Definition	Minimum number of Car parking spaces	Minimum Vehicle Space Provision Service
Outdoor sport and recreation	<p>Coursing, horse racing, pacing or trotting:</p> <ul style="list-style-type: none"> One space per five seated spectators; plus One space per 5m² of other spectator areas. <p>Football:</p> <ul style="list-style-type: none"> 50 spaces per field. <p>Lawn bowls:</p> <ul style="list-style-type: none"> 30 spaces per green. <p>Swimming pool:</p> <ul style="list-style-type: none"> 15 spaces; plus One space per 100m² of useable site area. <p>Tennis or other Court:</p> <ul style="list-style-type: none"> Four spaces per court. <p>Golf Course:</p> <ul style="list-style-type: none"> Four spaces per tee on the course; plus One space per 50m² of net lettable area. <p><u>Any other use:</u> As determined by council.</p>	<p>An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite</p> <p>Internal dedicated taxi bays provided within 200 metres of the site entrance.</p>
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If _____ assessable development:</u> As determined by Council.</p>
Place of worship	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m ² GFA or part thereof.	One AV space.
Rural workers' accommodation	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.
Sales office	One space per 25m ² GFA or part thereof.	Nil.
Service industry	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.

Definition	Minimum number of Car parking spaces	Minimum Vehicle Space Provision Service
Shop	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Shopping centre	<u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA and one space per 25m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA and one space per 15m ² or part thereof of GFA above 400m ² .	One AV space per 1,000m ² ; and One SRV space per 500m ² ; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.
Showroom	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One AV space and One SRV space if the site is greater than 2,000m ² ; or One HRV space; and One SRV Space.
Special industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Substation	<u>If assessable development:</u> As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Telecommunication s facility	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If _____ assessable development:</u> As determined by Council.</p>
Theatre	One space per 15m ² or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.
Tourist park	<p>One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites.</p> <p>Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.</p>	One HRV space.
Transport depot	One space per 125m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Utility installation	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If _____ assessable development:</u> As determined by Council.</p>
Veterinary services	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside Centre zone:</u> One space per 40m² or part thereof of net lettable area.</p> <p><u>Outside Centre zone:</u> One space per 20m² or part thereof of net lettable area.</p>	One HRV space if greater than 500m ² GFA; and One SRV space per 500m ² GFA.
Warehouse	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Vehicle Space Provision Service
Winery	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one bicycle rack space per 750m² NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building. 	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m ² GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Educational establishment	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and For students: <ul style="list-style-type: none"> - minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. 	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m ² GFA.	As determined by Council.
Function facility	One space per 300m ² GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Health care services	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 5% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and For visitors: <ul style="list-style-type: none"> facilities with in-patient accommodation provide one space per each 30 beds; facilities without in-patient accommodation provide one space per each 4 practitioners; aged care facilities provide one space per each 60 beds; In every instance above, provide a minimum of 5 bicycle parking spaces; and bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building. 	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m ² GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Short accommodation term	One space per 4 letting rooms.	As determined by Council.
Shop or Shopping centre	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and visitor facilities: <ul style="list-style-type: none"> one space per 500m² GLA or part thereof for centres under 30,000m²; or one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and bicycle parking is signposted and within 10m of a major public entrance to the building. 	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m ² GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	Site access involves:
Service station	<ul style="list-style-type: none"> (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.

Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

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

9.4.4.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that land is:
 - (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
 - (b) provided with access to appropriate movement and open space networks; and
 - (c) contributes to housing diversity and accommodates a range of land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
 - (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
 - (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
 - (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
 - (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
 - (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
 - (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
 - (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
 - (i) Subdivision within the Rural zone maintains lots equal to or larger than 60ha, except for where:
 - (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional *rural lifestyle* lot or *rural residential purposes* lot; or
 - (b) The subdivision is limited to the creation of one additional allotment to accommodate a *public reconfiguration purpose*;
 - (j) Land in historical townships is not reconfigured to be used for urban purposes; and
 - (k) Residential subdivision and greenfield development is designed to consider and respect:
 - i. topography;
 - ii. climate responsive design and solar orientation;
 - iii. efficient and sustainable infrastructure provision;
 - iv. environmental values;
 - v. water sensitive urban design;
 - vi. good quality agricultural land; and
 - vii. the character and scale of surrounding development.

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
Area and frontage of lots – except for Rural zone			
PO1 Lots include an area and frontage that: <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B .	Complies with PO1. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The Application seeks to realign 0.42Ha of land from Lot 16 to Lot 321. Lot 16, which is mapped as a Rural Lot, will have a revised total area of 56.63Ha. It is noted that, whilst the area of Lot 16 is below the minimum area allowance for Rural Lots, the Lot as it currently exists does not achieve compliance with Table 9.4.4.3B. Furthermore, the area of land to which the Application relates (the area which will be realigned into Lot 321), contains an extensive area of remnant vegetation, of which some is classified as Regulated Vegetation under the <i>Vegetation Management Act</i> (QLD) and which is not permitted to be cleared without approval under the Act. As such, it is concluded that the area of land lost from Lot 16 is inconsequential and has no material impact on the Lots productivity as land which can genuinely be used for primary production purposes is not being removed from the Lot.	
Area and frontage of lots – Rural zone			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1.1 No lots are created with an area of less than 60ha, except for where:</p> <ul style="list-style-type: none"> (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional <i>rural lifestyle</i> lot or <i>rural residential purposes</i> lot; or (b) The subdivision is limited to the creation of one additional allotment to accommodate a <i>public reconfiguration purpose</i>. <p>Note: This also applies to applications for boundary realignment.</p>	<p>AO1.1 No acceptable outcome is provided.</p>		<p>Not applicable. No new Lots will be created as a result of the proposed Boundary Realignment.</p>
<p>PO1.2 Where for a boundary realignment, the realignment only occurs where it would:</p> <ul style="list-style-type: none"> (a) Improve agricultural efficiency; or (b) Facilitate agricultural activity or conservation outcomes; or (c) Resolve boundary issues where a house, structure or works is built over the boundary line of the lots. 	<p>AO1.2 No acceptable outcome is provided.</p>		<p>Complies with PO1.2. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1.3 Where for a boundary realignment, the proposed lots are:</p> <ul style="list-style-type: none"> (a) Able to accommodate all buildings, structures and works associated with the rural use; (b) Suitable to allow the site to be provided with sufficient access; (c) Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke and ash; (d) Do not constrain existing industries from expanding or new agricultural enterprises from being established; (e) Do not create new lots for <i>rural lifestyle</i> or <i>rural residential purposes</i>; and (f) Are not for the purposes of creating a separate house lot. 	<p>AO1.3 No acceptable outcome is provided.</p>	<p>Complies with PO1.2.</p> <p>The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>The proposed dimensions for each Lot ensure that all buildings and services are wholly contained within the Lot they service.</p> <p>As outlined in PO1, whilst there is a minor decrease to Lot 16, there is no net loss of productive area as the proposed Boundary Realignment will occur in an area which contains remnant vegetation and which is not used for production purposes.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1.4 Where for the creation of one additional lot to accommodate a <i>public reconfiguration purpose</i>:</p> <p>(a) The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and</p> <p>(b) The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.</p>	<p>AO1.4 No acceptable outcome is provided.</p>		<p>Not applicable. The proposed development does not result in the creation of a new Lot.</p>
<p>PO1.5 Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where:</p> <p>(a) The subdivision divides one lot into two; and</p> <p>(b) The existing lot is severed by a road that was gazetted before 9 May 2008; and</p> <p>(c) The resulting lot boundaries use the road as the boundary of division; and</p> <p>(d) The development:</p> <p>(i) facilitates agricultural activity; or</p> <p>(ii) facilitates conservation outcomes; and</p> <p>(e) The development ensures agricultural activity is not compromised.</p>	<p>AO1.5 No acceptable outcome is provided.</p>		<p>Not applicable. The proposed development does not result in the creation of a new Lot.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1.6 All lots include a frontage that allows the site to be provided with sufficient access.	AO1.6 Lots provided a minimum frontage is accordance with Table 9.4.4.3B	Not applicable.	The proposed development does not result in the creation of a new Lot.
Existing buildings and easements			
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	Complies with AO2.1.	All buildings and improvements associated with each Lot will be contained within the Lot they service.
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	Complies with AO2.2.	All buildings and improvements associated with each Lot will be contained within the Lot they service.
PO3 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.	AO3 No acceptable outcome is provided.	Not applicable.	An Easement is not located within either Lot.
Boundary realignment			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Complies with PO4.	The purpose of the proposed Boundary Realignment is to resolve an encroachment issue. The proposed Boundary Realignment will result in all relevant infrastructure, including access arrangements being located within the Lot they service.
Access and road network			
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively. The proposed Boundary Realignment will not result in changes to the existing access configurations and furthermore, a new access crossover or new Road is not required.
PO6 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.	AO6 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.	Not applicable.	The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively. The proposed Boundary Realignment will not result in changes to the existing access configurations and furthermore, a new access crossover or new Road is not required.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>A07 No acceptable outcome is provided.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively.</p> <p>The proposed Boundary Realignment will not result in changes to the existing access configurations and furthermore, a new access crossover or new Road is not required.</p>	
Rear lots			
<p>PO8 Rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained. 	<p>A08.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>The proposed Boundary Realignment does not result in the creation of a rear Lot.</p>	
	<p>A08.2 No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>The proposed Boundary Realignment does not result in the creation of a rear Lot.</p>	
	<p>A08.3 Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise. 	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>The proposed Boundary Realignment does not result in the creation of a rear Lot.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.		Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not result in the creation of a rear Lot.
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.		Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not result in the creation of a rear Lot.
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.		Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not result in the creation of a rear Lot.
Crime prevention and community safety			
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	AO9 No acceptable outcome is provided.		Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.
Pedestrian and cycle movement network			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The subject site is located in an established Rural area which is not benefitted by a formal pedestrian or cycle network.	
Public transport network			
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. 	AO11 No acceptable outcome is provided.	Not applicable. The subject site does not adjoin a mapped Future Public Transport Corridor or Future Transport Site.	
Residential subdivision			
PO12 Residential lots are: <ul style="list-style-type: none"> (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. 	AO12 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment is not for a residential subdivision.	
Rural residential zone			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not seek to create a new Lot.	
Additional provisions for greenfield development only			
PO14 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.	AO14 No acceptable outcome provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	
PO16 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. Note—Figure B provides further guidance in relation to the desired outcome.	AO16 No acceptable outcome provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	
PO19 Provision is made for sufficient open space to: <ul style="list-style-type: none"> (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. 	AO19.1 A minimum of 10% of the site area is dedicated as open space.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO20 A network of parks and community land is provided: <ul style="list-style-type: none"> (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings; 	AO20 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. The proposed Boundary Realignment does not relate to a Greenfield Development.	

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

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m ²	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	350m ²	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	600m ²	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m ²	5 metres
	All other lots	800m ²	16 metres
Medium density residential	Rear lot	600m ²	5 metres
	All other lots	400m ²	10 metres
Industry	All lots	1,500m ²	45 metres

Zone	Type	Minimum area	Minimum frontage
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
	All lots	4,000m ²	40 metres

Figure A – Examples of access to rear lots

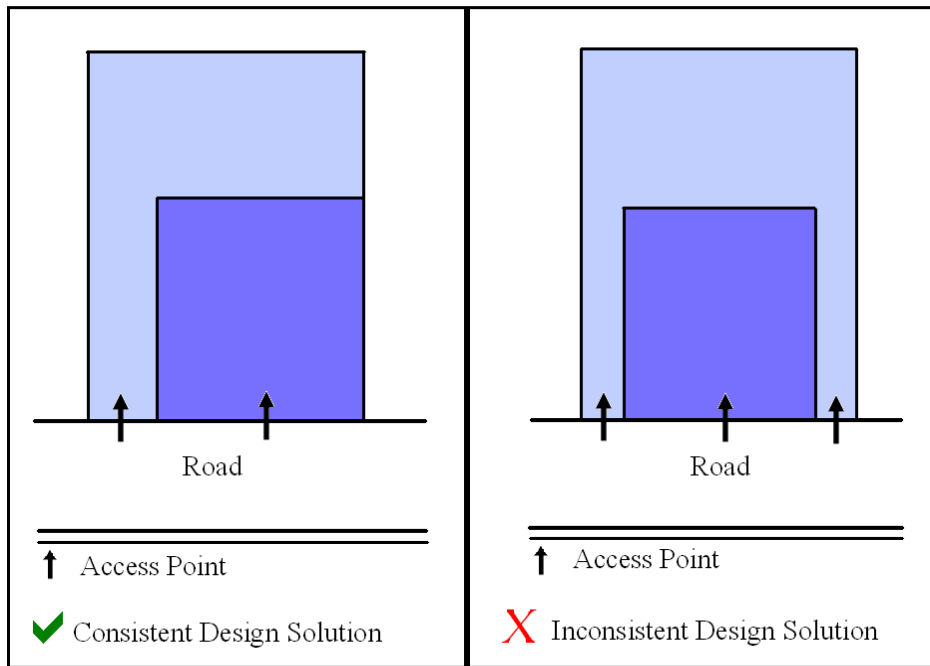
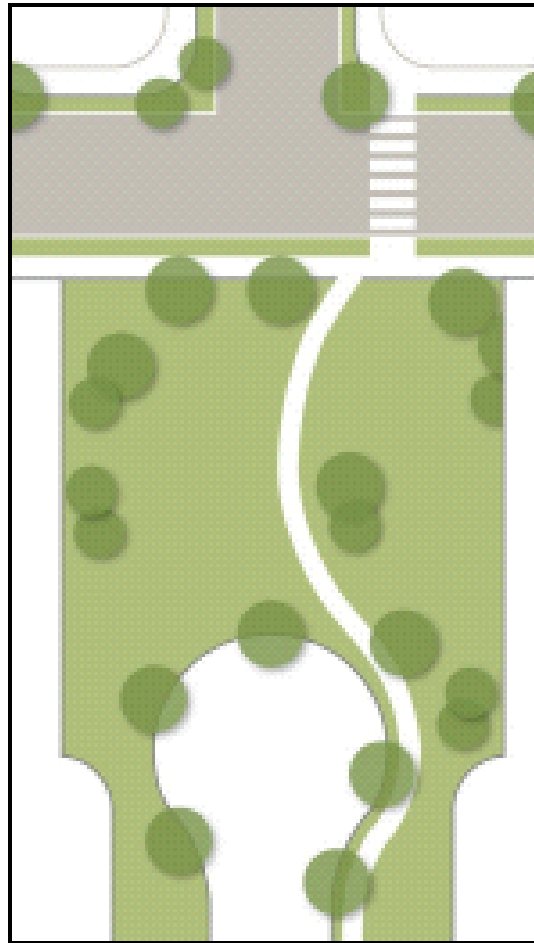


Figure B – Example of cul-de-sac design



9.4.5 Works, services and infrastructure code

9.4.5.1 Application

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

9.4.5.2 Purpose

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

9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO2.1 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"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	AO2.2 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"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Stormwater infrastructure			
PO3 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.	AO3.1 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO3.2 On-site drainage systems are constructed: <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Electricity supply			
PO4 Each lot is provided with an adequate supply of electricity	AO4 The premises: <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Telecommunications infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	A05 Development is provided with a connection to the national broadband network or telecommunication services.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	A06 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Excavation or filling			
PO7 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.	A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	

Performance outcomes	Acceptable outcomes	Complies	Comments
	A07.3 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	A07.4 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	

Performance outcomes	Acceptable outcomes	Complies	Comments
	A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
For assessable development			
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	A08.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	A09 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	

Performance outcomes	Acceptable outcomes	Complies	Comments
Stormwater quality			
<p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	<p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	<p>Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue.</p> <p>No further development is proposed.</p>	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	AO11 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	AO12.2 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed as a result of this Application. Both Lots have existing access crossovers to Leilas Way and Barnwell Road respectively.	
Weed and pest management			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 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.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	Not applicable. The proposed development is for a Boundary Realignment to resolve an encroachment issue. No further development is proposed.	

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Yvonne and Craig Hackett
Contact name (only applicable for companies)	C/- MD Land Surveys
Postal address (P.O. Box or street address)	228 Draper Street
Suburb	Parramatta Park
State	Queensland
Postcode	4870
Country	Australia
Contact number	0402 806 016
Email address (non-mandatory)	erin@mdlandsurveys.com.au
Mobile number (non-mandatory)	N/A
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

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
		31	Leilas Way	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	321	SP201301	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
		L16	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	16	SP304952	Mareeba

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:	

- ☐ 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:	

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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Boundary Realignment to resolve an encroachment issue

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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?

2

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

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

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

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

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 321	2.0Ha	Lot 321	2.42Ha
Lot 16	57.25Ha	Lot 16	56.63Ha
12.2) What is the reason for the boundary realignment?			
To resolve an encroachment issue			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> 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?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ 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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – 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 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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)

☐ Yes – provide details below or include details in a schedule to this development application

☒ 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)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ 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

☒ 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?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ 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
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

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

Environmental offsets

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

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

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

Koala habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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.statedevelopment.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



**Queensland
Government**

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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	