

# DA Form 1 – Development application details

Approved form (version 1.5 effective 22 July 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)	Shuying Ding c/- Scope Town Planning
Contact name (only applicable for companies)	Johnathan Burns, Scope Town Planning
Postal address (P.O. Box or street address)	183 Summerfields Drive
Suburb	Caboolture
State	Qld.
Postcode	4510
Country	Australia
Contact number	0450781841
Email address (non-mandatory)	jburns@scopetownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	24022

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		117	Cedar Park Road	Koah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2	SP289732	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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: Clohesy River

- ☐ 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):*

Nature Based Tourism

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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input 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 <sup>2</sup> ) (if applicable)
Nature Based Tourism	Nature Based Tourism	4	

**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?**

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**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 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?**

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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

**12) Boundary realignment****12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?****13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)**

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

**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?**

- ☐ Road work                                      ☐ Stormwater                                      ☐ Water infrastructure
- ☐ Drainage work                                      ☐ Earthworks                                      ☐ Sewage infrastructure
- ☐ Landscaping                                      ☐ Signage                                      ☐ Clearing vegetation
- ☐ Other – please specify: \_\_\_\_\_

**14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)**☐ Yes – specify number of new lots: \_\_\_\_\_☐ 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
- ☐ 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://www.qld.gov.au) for further information on environmental offsets.

#### Koala habitat in SEQ Region

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

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

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

☒ No

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

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://www.daf.qld.gov.au) for further information.

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

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

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

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

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

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

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

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://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](http://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](http://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](http://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.qldgov.au](http://www.planning.statedevelopment.qldgov.au) for information regarding assessment of Queensland heritage places.

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

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

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

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

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

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

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

☒ No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://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



**Queensland  
Government**

Relevant plans of the development are attached to this development application <i><b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
<b>25) Applicant declaration</b>	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i><b>Note:</b> It is unlawful to intentionally provide false or misleading information.</i>	
<b>Privacy</b> – 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 <i>Planning Act 2016</i> , Planning Regulation 2017 and the DA Rules except where: <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

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

Date received:  Reference number(s):

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

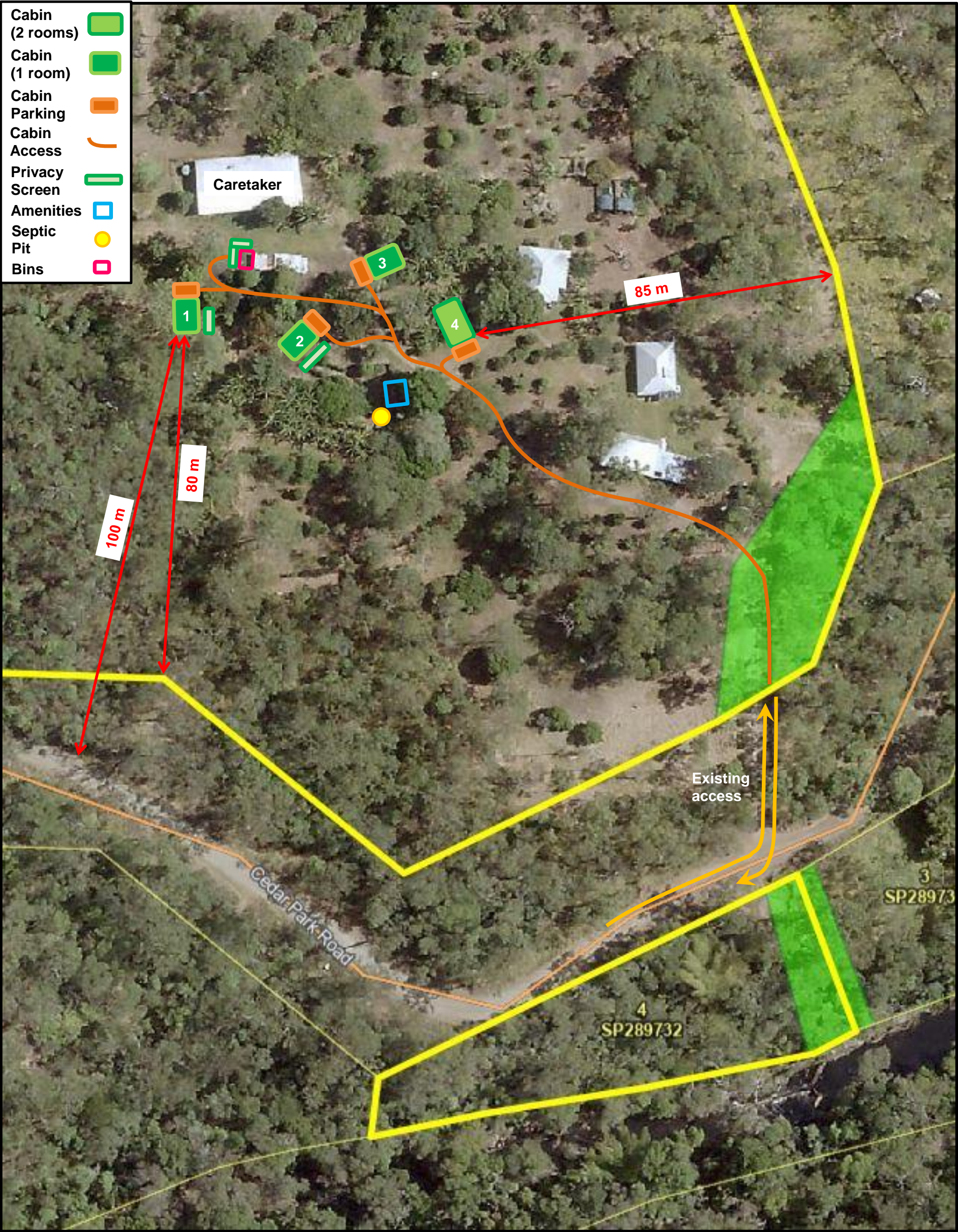
QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Appendix 2: Site Plan

Material Change of Use  
Nature Based Tourism

117 Cedar Park Rd, Koah Qld. 4881  
Lot 4 on SP289732





Proposed layout of Nature based tourism development – 117 Cedar Park Rd., Koah



## Appendix 1: Planning Code Assessment

### **Material Change of Use** Nature Based Tourism

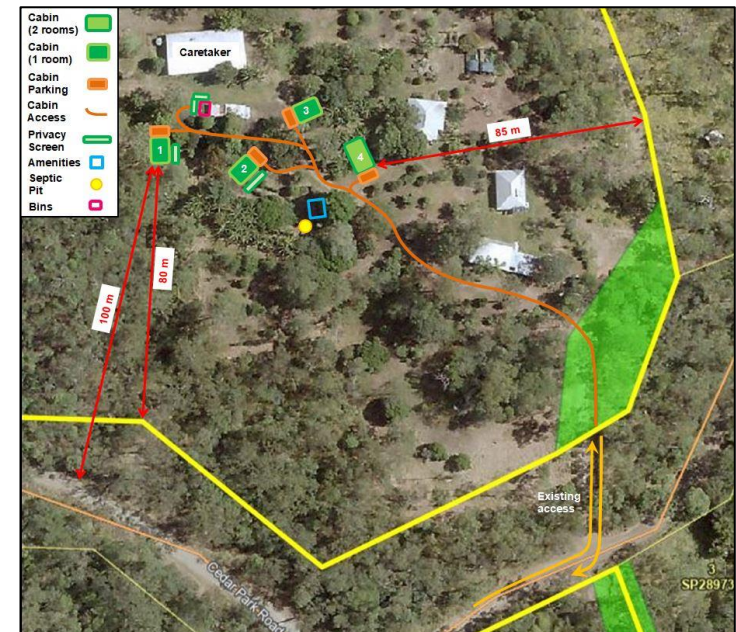
117 Cedar Park Rd, Koah Qld. 4881  
Lot 4 on SP289732

## Appendix 1: Assessment against the provisions of the Mareeba Shire Planning Scheme Codes

APPLICATION		PREMISES	
FILE NO:	24022	ADDRESS:	117 Cedar Park Rd, Koah Qld. 4881
APPLICANT:	Land Owner c/- STP	RPD:	Lot 4 on SP289732
LODGED BY:	Scope Town Planning	AREA:	303,300m <sup>2</sup>
DATE LODGED:	February 2025	OWNER :	Shuying Ding
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Material Change of Use: Nature Based Tourism (with Caretakers Accommodation)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme		
ZONE:	Rural Zone		
LEVEL OF ASSESSMENT:	Impact		
SUBMISSIONS:	n/a		

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

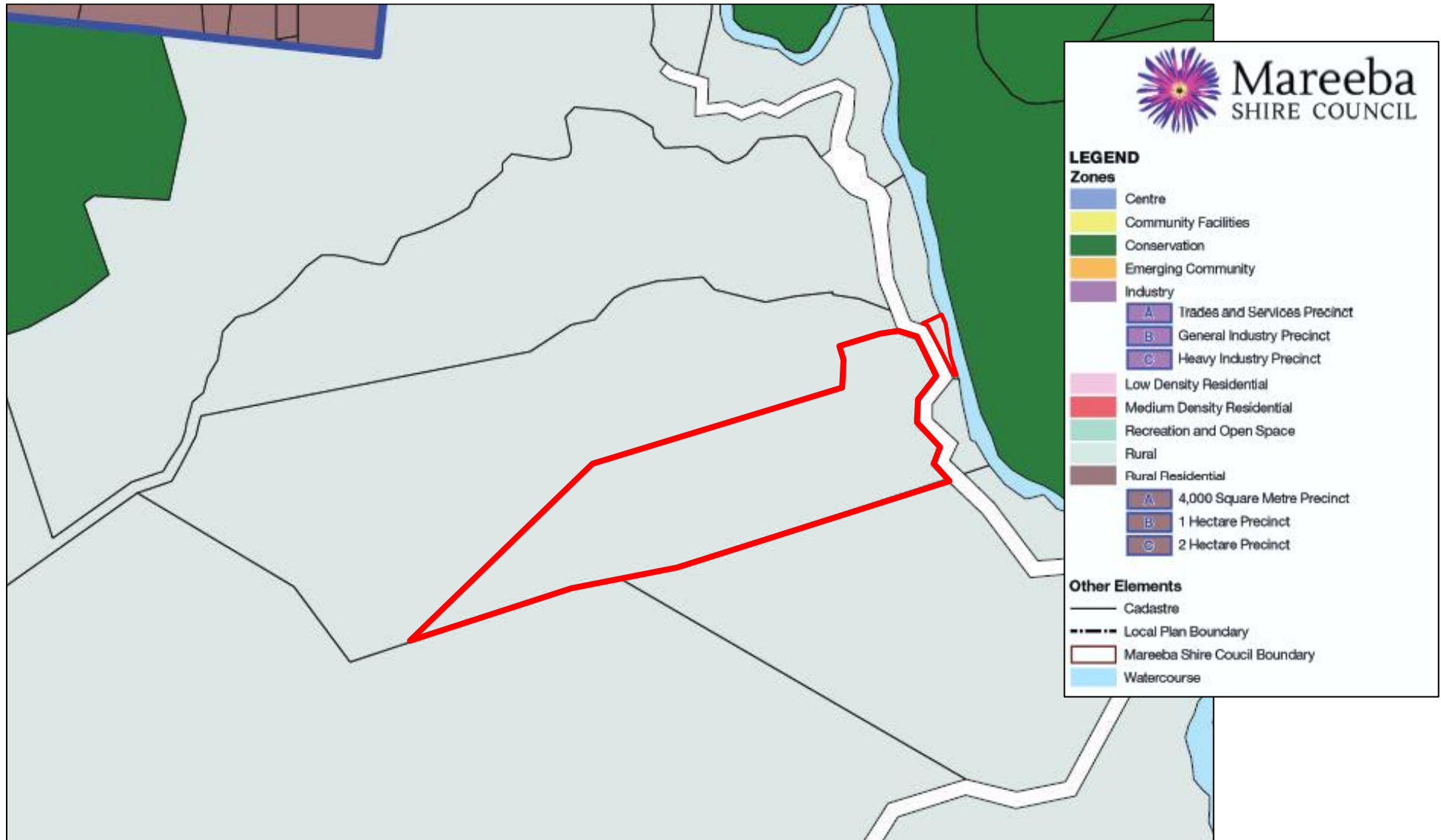
- 6.2.9 Rural Zone Code
- 8.2.3 Bushfire Hazard Overlay Code
- 8.2.4 Environmental Significance Overlay Code
- 8.2.6 Flood Hazard Overlay Code
- 8.2.8 Hill and Slope Overlay Code
- 9.3.1 Accommodation Activities Code
- 9.4.1 Advertising Devices Code
- 9.4.3 Parking and Access Code
- 9.4.5 Works, Services and Infrastructure Code





## 6.2.9 Rural Zone Code

The proposed development is assessable against the provisions of the Rural Residential Zone of the Mareeba Shire Planning Scheme.



### 6.2.9.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	<b>Complies</b> The proposed development involves an existing single storey Dwelling House (Caretakers Accommodation). No structures over 8.5m are proposed.
	<b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	<b>Not Applicable</b> The proposed development does not involve any buildings or structures associated with a rural activity.
<b>Siting, where not involving a Dwelling house</b> Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) air circulation and access to natural breezes;</li> <li>(e) appearance of building bulk; and</li> <li>(f) relationship with road corridors.</li> </ul>	<b>AO2.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road; and</li> <li>(b) 10 metres from a boundary to an adjoining lot.</li> </ul>	<b>Complies</b> The proposed building setbacks exceed 10m from all adjoining lot boundaries.
	<b>AO2.2</b> 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.	<b>Not Applicable</b> Development is not for a roadside stall.

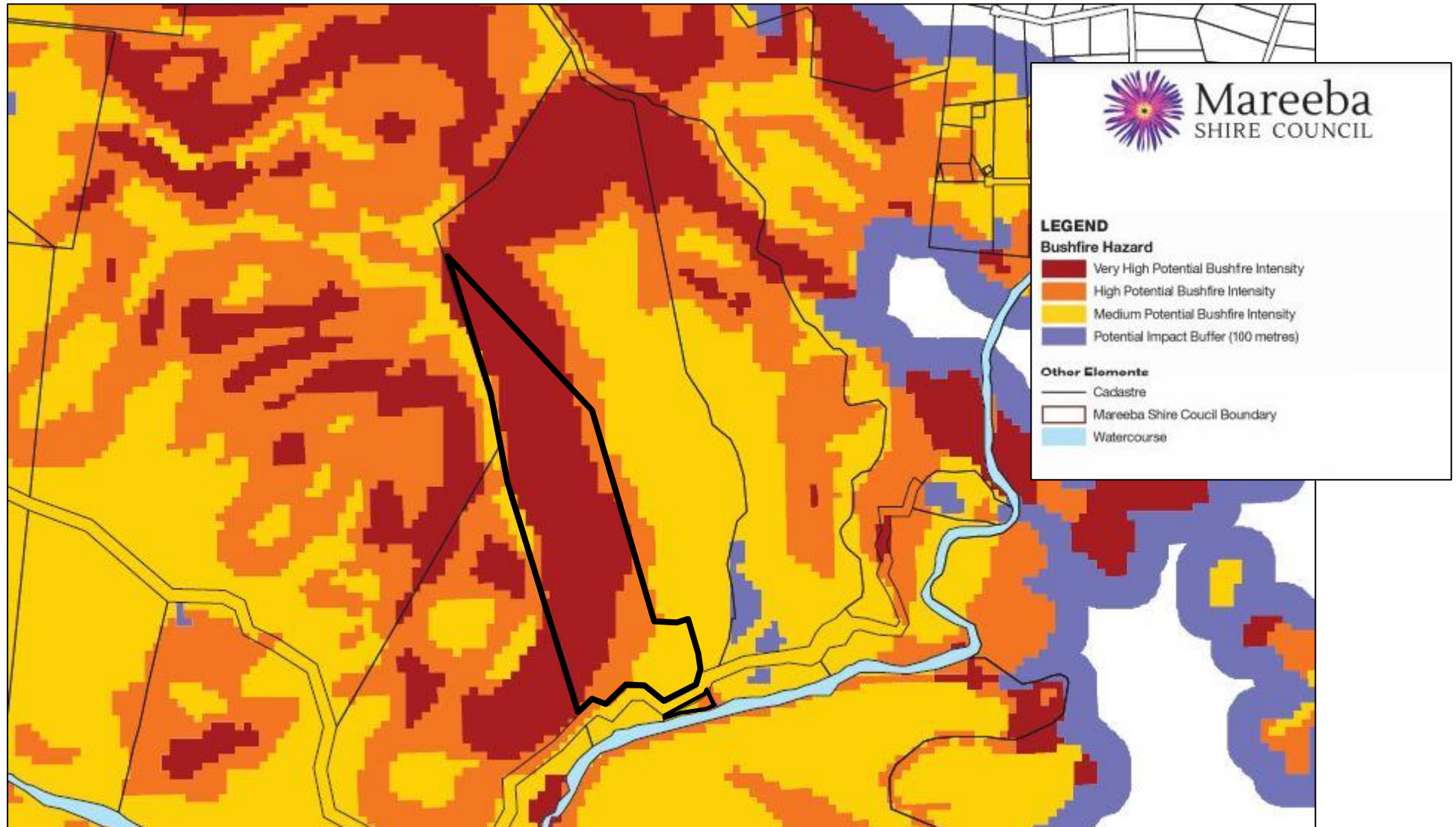
	<b>AO2.3</b> Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</li> <li>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</li> </ul>	<b>Complies with PO2</b> The proposed Cabins and Amenities block are located 80m from the road frontage boundary and are screened/not visible from the road. The Cabins will not have adverse impacts on local amenity.
<b>Accommodation density</b>		
<b>PO3</b> The density of Accommodation activities: <ul style="list-style-type: none"> <li>(a) respects the nature and density of surrounding land use;</li> <li>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</li> <li>(c) is commensurate to the scale and frontage of the site.</li> </ul>	<b>AO3.1</b> Residential density does not exceed one dwelling house per lot.	<b>Not Applicable</b> The proposed development does not involve a new Dwelling House.
	<b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for: <ul style="list-style-type: none"> <li>(a) a secondary dwelling; or</li> <li>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m<sup>2</sup>; or</li> <li>(c) Rural worker's accommodation.</li> </ul>	<b>Complies</b> The proposed development includes Caretakers Accommodation utilising an existing Dwelling.
<b>For assessable development</b>		
<b>Site cover</b>		
<b>PO4</b> Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<b>AO4</b> No acceptable outcome is provided.	<b>Complies</b> The existing Dwelling is suitably sited and makes efficient use of the land. The development does not require any vegetation clearing and will not have a bulky appearance from the street.

<p><b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> The proposed development is suitably designed for the use and compatible with the built character of the local area.</p>
<p><b>Amenity</b></p>		
<p><b>PO6</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> The proposed Caretakers Accommodation and Nature Based Tourism retreat utilises and existing Dwelling and includes small secluded Cabins which do not cause adverse impacts on the local amenity.</p>
<p><b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> The proposed development utilises and existing Dwelling and requires no clearing of native vegetation to establish the new Nature Based Tourism use which is designed to have minimal impacts on the environment.</p>

Rural uses		
<b>PO8</b> Uses and other development include those that: (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.	<b>AO8</b> No acceptable outcome is provided.	<b>Complies</b> The proposed use promotes low impact tourist activities based on the appreciation of the rural character, landscape and rural nature based activities.
<b>PO9</b> Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	<b>AO9</b> No acceptable outcome is provided.	<b>Complies</b> The proposed use has not adverse impact on the existing Rural Activities carried out on or off-site.

### 8.2.3 Bushfire Hazard Overlay Code

The proposed development is assessable against the provisions of the Bushfire Hazard Overlay area of the Mareeba Shire Planning Scheme.





### 8.2.3.3 Criteria for assessment

**Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water supply for fire-fighting purposes</b>		
<b>PO1</b> Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.  Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	<b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b>  <b>AO1.1</b> Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.  OR	<b>Not Applicable</b> The site is not serviced by the reticulated water network.
	<b>AO1.2</b> Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool.  Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	<b>Complies</b> The existing dwelling's and associated outbuildings direct and store rainwater in rainwater tanks. The site also has access to the Clohesy River.  Rainwater storage tanks will be installed with the new Cabins with a reserve section for use by fire fighting appliances.

For assessable development		
Land use		
<p><b>PO2</b> Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) the bushfire risk compatibility of development;</li> <li>(b) the vulnerability of and safety risk to persons associated with the use; and</li> <li>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO2</b> All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) child care centre; or</li> <li>(b) community care centre; or</li> <li>(c) correctional facility; or</li> <li>(d) educational establishment; or</li> <li>(e) emergency services; or</li> <li>(f) hospital; or</li> <li>(g) residential care facility; or</li> <li>(h) retirement facility; or</li> <li>(i) rooming accommodation; or</li> <li>(j) shopping centre; or</li> <li>(k) tourist park; or</li> <li>(l) tourist attraction.</li> </ul>	<p><b>Complies with PO2</b> The proposed development is located within the Medium Potential Bushfire Hazard area.</p> <p>The development is located within 100m of the site entry and has clear access and egress for emergency evacuation and emergency vehicle access.</p> <p>The development will be provided with an appropriate level of fire fighting water and access.</p> <p>A Bushfire Hazard Management Plan will be prepared for submission to Council upon development approval.</p>
Lot design		
<p><b>PO3</b> Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> <li>(a) is responsive to the nature and extent of bushfire risk; and</li> <li>(b) allows efficient emergency access to buildings for fire-fighting appliances.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO3.1</b> No new lots are created.</p> <p><b>OR</b></p> <p><b>AO3.2</b> All lots include a building envelope that achieves a radiant heat flux level of 29kW/m<sup>2</sup> at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m<sup>2</sup> is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	<p><b>Not Applicable</b> Development is not a ROL.</p>

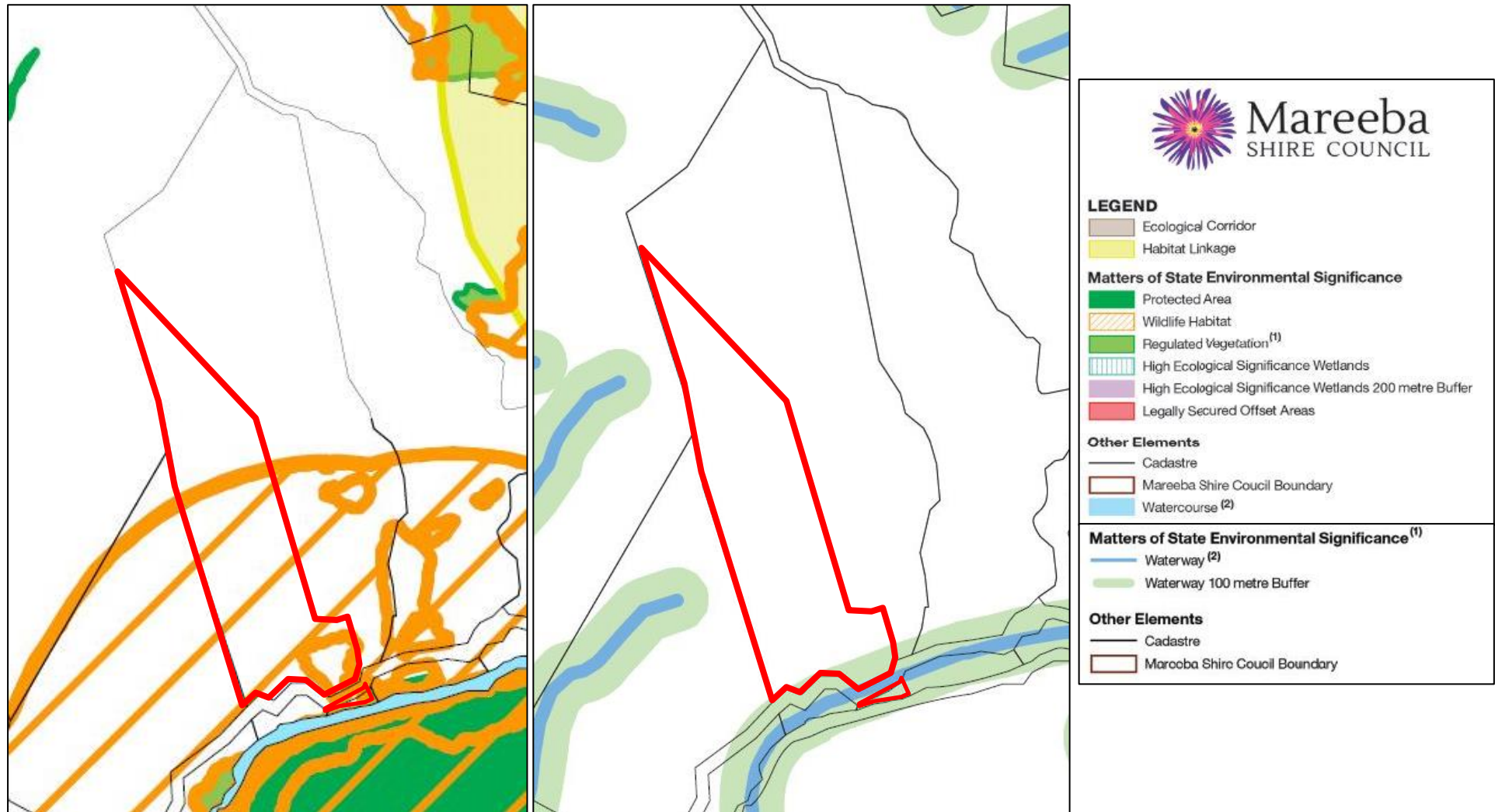


Firebreaks and access		
<p><b>PO4</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> <li>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</li> <li>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</li> <li>(c) providing for the separation of developed areas and adjacent bushland.</li> </ul> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</li> <li>ii. the minimum cleared width not less than 6 metres;</li> <li>iii. the formed width is not less than 2.5 metres;</li> <li>iv. the formed gradient is not greater than 15%;</li> <li>v. vehicular access is provided at both ends;</li> <li>vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.</li> </ul> <p>Note—A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO4.1</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, roads are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) with a maximum gradient of 12.5%;</li> <li>(b) to not use cul-de-sacs; and</li> <li>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul>	<p><b>Complies</b> Existing site access is sufficient and will be retained. No additional site access points are proposed.</p>
	<p><b>AO4.2</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, firebreaks are provided:</p> <ul style="list-style-type: none"> <li>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</li> <li>(b) a minimum cleared width of 20 metre;</li> <li>(c) a maximum gradient of 12.5%; and</li> <li>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul>	<p><b>Complies</b> No new firebreaks are proposed in this application as the existing firebreaks are sufficiently located around the development site.</p>
Hazardous materials		
<p><b>PO5</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note—A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO5</b> The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>.</p>	<p><b>Not Applicable</b> No processing or storage of dangerous goods or hazardous materials is proposed.</p>

Landscaping		
<p><b>PO6</b> Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> <li>(a) fire ecology;</li> <li>(b) slope of site; and</li> <li>(c) height and mix of plant species.</li> </ul> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>Not Applicable</b> No additional landscaping is proposed.</p>
Infrastructure		
<p><b>PO7</b> Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO7</b> The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> <li>(a) water supply;</li> <li>(b) sewer;</li> <li>(c) electricity;</li> <li>(d) gas; and</li> <li>(e) telecommunications</li> </ul>	<p><b>Complies</b> The existing access, electrical and telecommunications infrastructure is sufficient to service the existing development.</p> <p>A new effluent disposal system is proposed which will be located underground.</p>
Private driveways		
<p><b>PO8</b> All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO8</b> Private driveways:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60 metres from the street frontage;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5 metres;</li> <li>(d) have a minimum vertical clearance of 4.8 metres;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than three dwellings or buildings.</li> </ul>	<p><b>Complies</b> Existing site access is sufficient and will be retained. No additional site access points are proposed.</p>

## 8.2.4 Environmental Significance Overlay Code

The proposed development is assessable against the provisions of the Environmental Significance Overlay area of the Mareeba Shire Planning Scheme.



### 8.2.4.3 Criteria for assessment

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

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

<p><b>PO2</b> Development on sites adjacent to areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> <li>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</li> <li>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</li> <li>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO2</b> Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p><b>Complies</b> The proposed development is not located within 20 metres of any 'Regulated vegetation' mapped areas.</p>
<p><b>Regulated vegetation intersecting a watercourse</b></p>		
<p><b>PO3</b> Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	<p><b>Complies</b> No clearing of native vegetation is proposed.</p> <p>The development area is located in excess of 100m of the top of the high bank of the waterway.</p>

	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.2</b> No clearing of native vegetation is undertaken within the minimum setback identified at <b>AO3.1</b>.</p>	<p><b>Complies</b> No clearing of native vegetation is proposed.</p>
<b>Waterways and wetlands</b>		
<p><b>PO4</b> 'High ecological significance wetlands' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by:</p> <ul style="list-style-type: none"> <li>(a) maintaining adequate separation distances between waterways/wetlands and development;</li> <li>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</li> <li>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</li> <li>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</li> <li>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO4.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	<p><b>Complies</b> No clearing of native vegetation is proposed.</p> <p>The development area is located in excess of 100m of the top of the high bank of the waterway.</p>



	<p><b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.2</b> A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p><b>Not Applicable</b> The building site is not located within a 'High ecological significance wetland buffer'.</p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.3</b> No stormwater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p><small>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).</small></p>	<p><b>Complies</b> No clearing of native vegetation is proposed.</p> <p>The development area is located in excess of 100m of the top of the high bank of the waterway.</p> <p>No stormwater will be discharged to a waterway.</p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.4</b> No wastewater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</p> <p><small>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).</small></p>	<p><b>Complies</b> No clearing of native vegetation is proposed.</p> <p>The development area is located in excess of 100m of the top of the high bank of the waterway.</p> <p>No wastewater will be discharged to a waterway.</p>

For assessable development		
Wildlife Habitat		
<p><b>PO5</b> Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</li> <li>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</li> <li>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</li> </ul> <p><small>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. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p><b>Not Applicable</b> The building site is not located within a 'Wildlife habitat' area.</p>
Legally secured offset areas		
<p><b>PO6</b> Development within a 'Legally secured offset area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>Not Applicable</b> The development site does not contain any 'Legally secured offset' mapped areas.</p>



Protected areas		
<p><b>PO7</b> Development within a 'Protected area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> <li>(a) supports the inherent ecological and community values of the Protected Area asset;</li> <li>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area.</li> </ul> <p><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>Not Applicable</b> The development site does not contain any mapped 'Protected areas'.</p>
Ecological corridors and Habitat linkages		
<p><b>PO8</b> Development located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</li> <li>(b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b></li> </ul>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<p><b>Not Applicable</b> The development site is located within the Rural Zone.</p> <p>The development site is not located within any 'Ecological corridor' or 'Habitat linkage' areas.</p>

<p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';</li> <li>(b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';</li> <li>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</li> <li>(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</li> <li>(e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</li> </ul> <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>		
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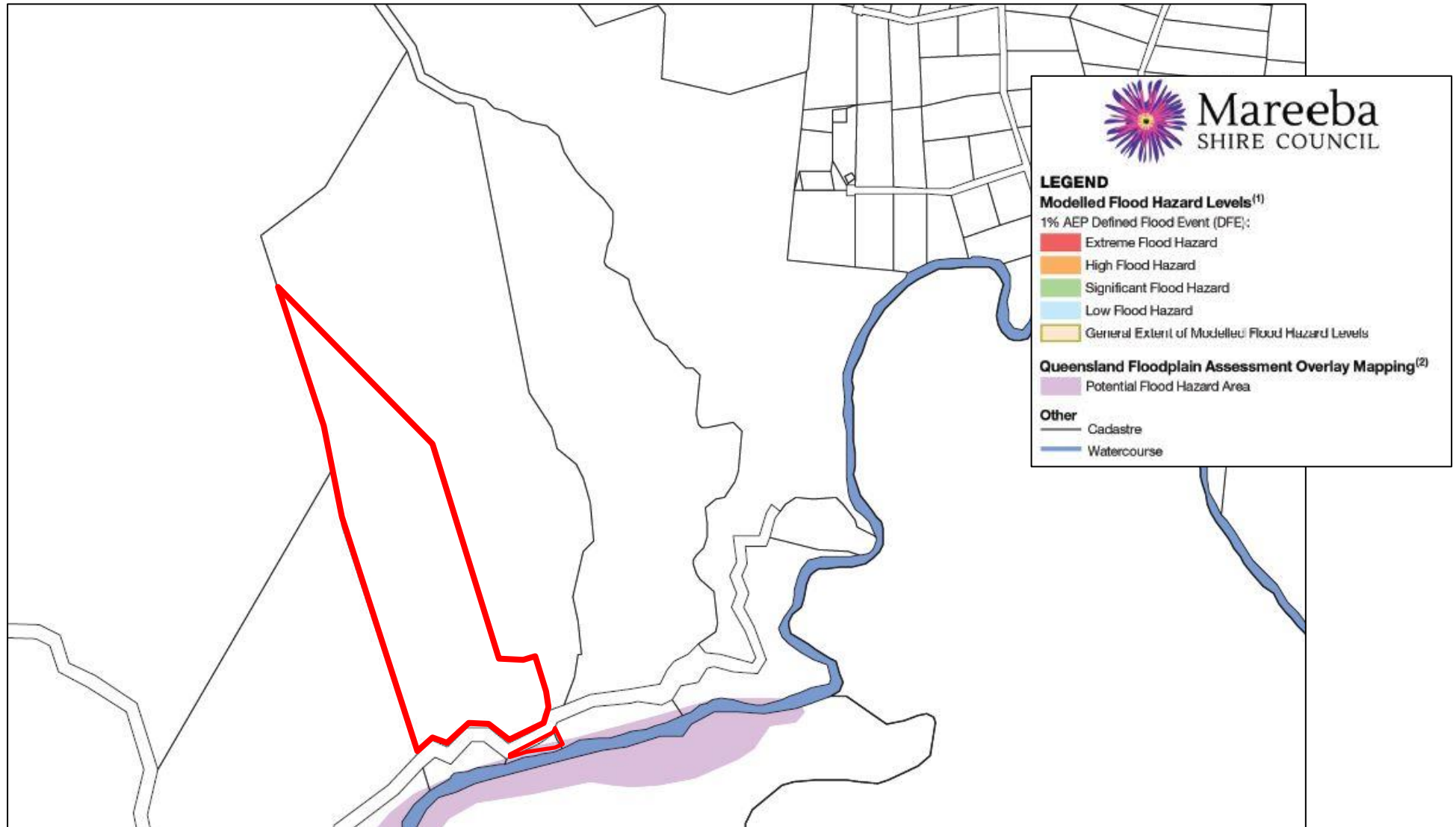
**Table 8.2.4.3B - Setback and buffer distances from waterways**

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.

## 8.2.6 Flood Hazard Overlay Code

The proposed development is assessable against the provisions of the Flood Hazard Overlay area of the Mareeba Shire Planning Scheme.



### 8.2.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>All flood hazard areas</b>		
<b>PO1</b> Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	<b>AO1</b> The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b> ; or (b) is located above the defined flood level plus 0.3 metre freeboard.	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.
<b>PO2</b> Essential community infrastructure is able to function effectively during and immediately after flood events.	<b>AO2</b> Design levels for buildings must comply with the flood immunity standards specified in <b>Table 8.2.6.3.B</b> and <b>Table 8.2.6.3.C</b> where within a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b> .	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.
<b>Extreme flood hazard area</b>		
<b>PO3</b> Development, where involving a Material change of use within an 'Extreme flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b> , is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	<b>AO3.1</b> Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the <b>Flood hazard overlay maps (OM006a-o)</b> : (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m <sup>2</sup> ; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.

	<p><b>AO3.2</b> Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for:</p> <ul style="list-style-type: none"> <li>(a) Environment facility;</li> <li>(b) Park; or</li> <li>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</li> </ul>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>
<p><b>PO4</b> Development is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain and enhance the flood conveyance capacity of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) not increase the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;</li> <li>(e) reduce property damage; and</li> <li>(f) provide flood immune access to buildings.</li> </ul> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <ul style="list-style-type: none"> <li>i. gross floor area; or</li> <li>ii. the number of dwellings or bedrooms on the premises.</li> </ul>	<p><b>AO4.1</b> Buildings, including extensions to existing buildings, are:</p> <ul style="list-style-type: none"> <li>(a) not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>; or</li> <li>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</li> </ul>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>

	<p><b>AO4.2</b> All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>
	<p><b>AO4.3</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>Complies</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p> <p>New buildings will have flood free pedestrian and vehicle evacuation access between the buildings and a flood safe accessible road.</p>
	<p><b>AO4.4</b> Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for the purposes of public open space.</p>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>
<p><b>PO5</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> <li>(a) flood storage capacity of land;</li> <li>(b) flood conveyance function of land;</li> <li>(c) flood and drainage channels;</li> <li>(d) overland flow paths; and</li> <li>(e) flood warning times.</li> </ul>	<p><b>AO5</b> Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>

High flood hazard area		
<b>PO6</b> Development, where for a Material change of use within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM-006a-o)</b> , is appropriate to the flood hazard risk having regard to the: <ul style="list-style-type: none"> <li>(a) likelihood and frequency of flooding;</li> <li>(b) flood risk acceptability of development;</li> <li>(c) vulnerability of and safety risk to persons associated with the use;</li> <li>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</li> <li>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</li> </ul>	<b>AO6.1</b> Uses within the following activity groups are not located within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> : <ul style="list-style-type: none"> <li>(a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone;</li> <li>(b) Community activities except where for a Club with a maximum gross floor area of 100m<sup>2</sup>;</li> <li>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</li> </ul>	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.
	<b>AO6.2</b> Sport and recreation activities are not located within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for: <ul style="list-style-type: none"> <li>(a) Environment facility;</li> <li>(b) Park; or</li> <li>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</li> </ul>	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.
<b>PO7</b> Development is located and designed to: <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level;</li> </ul>	<b>AO7.1</b> Buildings, including extensions to existing buildings are: <ul style="list-style-type: none"> <li>(a) not located within the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>; or</li> <li>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</li> </ul> OR	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.

<p>(e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p><b>AO7.2</b> Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood level where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>
	<p><b>AO7.3</b> All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>
	<p><b>AO7.4</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>Complies</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p> <p>New buildings will have flood free pedestrian and vehicle evacuation access between the buildings and a flood safe accessible road.</p>
	<p><b>AO7.5</b> New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>
	<p><b>AO7.6</b> Dwellings do not exceed four bedrooms.</p>	<p><b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.</p>



	<b>AO7.7</b> Building work on an existing dwelling does not comprise additional bedrooms.	<b>Not Applicable</b> The proposed development does not involve building work on existing Dwellings.
	<b>AO7.8</b> Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.	<b>Not Applicable</b> The proposed development does not involve building work on existing Dwellings.
	<b>AO7.9</b> Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.
<b>PO8</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	<b>AO8</b> Filling above ground level is not undertaken in the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> .	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.
<b>Significant flood hazard area</b>		
<b>PO9</b> Development, involving a Material change of use, within a 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b> is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	<b>AO9</b> The following uses are not located within a 'Significant flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> : (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or (e) Community use.	<b>Not Applicable</b> The proposed development is not located within the Flood Hazard Overlay mapped portion of the site.

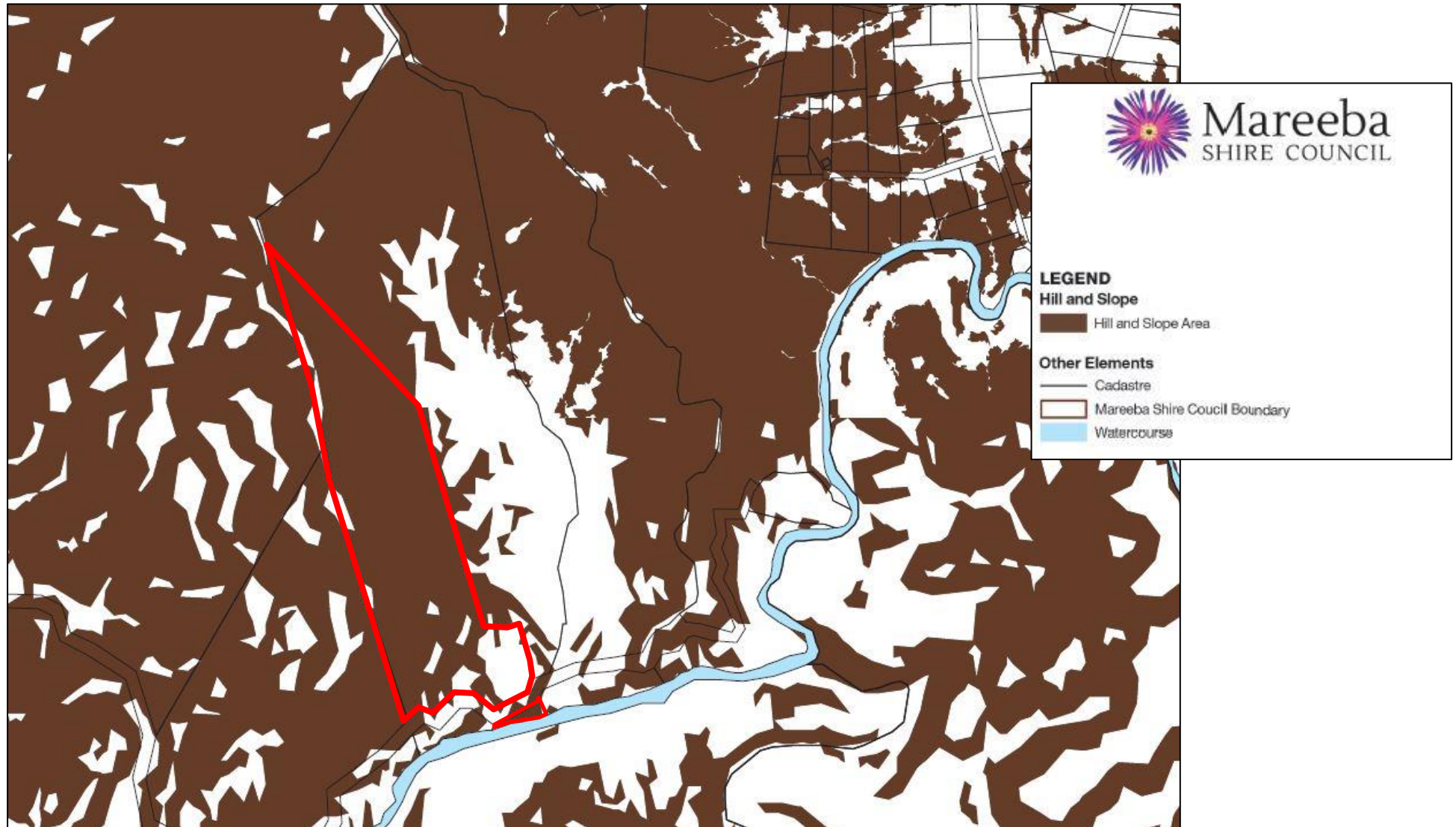
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p><b>PO10</b> Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li>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

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

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

### 8.2.8 Hill and Slope Overlay Code

The proposed development is assessable against the provisions of the Hill and Slope Overlay area of the Mareeba Shire Planning Scheme.



### 8.2.8.3 Criteria for assessment

Table 8.2.8.3 – Hill and slope overlay code - For assessable development

Performance outcomes	Acceptable outcomes	Comment
<b>For assessable development</b>		
<b>Slope stability</b>		
<b>PO1</b> Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> , a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: <ul style="list-style-type: none"> <li>(a) the long term stability of the development site;</li> <li>(b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and</li> <li>(c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.</li> </ul>	<b>AO1</b> No acceptable outcome is provided.	<b>Not Applicable</b> The proposed development is not located within the Hill and Slope Overlay mapped portion of the site.
<b>PO2</b> Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> having regard to: <ul style="list-style-type: none"> <li>(a) the nature and scale of the proposed use;</li> <li>(b) the gradient of the land;</li> <li>(c) the extent of land disturbance proposed;</li> <li>(d) stormwater discharge and its potential for erosion.</li> </ul>	<b>AO2.1</b> Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> .	<b>Not Applicable</b> The proposed development is not located within the Hill and Slope Overlay mapped portion of the site.
	<b>AO2.2</b> Development is not located on land with a gradient of greater than 25%.	<b>Not Applicable</b> The proposed development is not located within the Hill and Slope Overlay mapped portion of the site.



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



### 9.3.1 Accommodation Activities Code

The proposed development is assessable against the provisions of the Accommodation Activities Code of the Mareeba Shire Planning Scheme.

#### 9.3.1.3 Criteria for assessment

**Table 9.3.1.3A—Accommodation activities code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>All Accommodation activities, apart from Dwelling house</b>		
<b>PO1</b> Accommodation activities are located on a site that includes sufficient area: <ul style="list-style-type: none"> <li>(a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and</li> <li>(b) to avoid adverse impacts on the amenity or privacy of nearby land uses.</li> </ul>	<b>AO1</b> Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in <b>Table 9.3.1.3B</b> .	<b>Complies</b> The proposed development is located on a site which provides the applicable minimum site area (800m <sup>2</sup> ) and road frontage (20m).
<b>All Accommodation activities, apart from Tourist park and Dwelling house</b>		
<b>PO2</b> Accommodation activities are provided with on-site refuse storage areas that are: <ul style="list-style-type: none"> <li>(a) sufficient to meet the anticipated demand for refuse storage; and</li> <li>(b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</li> </ul>	<b>AO2</b> A refuse area is provided that: <ul style="list-style-type: none"> <li>(a) includes a water connection;</li> <li>(b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and</li> <li>(c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.</li> </ul>	<b>Complies</b> The proposed development includes a refuse waste storage area which will house a small bulk bin to be regularly serviced by a waste removal company. The refuse area will be appropriately located, screened and managed.

All Accommodation activities, except for Dwelling house		
<p><b>PO3</b> Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p><b>AO3</b> The windows of habitable rooms:</p> <ul style="list-style-type: none"> <li>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</li> <li>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: <ul style="list-style-type: none"> <li>(i) 2 metres at ground level; and</li> <li>(ii) 8 metres above ground level; or</li> </ul> </li> <li>(c) are treated with: <ul style="list-style-type: none"> <li>(i) a minimum sill height of 1.5 metres above floor level; or</li> <li>(ii) fixed opaque glassed installed below 1.5 metres; or</li> <li>(iii) fixed external screens; or</li> <li>(iv) a 1.5 metre high screen fence along the common boundary.</li> </ul> </li> </ul>	<p><b>Complies</b> The proposed development involves 4 new Cabins which will be strategically located and designed not to overlook the windows of a habitable room in an adjoining dwelling or accommodation unit, will be separated from other habitable room windows by more than 10m and provide appropriate privacy by window placement, treatment or screening.</p>
<p><b>PO4</b> Accommodation activities are provided with sufficient private and communal open space areas which:</p> <ul style="list-style-type: none"> <li>(a) accommodate a range of landscape treatments, including soft and hard landscaping;</li> <li>(b) provide a range of opportunities for passive and active recreation;</li> <li>(c) provide a positive outlook and high quality of amenity to residents;</li> <li>(d) is conveniently located and easily accessible to all residents; and</li> <li>(e) contribute to an active and attractive streetscape.</li> </ul>	<p><b>AO4.1</b> Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3C</b>.</p>	<p><b>Complies</b> The proposed development will include a communal open space as required to be appropriately located near the Cabins.</p>

	<b>AO4.2</b> Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3D</b> .	<b>Complies</b> The proposed development will include private open space as required to be appropriately located near the Cabins or attached as decking.
	<b>AO4.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	<b>Complies</b> The proposed development will include appropriately located clothes drying areas attached to each cabin.
	<b>AO4.4</b> If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> <li>(a) is located to facilitate loading and unloading from a motor vehicle;</li> <li>(b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas;</li> <li>(c) has a minimum space of 2.4m<sup>2</sup> per dwelling or accommodation unit;</li> <li>(d) has a minimum height of 2.1 metres;</li> <li>(e) has minimum dimensions to enable secure bicycle storage;</li> <li>(f) is weather proof; and</li> <li>(g) is lockable.</li> </ul>	<b>Not Applicable</b> The proposed development is not for a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility.
<b>If for Caretaker's Accommodation</b>		
<b>PO5</b> Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.  Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	<b>AO5.1</b> Only one caretaker's accommodation is established on the title of the non-residential use.	<b>Complies</b> The proposed development involves only 1 Caretakers Accommodation.
	<b>AO5.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m <sup>2</sup> .	<b>Complies</b> The existing Dwelling has a GFA of less than 200m <sup>2</sup> .

If for Dwelling house		
<b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> <li>(a) not dominate the site;</li> <li>(b) remain subservient to the primary dwelling; and</li> <li>(c) be consistent with the character of the surrounding area;</li> </ul>	<b>AO6.1</b> The secondary dwelling is located within: <ul style="list-style-type: none"> <li>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</li> <li>(b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</li> </ul>	<b>Not Applicable</b> The proposed development is not for a Secondary Dwelling.
	<b>AO6.2</b> A secondary dwelling has a maximum gross floor area of 100m <sup>2</sup> .	<b>Not Applicable</b> The proposed development is not for a Secondary Dwelling.
If for Dual Occupancy		
<b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> <li>(a) maximise opportunities for causal surveillance;</li> <li>(b) provide for separation between the two dwellings; and</li> <li>(c) provide activity and visual interest on both frontages.</li> </ul>	<b>AO7.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.	<b>Not Applicable</b> The proposed development is not for a Dual Occupancy.
	<b>AO7.2</b> The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	<b>Not Applicable</b> The proposed development is not for a Dual Occupancy.
If for Multiple dwelling, Residential care facility or Retirement facility		
<b>PO8</b> Development is appropriately located within the Shire to: <ul style="list-style-type: none"> <li>(a) maximise the efficient utilisation of existing infrastructure, services and facilities; and</li> <li>(b) minimise amenity impacts through the collocation of compatible uses.</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<b>AO8</b> Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	<b>Not Applicable</b> The proposed development is not for a Multiple dwelling, Residential care facility or Retirement facility.

<p><b>PO9</b> Buildings are designed to:</p> <ul style="list-style-type: none"> <li>(a) reduce the appearance of building bulk;</li> <li>(b) provide visual interest through articulation and variation;</li> <li>(c) be compatible with the embedded, historical character for the locality; and</li> <li>(d) be compatible with the scale of surrounding buildings</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>AO9.1</b> External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:</p> <ul style="list-style-type: none"> <li>(a) a change in roof profile; or</li> <li>(b) a change in parapet coping; or</li> <li>(c) a change in awning design; or</li> <li>(d) a horizontal or vertical change in the wall plane; or</li> <li>(e) a change in the exterior finishes and exterior colours of the development.</li> </ul>	<p><b>Not Applicable</b> The proposed development is not for a Multiple dwelling, Residential care facility or Retirement facility.</p>
	<p><b>AO9.2</b> For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	<p><b>Not Applicable</b> The proposed development is not for a Multiple dwelling, Residential care facility or Retirement facility.</p>
	<p><b>AO9.3</b> For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	<p><b>Not Applicable</b> The proposed development is not for a Multiple dwelling, Residential care facility or Retirement facility.</p>
	<p><b>AO9.4</b> For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types:</p> <ul style="list-style-type: none"> <li>(a) pyramidal;</li> <li>(b) hip or hipped;</li> <li>(c) gable;</li> <li>(d) skillion.</li> </ul>	<p><b>Not Applicable</b> The proposed development is not for a Multiple dwelling, Residential care facility or Retirement facility.</p>
<p><b>If for Residential care facility or Retirement facility</b></p>		
<p><b>PO10</b> The layout and design of the site:</p> <ul style="list-style-type: none"> <li>(a) promotes safe and easy pedestrian, cycle and mobility device movement;</li> <li>(b) defines areas of pedestrian movement; and</li> <li>(c) assists in navigation and way finding.</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>AO10.1</b> The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>	<p><b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.</p>

	<b>AO10.2</b> Pedestrian paths include navigational signage at intersections.	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
	<b>AO10.3</b> Buildings, dwellings and accommodation units include identification signage at entrances.	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
	<b>AO10.4</b> An illuminated sign and site map is provided at the main site entry.	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
	<b>AO10.5</b> Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
<b>If for Home based business</b>		
<b>PO11</b> Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	<b>AO11.1</b> The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO11.2</b> The Home based business does not occupy a gross floor area of more than 50m <sup>2</sup> .	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO11.3</b> No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO11.4</b> The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO11.5</b> The Home based business does not involve the public display of goods external to the building.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO11.6</b> The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	<b>Not Applicable</b> The proposed development does not involve a Home based business.

	<b>AO11.7</b> Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO11.8</b> The business does not involve the use of power tools or similar noise generating devices.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
<b>PO12</b> Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	<b>AO12.1</b> Home based businesses involving accommodation activities are limited to the scale specified in <b>Table 9.3.1.3E</b> .	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO12.2</b> A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO12.3</b> A farm stay is setback 100 metres from any property boundary.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO12.4</b> Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	<b>Not Applicable</b> The proposed development does not involve a Home based business.
<b>If for Rural workers' accommodation</b>		
<b>PO13</b> The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	<b>AO13.1</b> A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.
	<b>AO13.2</b> The agricultural based rural activity is a minimum of 50 hectares in area.	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.



<b>PO14</b> Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	<b>AO14.1</b> The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.
	<b>AO14.2</b> The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.
<b>For assessable development</b>		
<b>If for Caretaker's Accommodation</b>		
<b>PO15</b> The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	<b>AO15</b> No acceptable outcome is provided.	<b>Complies</b> The proposed Caretaker's accommodation is associated with the proposed Nature Based Tourism use located on the property and is required to provide on-site security and management of the retreat.
<b>If for Residential care facility or Retirement facility</b>		
<b>PO16</b> Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	<b>AO16</b> No acceptable outcome is provided.	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.

<b>If for Tourist park</b>		
<b>PO17</b> The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	<b>AO17</b> No acceptable outcome is provided.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
<b>PO18</b> The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	<b>AO18.1</b> Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m <sup>2</sup> gross floor area per cabin) per hectare of the nominated area(s).	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO18.2</b> Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
<b>PO19</b> Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	<b>AO19.1</b> A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO19.2</b> Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
<b>PO20</b> A Tourist park is provided with sufficient and appropriately located refuse collection areas.	<b>AO20.1</b> A central refuse collection area is provided to service all accommodation sites.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.

	<b>AO20.2</b> The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO20.3</b> The refuse collection area is constructed on an impervious surface such as a concrete slab.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO20.4</b> A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO20.5</b> Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.

## 9.4.1 Advertising Devices Code

The proposed development is assessable against the provisions of the Advertising Devices Code of the Mareeba Shire Planning Scheme.

### 9.4.1.3 Criteria for assessment

**Table 9.4.1.3A—Advertising devices code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Public safety</b>		
<b>PO1</b> Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.	<b>AO1.1</b> Advertising devices do not: (a) resemble traffic control devices; or (b) give instructions to traffic; or (c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or (d) cause interference with the visibility and effectiveness of hazard or warning lights; or (e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or (f) incorporate highly reflective materials and finishes; or (g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.	<b>Complies</b> An advertising device will be situated on the property boundary at the entry to the Nature Based Tourism retreat.  The sign will be designed, sited and constructed not to impede the functionality or safety of vehicle or pedestrian movements.

Character and amenity		
<b>PO2</b> Advertising devices are designed and located to: <ul style="list-style-type: none"> <li>(a) avoid visual clutter;</li> <li>(b) avoid overshadowing of adjoining premises or public places;</li> <li>(c) prevent loss of daylight or sunlight access for nearby uses;</li> <li>(d) be consistent with the built and natural character of the immediate surrounds; and</li> <li>(e) allow for the identification of premises, uses and business.</li> </ul>	<b>AO2.1</b> Advertising devices: <ul style="list-style-type: none"> <li>(a) do not move, revolve, strobe or flash;</li> <li>(b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank);</li> <li>(c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public;</li> <li>(d) primarily advertise a business and/or commercial premises rather than products;</li> <li>(e) are located on the property to which the advertising relates;</li> <li>(f) do not protrude above the roofline or parapet; and</li> <li>(g) are limited to those devices identified in <b>Table 9.4.1.3B</b>.</li> </ul>	<b>Complies</b> The proposed device is intended for the identification of the Nature Based Tourism retreat location and will face the road at the site entry.  The sign will not be illuminated, will not have moving elements, will not contain explicit or offensive content and will advertise the Nature Based Tourism retreat only.
	<b>AO2.2</b> The number, type and design of advertising devices complies with <b>Table 9.4.1.3D</b> .	<b>Complies</b> The proposed signage is compliant with the parameters set for advertising devices in Table 9.4.1.3D. The sign will not exceed 3m in height.

For assessable development		
Character and amenity		
<b>PO3</b> Advertising devices are: <ul style="list-style-type: none"> <li>(a) designed and engineered to a standard that satisfies the wind classification for the particular area;</li> <li>(b) appropriately secured and supported so as to cause no injury or damage to persons or property;</li> <li>(c) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and</li> <li>(d) appropriately separated from any electricity infrastructure.</li> </ul>	<b>AO3</b> No acceptable outcome is provided.	<b>Complies</b> The proposed signage will be designed and constructed to the applicable standards.
<b>PO4</b> Freestanding advertising devices, where located on land fronting a state-controlled road, are appropriately located and designed to: <ul style="list-style-type: none"> <li>(a) not impact on the safety and efficiency of the state controlled road network; and</li> <li>(b) preserve rural character and landscape values.</li> </ul>	<b>AO4</b> Freestanding advertising devices: <ul style="list-style-type: none"> <li>(a) have a maximum sign face area of 18m<sup>2</sup> and a maximum sign face width of 6 metres;</li> <li>(b) are sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road;</li> <li>(c) are of a design and colour that is compatible with existing adjacent development; and</li> <li>(d) are only located on properties with frontage to either side of the sections of State-controlled road identified in <b>Table 9.4.1.3C</b>.</li> </ul>	<b>Not Applicable</b> The development site does NOT have frontage to a state-controlled road.

### 9.4.3 Parking and Access Code

The proposed development is assessable against the provisions of the Parking and Access Code of the Mareeba Shire Planning Scheme.

#### 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	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Car parking spaces</b>		
<b>PO1</b> 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"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> .  <i>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</i>	<b>Complies</b> The existing Dwelling House (to be the Caretakers Accommodation) has at least 1 parking space.  Each Cabin will have 1 parking space each.  An SRV can be parked alongside the Caretakers Accommodation if one is used.
<b>Vehicle crossovers</b>		
<b>PO2</b> Vehicle crossovers are provided to: <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	<b>Complies</b> The proposed use does not require the provision of any new crossovers. The existing crossover is treated with all weather crushed gravel and will be maintained to a suitable standard.



	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	<b>Not Applicable</b> The development site has only 1 access point.
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	<b>Not Applicable</b> Access requirements of Table 9.4.3.3E are not applicable to this development.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> <li>(a) the intensity of anticipated vehicle movements;</li> <li>(b) the nature of the use that they service; and</li> <li>(c) the character of the surrounding locality.</li> </ul>	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	<b>Complies</b> The proposed use will be provided with parking and manoeuvring access treated with all weather, crushed gravel treatments.
<b>For assessable development</b>		
<b>Parking area location and design</b>		
<b>PO4</b> Car parking areas are located and designed to: <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation; and</li> <li>(b) be consistent with the character of the surrounding locality.</li> </ul>	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	<b>Not Applicable</b> The proposed use does not require the provision of car parking facilities.
	<b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	<b>Not Applicable</b> The proposed use does not require the provision of car parking facilities.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	<b>Not Applicable</b> The proposed use does not require the provision of car parking facilities.

	<b>AO4.4</b> Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	<b>Not Applicable</b> The proposed use does not require the provision of car parking facilities.
<b>Site access and manoeuvring</b>		
<b>PO5</b> Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	<b>AO5.1</b> Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.  Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	<b>Complies</b> All on-site access and manoeuvring areas will be designed in accordance with all applicable standards..
	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	<b>Complies</b> The existing access point has sufficient sight distances.
	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	<b>Complies</b> Vehicles can enter and exit the site in forward gear.
	<b>AO5.4</b> Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	<b>Not Applicable</b> The proposed use does not require the provision of any pedestrian and cyclist access to the site.

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

	<b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	<b>Not Applicable</b> The proposed use does not require the provision of internal roads.
<b>Servicing</b>		
<b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	<b>Complies</b> The proposed development includes a refuse waste storage area which will house a small bulk bin to be regularly serviced by a waste removal company. The refuse area will be appropriately located, screened and managed.
	<b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	<b>Complies</b> Service vehicles can enter and exit the site in forward gear.
	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	<b>Complies</b> The proposed development can accommodate the applicable required service vehicle (SRV).
<b>Maintenance</b>		
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	<b>Complies</b> Each Cabin car parking space will be kept and used exclusively for parking and are maintained in a suitable condition for use.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	<b>Complies</b> Each car parking space will be treated with all-weather crushed gravel and maintained for the life of the use.

<b>End of trip facilities</b>		
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> <li>(a) meet the anticipated demand generated from the use;</li> <li>(b) comprise secure and convenient bicycle parking and storage; and</li> <li>(c) provide end of trip facilities for all active transport users.</li> </ul>	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	<b>Not Applicable</b> The site is not located in the Centre, Industry or Emerging Community Zones.
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	<b>Not Applicable</b> The site is not located in the Centre, Industry or Emerging Community Zones.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>		
<b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(a) the expected traffic movements to be generated by the facility;</li> <li>(b) any associated impacts on the road network; and</li> <li>(c) any works that will be required to address the identified impacts.</li> </ul>	<b>Not Applicable</b> The proposal is not for an Educational establishment or Child care centre.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>		
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(a) the expected traffic movements to be generated by the facility;</li> <li>(b) any associated impacts on the road network; and</li> <li>(c) any works that will be required to address the identified impacts.</li> </ul>	<b>Not Applicable</b> The proposal is not for an Educational establishment or Child care centre.

**Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements**

<b>Definition</b>	<b>Minimum number of Car parking spaces</b>	<b>Minimum Service Vehicle Space Provision</b>
<b>Caretaker's accommodation</b>	One space per dwelling unit.	Nil.
<b>Short-term accommodation</b>	One space per unit.	One SRV space.

## 9.4.5 Works, Services and Infrastructure Code

The proposed development is assessable against the provisions of the Works, Services and Infrastructure Code of the Mareeba Shire Planning Scheme.

### 9.4.5 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	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water supply</b>		
<b>PO1</b> Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	<b>n/a</b> The development site is not connected to the reticulated water supply network.
	<b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: i. with a minimum capacity of 90,000L; ii. fitted with a 50mm ball valve with a camlock fitting; and iii. which are installed and connected prior to the occupation or use of the development.	<b>Complies</b> The existing dwelling's and associated outbuildings direct and store rainwater in rainwater tanks. The site also has access to the Clohesy River.  Rainwater storage tanks will be installed with the new Cabins with a reserve section for use by fire fighting appliances.



Wastewater disposal		
<b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<b>n/a</b> The development site is not serviced by the reticulated sewerage network.
	<b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<b>Complies</b> The proposed use is be serviced by an on-site effluent dispersal system provided in accordance with all applicable standards.
Stormwater infrastructure		
<b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	<b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>n/a</b> The development site is not located in a priority infrastructure area or serviced by the stormwater infrastructure network.
	<b>AO3.2</b> On-site drainage systems are constructed: <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	<b>Complies</b> The proposed use will discharge stormwater to a legal point of discharge.

Electricity supply		
<b>PO4</b> Each lot is provided with an adequate supply of electricity.	<b>AO4</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (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.	<b>Complies</b> The proposed Caretakers Accommodation is connected to the reticulated electricity supply via the existing electricity service to the property.  The new buildings will connected to the reticulated electricity network and renewable energy sources will be installed including solar panels.
Telecommunications infrastructure		
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure.	<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	<b>Complies</b> The proposed Caretakers Accommodation is connected to existing on-site telecommunications provisions.
Existing public utility services		
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Complies</b> No disruptions to any public utility services are expected as a result of this development.

<b>Excavation or filling</b>		
<b>PO7</b> Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	<b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	<b>Not Applicable</b> No excavation or filling is required or proposed.
	<b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	<b>Not Applicable</b> No excavation or filling is required or proposed.
	<b>A07.3</b> Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	<b>Not Applicable</b> No excavation or filling is required or proposed.
	<b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	<b>Not Applicable</b> No excavation or filling is required or proposed.
	<b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Not Applicable</b> No excavation or filling is required or proposed.
	<b>A07.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<b>Not Applicable</b> No excavation or filling is required or proposed.

	<b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<b>Not Applicable</b> No excavation or filling is required or proposed.
<b>For assessable development</b>		
<b>Transport network</b>		
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<b>Complies</b> The site has adequate access to the transport network via Cedar Park Road.  No alterations are proposed which might have a detrimental effect upon the movement of vehicles, pedestrians or cyclists.
	<b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	<b>Not Applicable</b> There are no footpaths along the site frontages to connect a footpath to. No new footpaths are proposed as part of this development.
<b>Public infrastructure</b>		
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Not Applicable</b> No infrastructure for Council dedication is required or proposed as part of this development.

Stormwater quality		
<b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<b>Not Applicable</b> The proposed Caretakers Accommodation utilises an existing compliant Dwelling House. The proposed Cabins will be small and have a negligent affect on to stormwater drainage.  No alterations to the existing infrastructure is required or proposed.
	<b>AO10.2</b> For development on land greater than 2,500m <sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>	<b>Not Applicable</b> The proposed Caretakers Accommodation utilises an existing compliant Dwelling House.  Only 4 Cabins are proposed.  No alterations to the existing infrastructure is required or proposed.

<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p><b>n/a</b> No stormwater detention / retention areas are proposed as part of this development.</p>
<p><b>Excavation or filling</b></p>		
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p><b>Not Applicable</b> No excavation or filling is required or proposed.</p>
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> <li>(a) within peak traffic times; and</li> <li>(b) before 7am or after 6pm Monday to Friday;</li> <li>(c) before 7am or after 1pm Saturdays; and</li> <li>(d) on Sundays or Public Holidays.</li> </ul>	<p><b>Not Applicable</b> No excavation or filling is required or proposed..</p>
<p><b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling do not cause significant environmental harm or nuisance impacts.</p>	<p><b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.</p>	<p><b>Not Applicable</b> No excavation or filling is required or proposed.</p>
	<p><b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p><b>Not Applicable</b> No excavation or filling is required or proposed.</p>
	<p><b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p><b>Not Applicable</b> No excavation or filling is required or proposed.</p>



<p><b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity; and</li> <li>(d) privacy of adjoining premises.</li> </ul>	<p><b>AO14</b> Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> <li>(a) must follow as close as possible to the existing contours;</li> <li>(b) be contained within the premises and not the road reserve, and</li> <li>(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.</li> </ul>	<p><b>Not Applicable</b> No earthworks are required or proposed.</p>
<p><b>Weed and pest management</b></p>		
<p><b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p><b>AO15</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> Appropriate levels of mitigation will be adhered to against the spread of weeds, seeds or pests.</p>
<p><b>Contaminated land</b></p>		
<p><b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.</p>	<p><b>AO16</b> Development is located where:</p> <ul style="list-style-type: none"> <li>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</li> <li>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</li> </ul>	<p><b>Complies</b> The site does not contain any contaminated soil.</p> <p>The proposed development will not expose any sensitive land uses to unacceptable levels of contaminants.</p>
<p><b>Fire services in developments accessed by common private title</b></p>		
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> Fire hydrants are located in access ways or private roads held in common private title at a maximum spacing of:</p> <ul style="list-style-type: none"> <li>(a) 120 metres for residential development; and</li> <li>(b) 90 metres for any other development.</li> </ul>	<p><b>Complies</b> No access ways or private roads will be held in common private title.</p>
	<p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p><b>Complies</b> No access ways or private roads will be held in common private title.</p>

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

I, shuying DING

*[Insert full name.]*

as owner of the premises identified as follows:

117 Cedar Park Road, Koah Qld. 4881  
(Lot 4 on SP289732)

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

Scope Town Planning

on the premises described above for:

Material Change of Use (Nature Based Tourism)

  
*[signature of owner and date signed]*

# DEVELOPMENT APPLICATION

## DEVELOPMENT PERMIT:

### **Material Change of Use** Nature Based Tourism

117 Cedar Park Rd, Koah Qld. 4881  
Lot 4 on SP289732

Prepared by: Scope Town Planning

February 2025



## **CONTENTS**

	<b>APPLICATION SUMMARY</b>	<b>3</b>
<b>1</b>	<b>PROPOSAL</b>	<b>4</b>
1.1	Introduction	4
1.2	Proposed Development	4
	Retreat Profile	4
	Retreat Management	5
	Infrastructure and Services	5
	Figure 1: Site Access	5
	Figure 2: Development Site Plan	6
1.3	Site and Locality	7
	Figure 3: Development Site Aerial Image	8
	Figure 4: Area of Development	9
	Figure 5: Development Site Location Map	10
	Figure 6: Development Site Zoning Map	11
<b>2</b>	<b>PLANNING CONSIDERATIONS</b>	<b>12</b>
2.1	Compliance with Planning Scheme	12
2.2	State Agency Referral Items	12
2.3	Strategic Framework	13
	Figure 7: Strategic Framework Map	13
<b>3</b>	<b>PLANNING SUMMARY</b>	<b>15</b>
<b>4</b>	<b>RECOMMENDATION</b>	<b>15</b>
	<b>Appendix 1: Assessment Against the Planning Codes</b>	<b>(attached)</b>
	<b>Appendix 2: Proposed Site Plan</b>	<b>(attached)</b>
	<b>Appendix 3: Cabin Plans</b>	<b>(attached)</b>
	<b>Appendix 4: Retreat Management (Caretaker Role)</b>	<b>(attached)</b>

<b>APPLICATION SUMMARY</b>	
<b>DEVELOPMENT APPLICATION</b>	<b>Material Change of Use</b>
<b>PROPOSAL</b>	<b>Nature Based Tourism</b>
<b>ASSESSMENT LEVEL</b>	<b>Impact</b>
<b>STREET ADDRESS</b>	<b>117 Cedar Park Rd, Koah Qld. 4881</b>
<b>REAL PROPERTY ADDRESS</b>	<b>Lot 4 on SP289732</b>
<b>LAND AREA</b>	<b>303,300m<sup>2</sup></b>
<b>EASEMENTS</b>	<b>E on SP289732 (1394m<sup>2</sup>) H on SP336999 (391m<sup>2</sup>)</b>
<b>APPLICANT</b>	<b>Scope Town Planning c/- Land Owner</b>
<b>LAND OWNER</b>	<b>Shuying Ding</b>
<b>LOCAL GOVERNMENT AREA</b>	<b>Mareeba Shire Council</b>
<b>PLANNING SCHEME</b>	<b>Mareeba Shire Planning Scheme (2017)</b>
<b>ZONE</b>	<b>Rural Zone</b>
<b>PRECINCT</b>	<b>n/a</b>
<b>LOCAL PLAN</b>	<b>n/a</b>
<b>IMPROVEMENTS</b>	<b>Dwelling Houses, Outbuildings</b>
<b>APPLICABLE PLANNING CODES</b>	<b>Rural Zone Code</b>
	<b>Bushfire Hazard Overlay Code</b>
	<b>Environmental Significance Overlay Code</b>
	<b>Flood Hazard Overlay Code</b>
	<b>Hill and Slope Overlay Code</b>
	<b>Accommodation Activities Code</b>
	<b>Advertising Devices Code</b>
	<b>Parking and Access Code</b>
	<b>Works, Services and Infrastructure Code</b>
<b>APPLICABLE REFERRALS</b>	<b>n/a</b>

# **1 Proposal**

## **1.1 Introduction**

This application seeks a Development Permit for a Material Change of Use for Nature Based Tourism over land at 117 Cedar Park Rd, Koah Qld. 4881 formally known as Lot 4 on SP289732, being located within the Rural Zone of the Mareeba Shire LGA.

As specified in Table 5.5.9 of the Mareeba Shire Planning Scheme, the application is classified as Impact Assessable Development subject to compliance with the relevant codes for a Material Change of Use (Nature Based Tourism).

## **1.2 Proposed Development**

The proposed development is a Material Change of Use for Nature Based Tourism over land at 117 Cedar Park Rd, Koah.

The proposed Nature Based Tourism use will provide a private, nature focused retreat in the densely forested site located on the southern side of the Kennedy Highway on Cedar Park Road.

The development will utilize existing on-site infrastructure and improvements along with the construction of new infrastructure and improvements to establish a Nature Based Tourism operation consisting of 4 Cabins with a total of 5 rooms and an amenities block.

### **Retreat Profile**

The proposed Nature Based Tourism use will cater for a variety of guests including families, solo travelers, couples, adventure seekers and wellness enthusiasts who are eco-conscious, value sustainability and enjoy nature-based experiences.

The purpose of the development is to provide a nature based retreat for overnight stays, short retreats, adventure hubs and educational programs focused on sustainability and the environment.

The Nature Based Tourism retreat will provide guests with an assortment of nature focused activities including organized nature tours, trail walks, hiking, outings, bird watching, star gazing, swimming and kayaking in the river. These activities will be complimented by yoga, meditation and spa treatments using natural resources.



## **Retreat Management**

The Retreat will be managed by an on-site Caretaker residing in the existing Dwelling House which will become the Caretakers Accommodation. The Caretaker will be responsible for the daily management of the Retreat including;

- Property Maintenance
- Cleaning and Waste Management
- Safety and Security
- Guest Welcoming and Orientation
- Guest Assistance and Communication
- Cabin Servicing

Business Management responsibilities if the Caretaker will include;

- Inventory Management
- System Monitoring
- Community Engagement
- Online Booking Management
- On-site Booking Management
- Record Keeping
- Caretaker Reporting
- Eco-impact Monitoring

## **Infrastructure and Services**

Access to the site is gained via Cedar Park Road which has a direct connection to the Kennedy Highway. The Rural property has a crushed gravel treated crossover and driveway which may be improved as required. Service trucks are currently able to access the property with ease.



**Figure 1:** Development site access. (Google Maps)

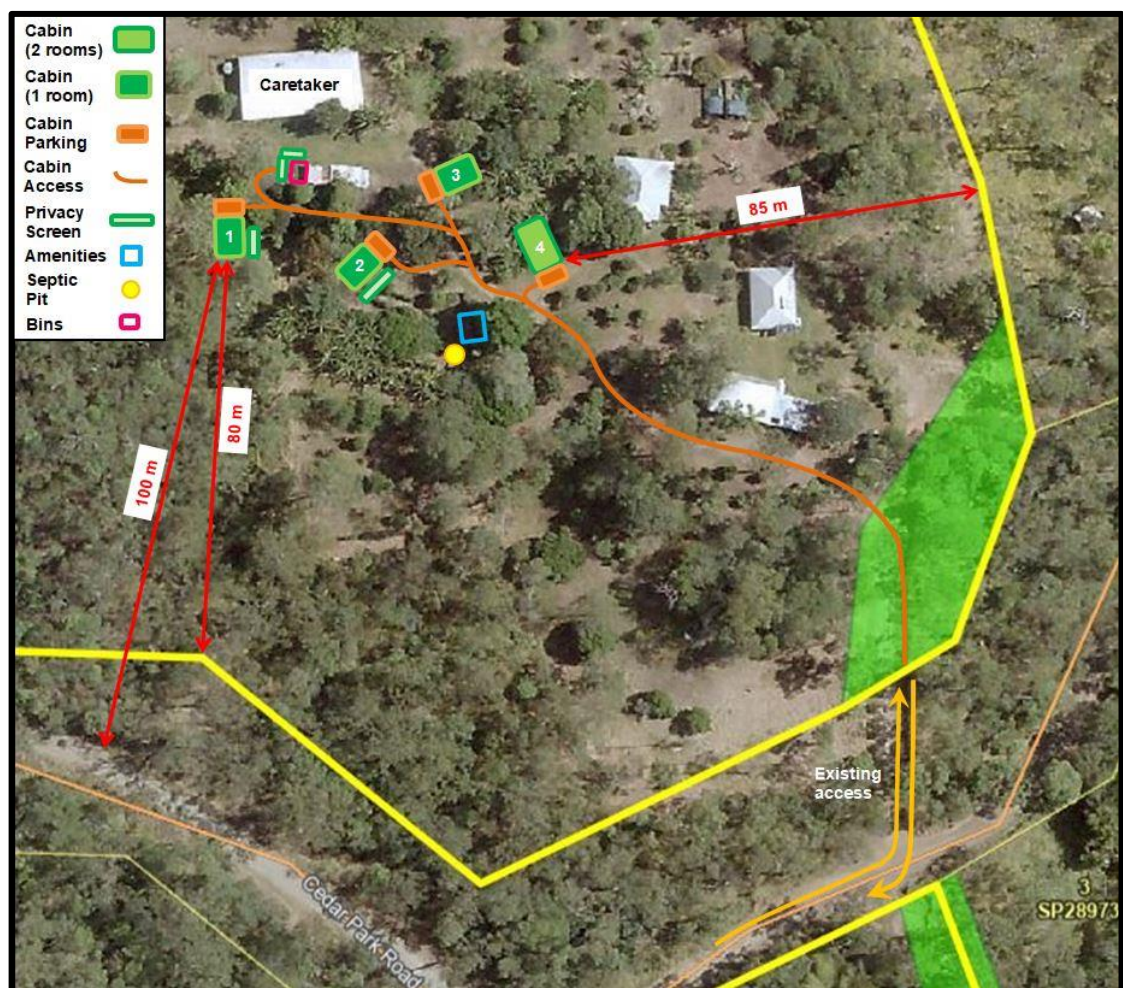
Water provisions for the site include existing rainwater storage tanks with additional rainwater tanks to be installed as required. River water may also be used as a source of non-potable water if required in the future.

Effluent disposal for the retreat will be provided by existing infrastructure for the Caretakers Accommodation while the new Cabins will be provided with a small amenities block utilizing a new septic storage tank and soak pit system. Additionally, a waste collection service will be engaged should the system require emptying.

Rubbish waste will be collected and stored in the allocated waste bin located below the Caretakers Accommodation which will be emptied on a fortnightly basis by a contracted waste removal company.

Electricity will be provided by the existing network connection via the Cedar Creek frontage with new solar systems will be installed on the new cabins. The preferred electrical provision for the retreat will be from renewable energy sources as viable.

Telecommunications services will be provided to the Caretakers Accommodation via the existing network connection.



**Figure 2:** Proposed Nature Based Tourism Site Plan. (STP)

### 1.3 Site and Locality

The proposal site is located in Koah, south of the Kennedy Highway (a State Controlled Road) at 117 Cedar Park Rd, Koah Qld. 4881 formally known as Lot 4 on SP289732. The site also straddles Cedar Park Road with a small, 3000m<sup>2</sup> portion of land providing frontage and access to the Clohesy River.

The site has a total area of 303,300m<sup>2</sup> (including the segregated portion) and is burdened by Easement E on SP289732, with an area of 1394m<sup>2</sup>, over the main portion of land in the south eastern corner and Easement H on SP336999, with an area of 391m<sup>2</sup>, over segregated, smaller portion of land along its eastern boundary. Refer to Figure 5.

The site is situated amongst other similar, large Rural allotments which are densely vegetated or partly cleared lots containing private residences improved with Dwellings and associated Outbuildings. Further along Cedar Park Road is a naturalist retreat which has a higher accommodation density than that proposed.

The site retains the majority of native vegetation with the existing cleared area in the south east corner of the property containing all buildings, structures and infrastructure. The same area will be used to establish the proposed Nature Based Tourism Retreat with the 4 proposed Cabins and Amenities block to be contained within the Category X area (as per DAMS, refer to section 2.2).

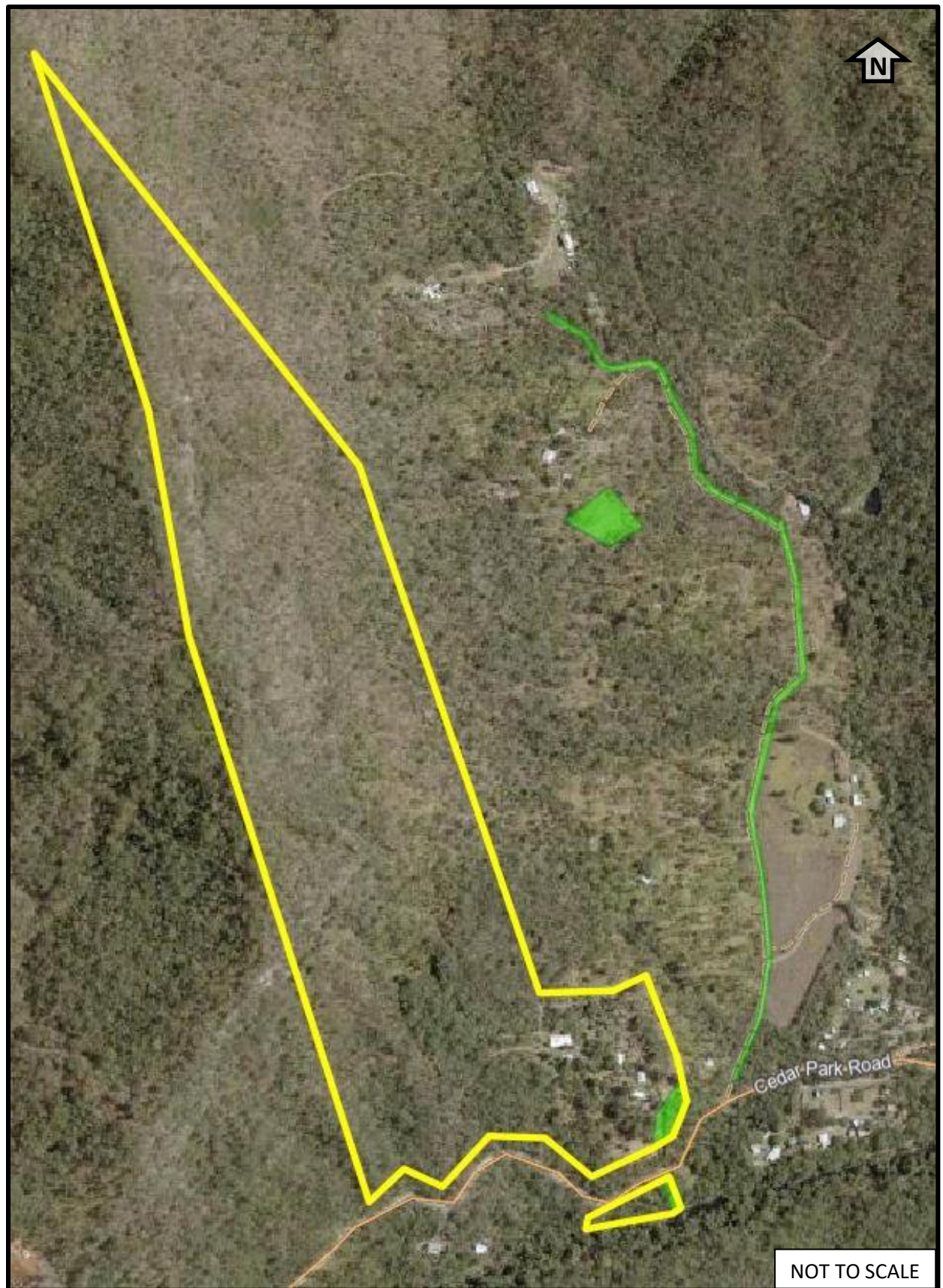
The long, wedge shaped site contains a large portion of a ridge reaching over 320m AHD with the south eastern area containing all improvement is relatively low lying, flat land.

The site is serviced by reticulated electricity and telecommunications network connections and the transport network via Cedar Park Road. All other services are provided on-site.

The development site is affected by several Overlays of the Mareeba Shire Planning Scheme and by the Regulated Vegetation Management mapping of the State Assessment and Referral Agency.

The property has access to nearby commercial, recreational and tourist services located in Kuranda, just 18km to the north and Mareeba, 27km to the south. Both locations have sufficient suppliers of goods and services that may be required by guests staying at the Retreat however it is purposed that the seclusion and short stay Nature Based Tourism experience will focus on localized nature based activities.





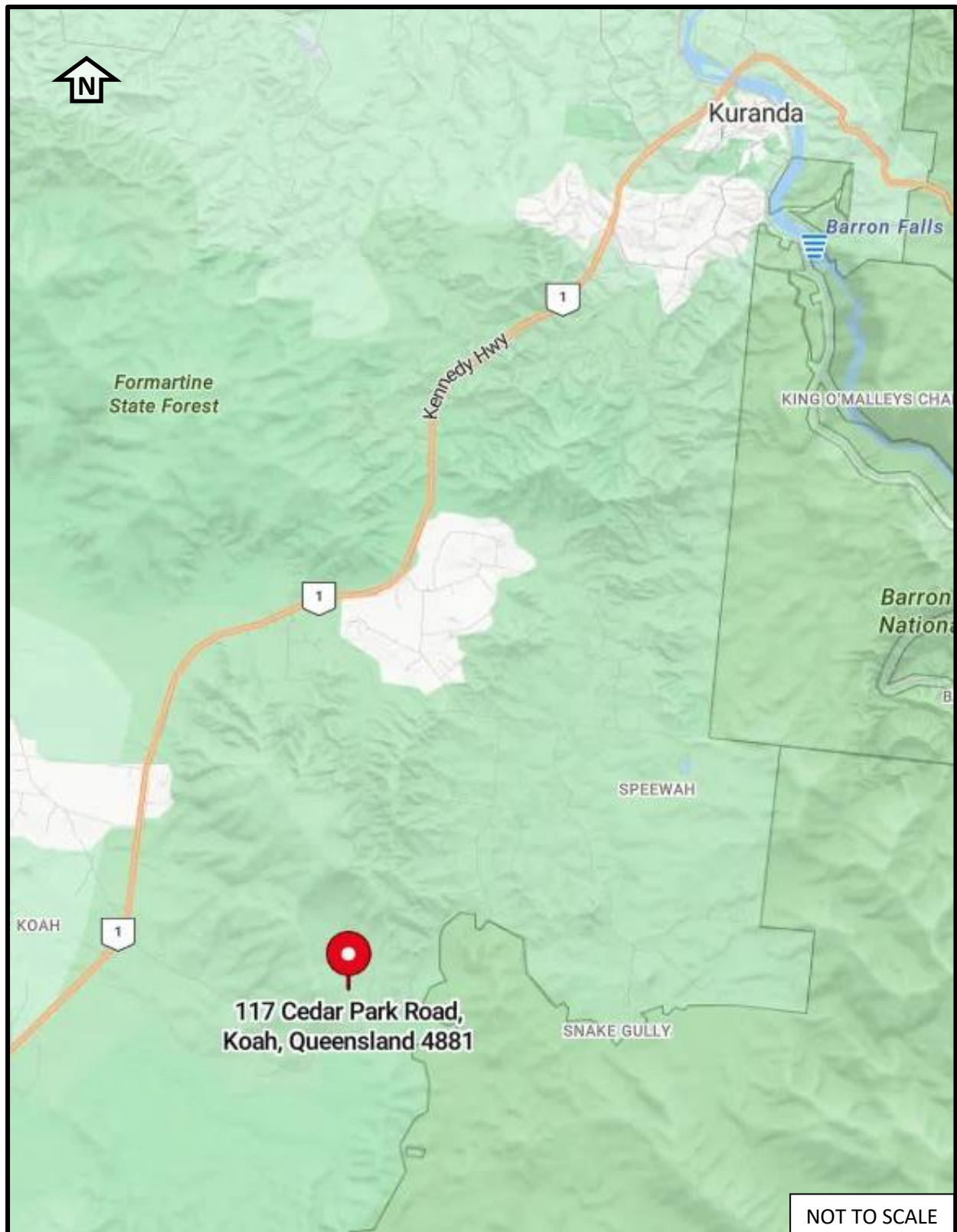
**Figure 3:** Aerial view of Development Site (Qld. Globe).





**Figure 4:** Aerial view of development area (Qld. Globe).





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



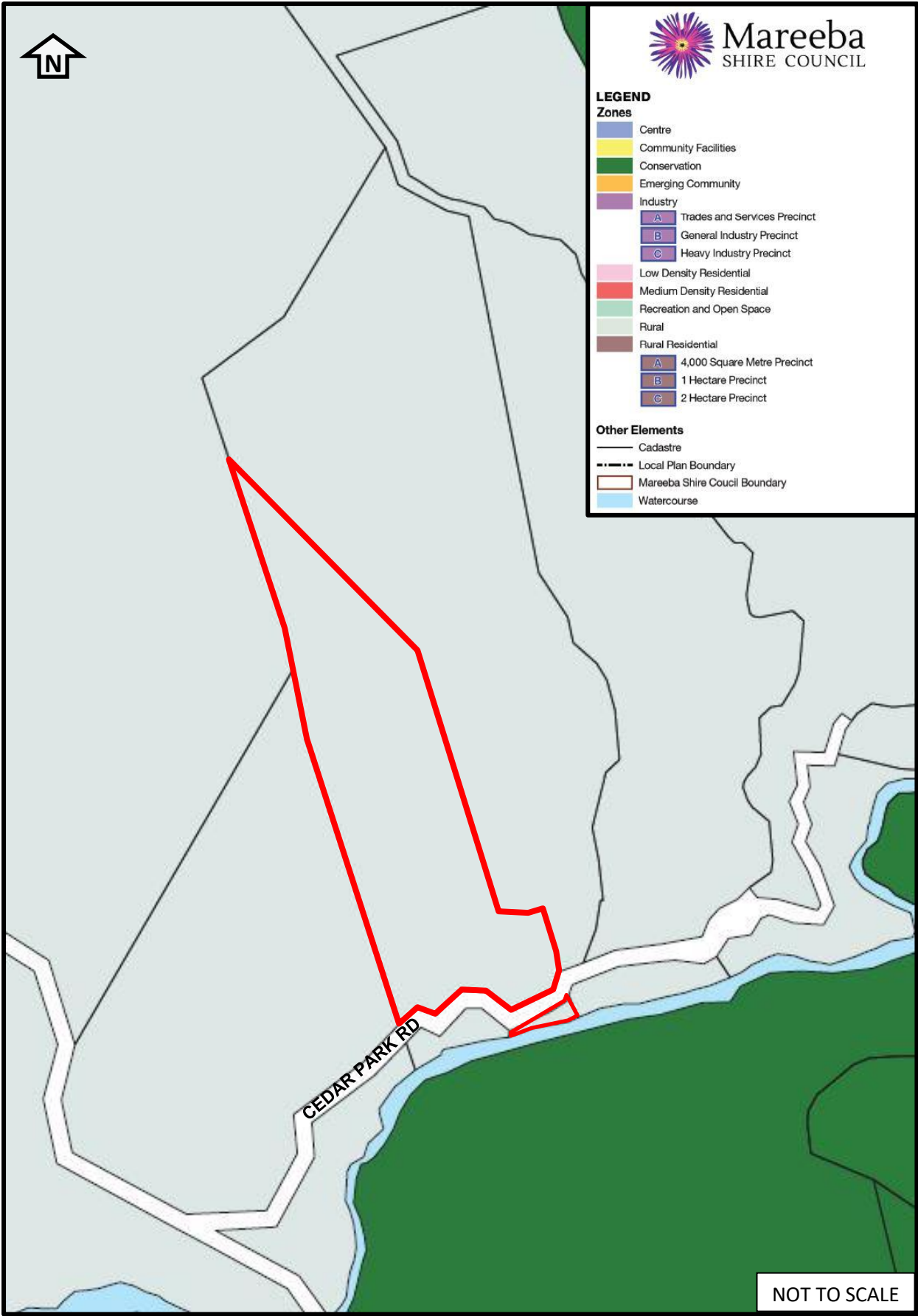


Figure 6: Development Site located in the Rural Zone (MSC).

## **2 Planning Considerations**

### **2.1 Compliance with Planning Scheme**

As prescribed by Table 5.5.9 (Material Change of Use in the Rural Zone) of the Mareeba Shire Planning Scheme, the proposed Nature Based Tourism development is Impact Assessable Development being assessable against provisions of the following Codes;

- 6.2.9 Rural Zone Code
- 8.2.3 Bushfire Hazard Overlay Code
- 8.2.4 Environmental Significance Overlay Code
- 8.2.6 Flood Hazard Overlay Code
- 8.2.8 Hill and Slope Overlay Code
- 9.3.1 Accommodation Activities Code
- 9.4.1 Advertising Devices Code
- 9.4.3 Parking and Access Code
- 9.4.5 Works, Services and Infrastructure Code

The area of development within the site is NOT affected by the Flood Hazard Overlay mapping. The Hill and Slope Overlay mapping only affects the access point to the site and the location of the Cabins and associated Amenities block are located within proximity to the 100m Watercourse Buffer line of the Environmental Significance Overlay. The development is affected by the Bushfire Hazard Overlay mapping.

An assessment of the development proposal against the applicable Codes identified in Table 5.5.9 is provided in Appendix 1 – Code Assessment.

The proposed Nature Based Tourism development does not involve any vegetation clearing outside of the mapped Category X Vegetation area and no new access points, crossovers or earthworks are proposed.

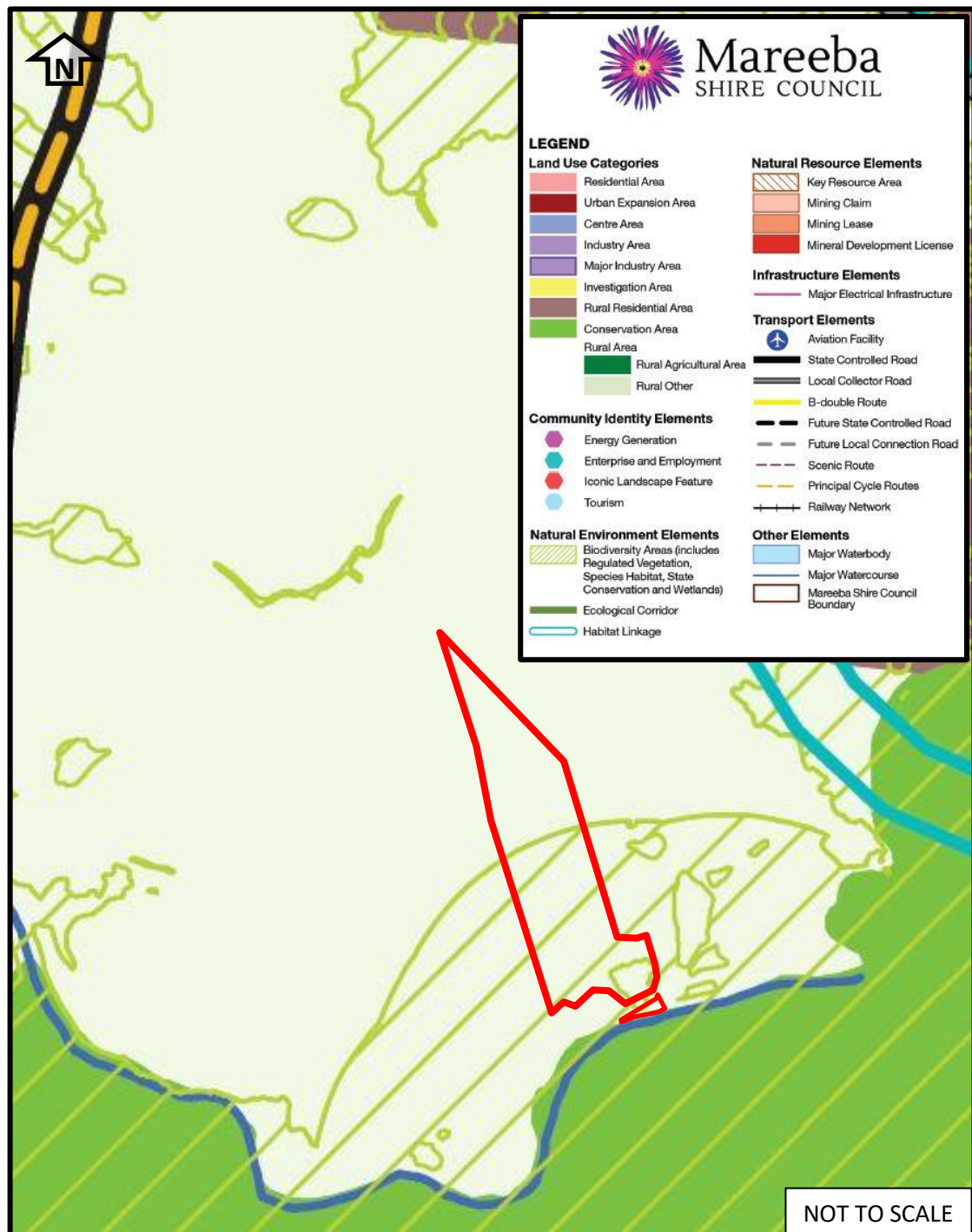
The site is not subject to a Local Plan and all relevant Policies are considered to be appropriately addressed in Mareeba Shire Planning Scheme.

### **2.2 State agency referral items**

The proposed development does not involve any vegetation clearing outside of the mapped Category X Vegetation area and is contained entirely within the area excluded from the Biodiversity Areas mapping. As such, the development application does not trigger referral to SARA or any other third party for assessment.

## 2.3 Strategic Framework

The proposal site, 117 Cedar Creek Road, Koah, is affected in part by the Biodiversity Areas and Watercourse elements of the Strategic Framework mapping, MSC map SMF004 as indicated below.



**Figure 7:** Strategic Framework Mapping, SMF004 (MSC).

The proposed development footprint is contained entirely within an area excluded from the mapped Biodiversity Area and poses no threat to the Natural Environmental Values identified.

The proposed Nature Based Tourism use satisfies the Strategic Framework (Part 3) of the Mareeba Shire Planning Scheme, the most pertinent elements of which are addressed below.

### **2.3.1 Natural Resources and Environment**

The proposed Nature Based Tourism use is considered to have no detrimental effect on the environmental or ecological values of the site or surrounding area and promotes environmental values such as respect, appreciation and responsible enjoyment of the natural environment.

The proposed use is located adjacent to a watercourse which is bounded to the south by a Conservation Area. This area will not be accessible to guests of the proposed use, protecting the conservation area in compliance with the Specific Outcomes of Element 3.4.2 – Conservation Areas.

Likewise, the proposed Nature Based Tourism use is located entirely within the site area excluded from the Biodiversity Area (map SMF004, Figure 7). The Management of the proposed use places high priority on the responsible management of guests within accessible Biodiversity Areas on the site and will promote and uphold the environmental values of the Specific Outcomes of Element 3.4.4 – Biodiversity Areas.

### **2.3.2 Community Identity and Diversity**

In support of the local community, the proposed Nature Based Tourism use will further encourage locals to enjoy the natural environment in the area. The proposed use will compliment other local attractions in the region, in particular, environmentally focused activities, in support, promotion and respect of the Strategic Outcomes of Element 3.5.4 – Scenic Amenity.

### **2.3.3 Economic Development**

The proposal will add to the variety of short-term Nature Based Tourism accommodation options available in the region. The proposed use will encourage visitors to stay longer in the region, spending more money at local businesses and on local attractions.

In particular, this proposal is supported by Element 3.3.7 – Tourism which seeks development which includes the following;

*(5) A variety of small-scale, low impact tourist facilities are established across the rural landscape, including; (c) nature based tourism.*

*(6) Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

The proposed Nature Based Tourism use is sensitively designed, scaled and located and does not compromise the natural landscape or agricultural values of the site or local area, thus being supported by the MSC Strategic Framework Tourism element.

### **3 Planning Summary**

This application seeks a Development Permit for a Material Change of Use for Nature Based Tourism over land at 117 Cedar Park Rd, Koah Qld. 4881 formally known as Lot 4 on SP289732, being located within the Rural Zone of the Mareeba Shire Council.

The proposed Nature Based Tourism retreat will provide a private, nature focused destination in the densely forested site located on Cedar Park Road.

The development will utilize existing on-site infrastructure and improvements along with the construction of new infrastructure and improvements to establish a Nature Based Tourism operation consisting of 4 Cabins with a total of 5 rooms and an amenities block.

The application is classified as Impact Assessable Development subject to compliance with the requirements of the relevant codes as prescribed by Table 5.5.9 of the Mareeba Shire Planning Scheme. The proposed development application does not trigger referral to SARA or any other third party for assessment.

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

### **4 Recommendation**

It is the professional opinion of Scope Town Planning that the proposed Nature Based Tourism use at 117 Cedar Park Rd, Koah, satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme and that this application should be fairly assessed and approved by Mareeba Shire Council with reasonable conditions.



**Johnathan Burns**

Senior Town Planner | **Scope** Town Planning

## **Appendix 4: Retreat Management**

### **Material Change of Use** Nature Based Tourism

117 Cedar Park Rd, Koah Qld. 4881  
Lot 4 on SP289732



## **1. Caretaker's Role**

### **a. Daily Responsibilities**

#### **1. Guest Welcoming and Orientation:**

- Greet guests and provide a brief overview of the property, rules, and eco-friendly practices.
- Explain the use of sustainable systems (e.g., composting toilets, solar panels).

#### **2. Maintenance of the Property:**

- Perform routine checks of cabins, pathways, and shared areas.
- Monitor sustainable systems (e.g., water harvesting, effluent disposal).
- Address minor repairs and coordinate with specialists for larger issues.

#### **3. Cleaning and Waste Management:**

- Oversee daily cleaning of cabins and communal spaces.
- Ensure proper waste segregation (compostable, recyclable, non-recyclable).

#### **4. Safety and Security:**

- Monitor the property for hazards, wildlife issues, or unauthorized access.
- Maintain emergency protocols (e.g., fire safety, medical emergencies).

#### **5. Guest Assistance:**

- Be available to assist guests with inquiries, requests, or issues.
- Arrange or guide eco-tourism activities (hikes, workshops).

---

### **b. Periodic Responsibilities**

#### **1. Inventory Management:**

- Keep track of supplies (linens, toiletries, cleaning materials).
- Order replacements for eco-friendly products as needed.

#### **2. System Monitoring:**

- Regularly inspect solar panels, water systems, and effluent treatment facilities.
- Record water and energy usage for sustainability tracking.

### **3. Community Engagement:**

- Liaise with local artisans, guides, or farmers for supplies and services.
  - Organize cultural or educational activities for guests.
- 

## **2. Booking Management**

### **a. Online Booking System**

#### **1. Platform Setup:**

- Use a booking platform (e.g., Airbnb, Booking.com) or a dedicated website.
- Highlight eco-friendly features and unique activities.

#### **2. Availability Management:**

- Maintain an updated calendar with cabin availability.
- Set limits on booking volume to avoid overuse of resources.

#### **3. Payment and Policies:**

- Offer secure online payment options.
  - Clearly define cancellation, refund, and check-in/check-out policies.
- 

### **b. On-Site Booking Management**

#### **1. Record Keeping:**

- Maintain a logbook for walk-in guests or those without online bookings.

#### **2. Communication:**

- Send confirmation emails or messages with directions, check-in procedures, and guidelines.
- 

## **3. Cabin Servicing**

### **a. Pre-Arrival Preparation**

#### **1. Cleaning:**

- Deep clean cabins (floors, windows, bedding, and bathroom).
- Disinfect high-touch areas (light switches, doorknobs).

## **2. Stocking Supplies:**

- Ensure cabins are equipped with eco-friendly toiletries, clean linens, and basic amenities.
- Provide a guest welcome kit (map, eco-friendly practices, activity list).

## **3. Maintenance Checks:**

- Verify systems (lights, water heaters, composting toilets) are functional.
  - Inspect for any pests or damages.
- 

### **b. During Stay**

#### **1. Daily Tidying (Optional):**

- Light cleaning if requested by guests (e.g., trash collection, towel replacement).

#### **2. Guest Requests:**

- Provide additional supplies or address maintenance issues as needed.
- 

### **c. Post-Departure Servicing**

#### **1. Comprehensive Cleaning:**

- Deep clean the cabin, paying attention to bedding, bathrooms, and kitchen areas.
- Launder all linens and towels sustainably (cold water, biodegradable detergent).

#### **2. System Reset:**

- Empty composting toilets if applicable.
- Refill water systems or check effluent disposal systems.

#### **3. Restocking:**

- Replace all guest supplies (toiletries, condiments).
-

## **4. Reporting and Communication**

### **Caretaker Reporting**

- Maintain a daily log of:
  - Guest feedback or complaints.
  - Repairs or maintenance completed.
  - Inventory status.

### **Guest Communication**

- Provide clear instructions for check-out (e.g., returning keys, waste disposal).
  - Send follow-up messages requesting feedback or reviews.
- 

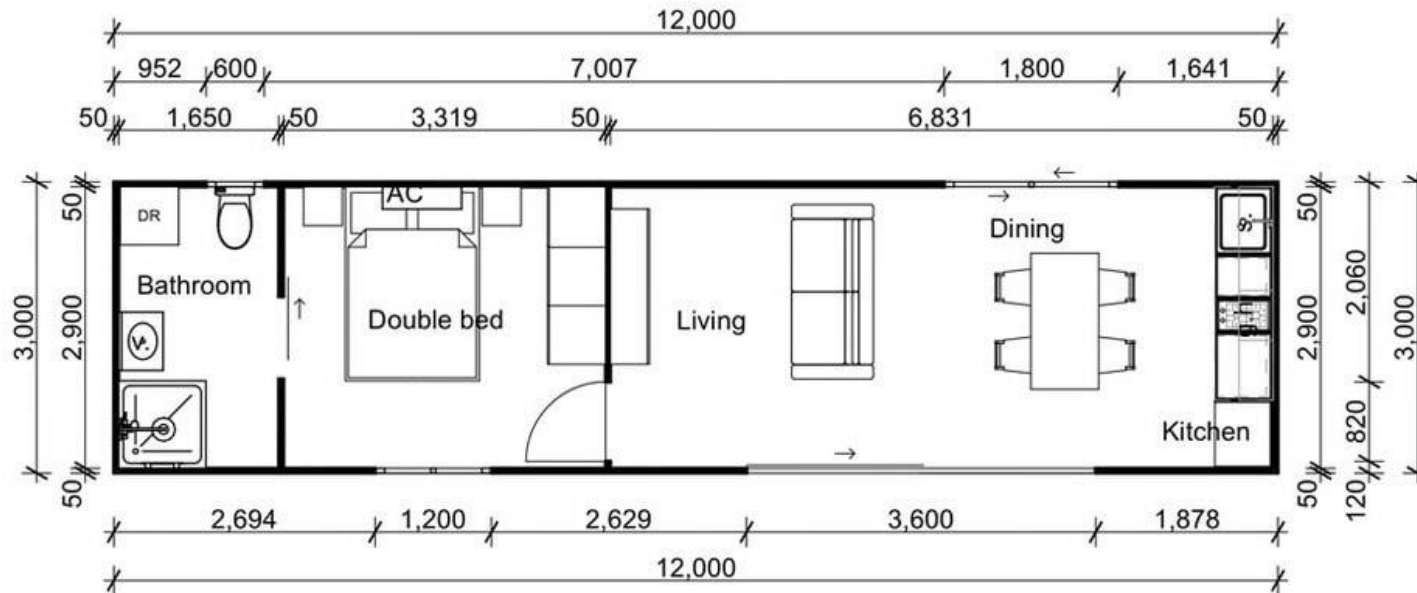
## **5. Eco-Impact Monitoring**

- Track resource usage (water, energy) to identify areas for improvement.
- Incorporate guest feedback into the operation plan.
- Regularly update the eco-tourism initiative's progress for transparency.

## Appendix 3: Cabin Plans

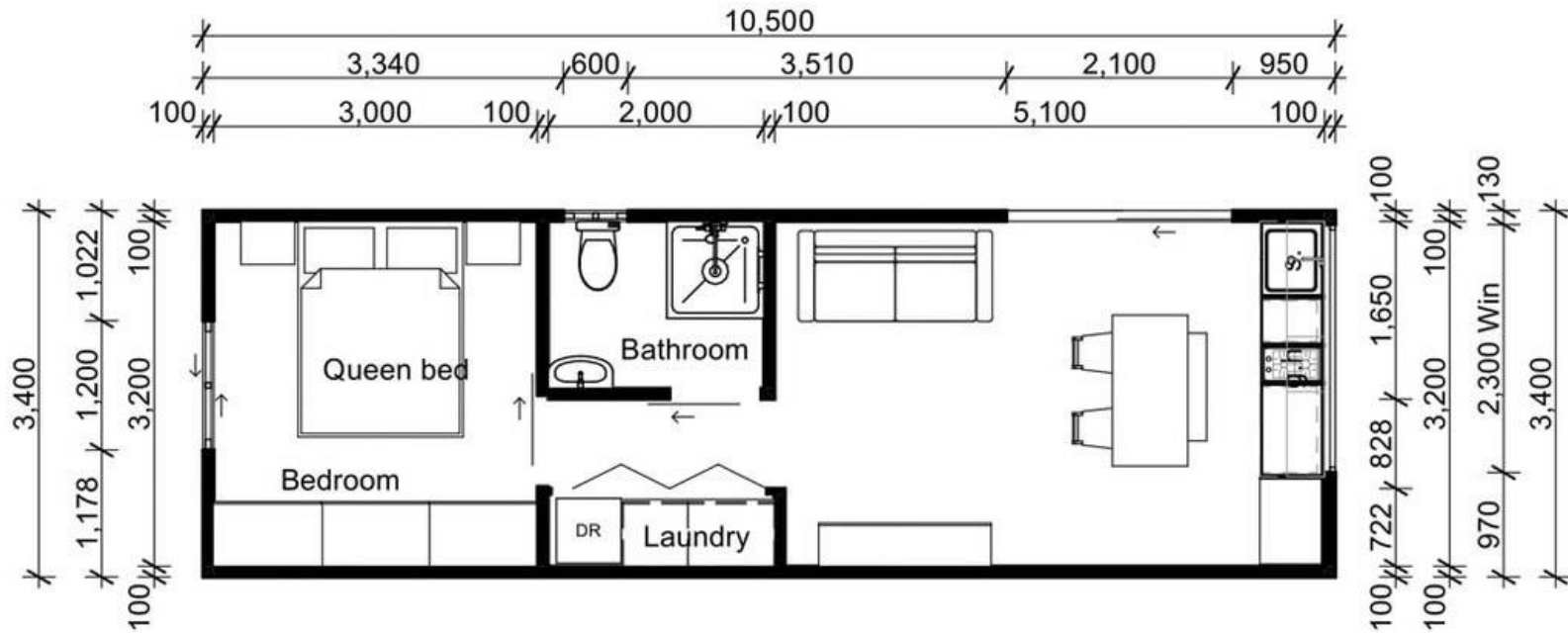
### **Material Change of Use** Nature Based Tourism

117 Cedar Park Rd, Koah Qld. 4881  
Lot 4 on SP289732



**Figure 1:** Approximate layout of single bedroom cabin – type 1 (indicative only)

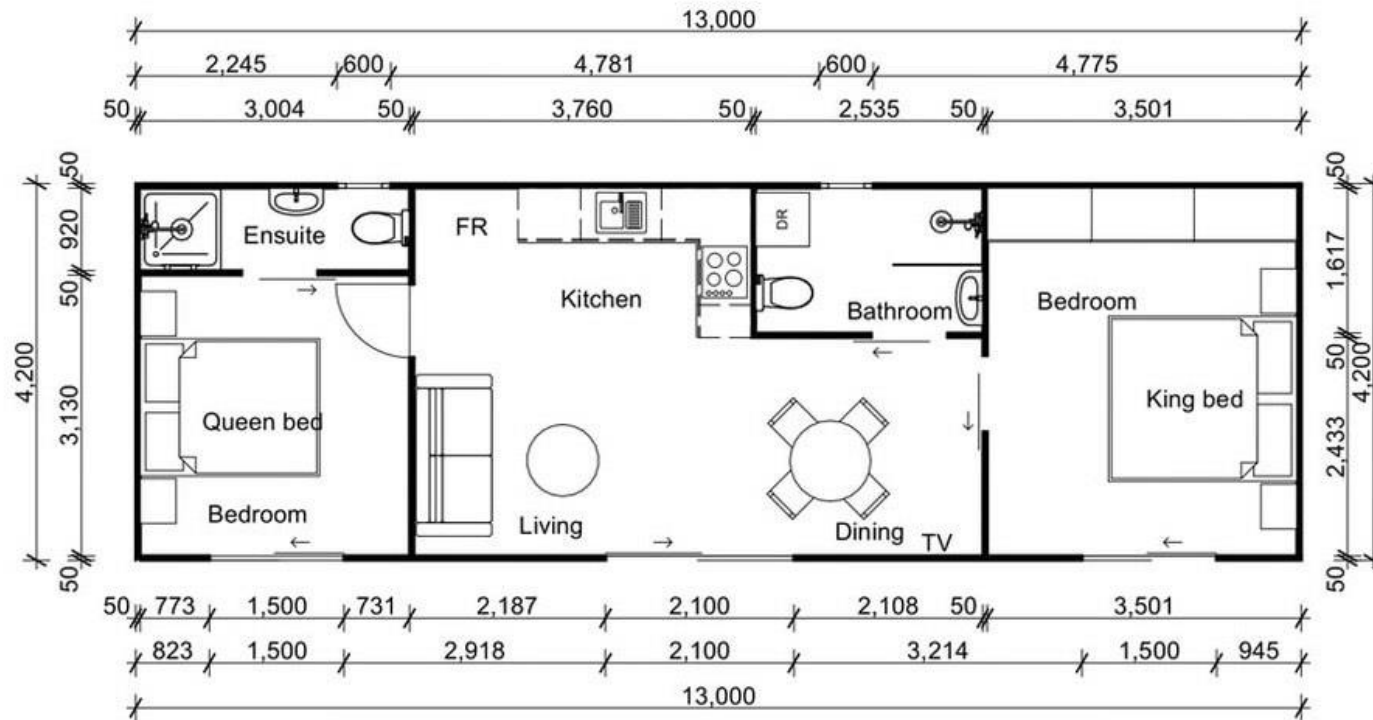
NOTE: Final Cabin design and construction will be carried out in accordance with all applicable Queensland Building Regulations, Planning Requirements and Planning Conditions of Approval.



**Figure 2:** Approximate layout of single bedroom cabin – type 2 (indicative only)

NOTE: Final Cabin design and construction will be carried out in accordance with all applicable Queensland Building Regulations, Planning Requirements and Planning Conditions of Approval.





**Figure 3:** Approximate layout of double bedroom cabin (indicative only)

NOTE: Final Cabin design and construction will be carried out in accordance with all applicable Queensland Building Regulations, Planning Requirements and Planning Conditions of Approval.