

# Planning Report

Prepared by Cassie Twine

Reconfiguration of a Block – Boundary Realignment

Address: Cascade Close & 1074 Springmount Rd, Mutchilba

Lot 5 SP198684 & L121 RP903075



**TWINE**  
SURVEYS



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# 1 Summary

<b>1.1 Site Details</b>	
Site address	0 Cascade Close, Mutchilba & 1074 Springmount Rd Mutchilba.
Property description	L5 SP198648 / L121 RP903075
Existing Land use	Rural – Grazing and Cropping
Site Area	44.38ha / 346ha
<b>1.2 Applicant information</b>	
Name	Twine Surveys Pty Ltd (Cassie Twine)
Owner	KKM Kuskopf & CS Goes / WM & JR Price
Assessment manager	Mareeba Shire Council
Referral Agencies	N/A
Landowners Consent gained	Yes – see Appendix # 1
<b>1.3 Development Details</b>	
Proposed Development	Reconfiguration of a Lot – Boundary Realignment - 2 into 2
Application Type	Development Permit
Level of Assessment	Code Assessable
Notification Required	No
Referral Required.	No
<b>1.4 State Planning Instruments</b>	
State Matters of Interest	N/A
Applicable SDAP Codes	N/A
Regional Plan	N/A
Regional Plan Designation	N/A
<b>1.5 Local Planning Instrument Matters</b>	
Applicable Planning Scheme	Mareeba Shire Planning Scheme <i>(Assessment against the State Planning Policy and the FNQRP is not required as they are appropriately incorporated into the MSC Planning Scheme.</i>
Amendment	Major Amendment No. 1 of 2023 version
Zone	Rural
Overlays	Agricultural Land Overlay Airport Overlay- Bird and Bat Strike Zone Bushfire Hazard Overlay Environmental Significance Flood Hazard Overlay Hill and Slope area Overlay

## 1.6 The Site

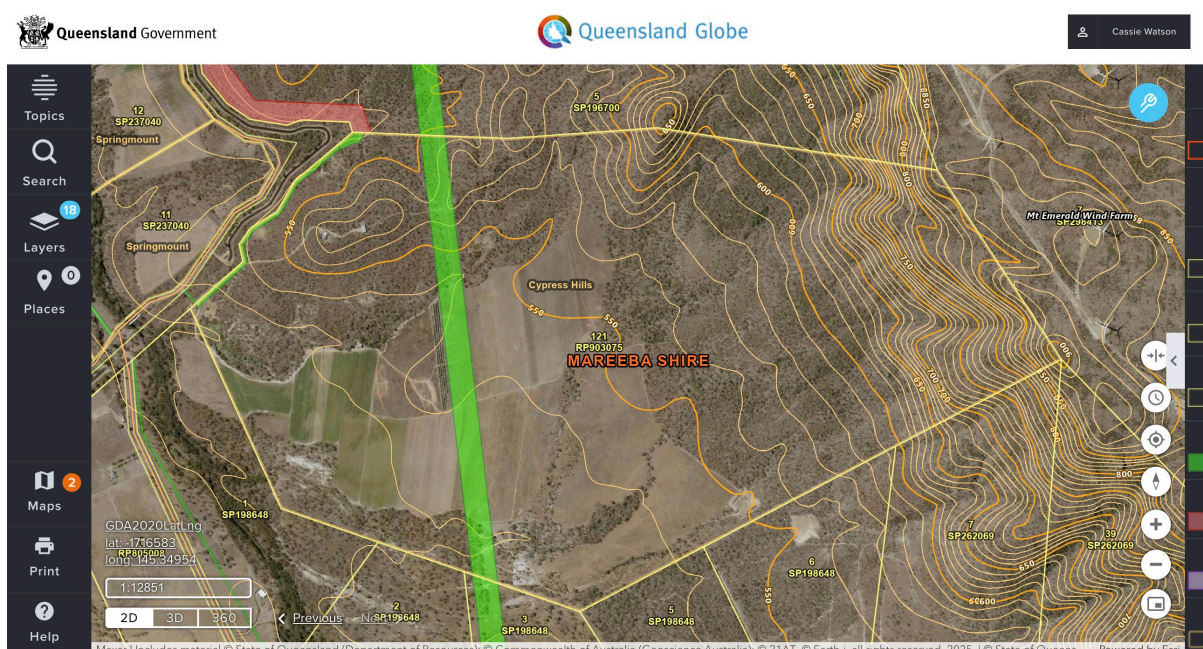
The subject site consists of two allotments 1074 Springmount Rd, Mutchilba described as Lot 121 on RP903075 and 0 Cascade Rd, Mutchilba described as Lot 5 on SP198648.

### 1.6.1 Lot 121 on RP903075

Lot 121 on RP903075 is a 346ha freehold property located at 1074 Springmount Road, Mutchilba within the Rural Zone of the Mareeba Shire Council Local Government Area. The site has an existing residential dwelling and is accessed via Springmount Road. The lot currently accesses Springmount Road via an informal access across Sunwater land (Lot 10 on SP196701). This informal arrangement is long standing, as is the case with many other lots in the shire.

The lot is used for agricultural purposes, it contains significant sections of elevated slope containing remnant vegetation and the remainder has been cleared and is currently used for cropping. The lot has an easement that crosses the property on the western side. Areas of Category B and C on the State Regulated Vegetation Map have been identified on the property, as well as a waterway and associated buffer region that passes from West to East of the property.

#### 1.6.1.1 Queensland globe of 121RP903075

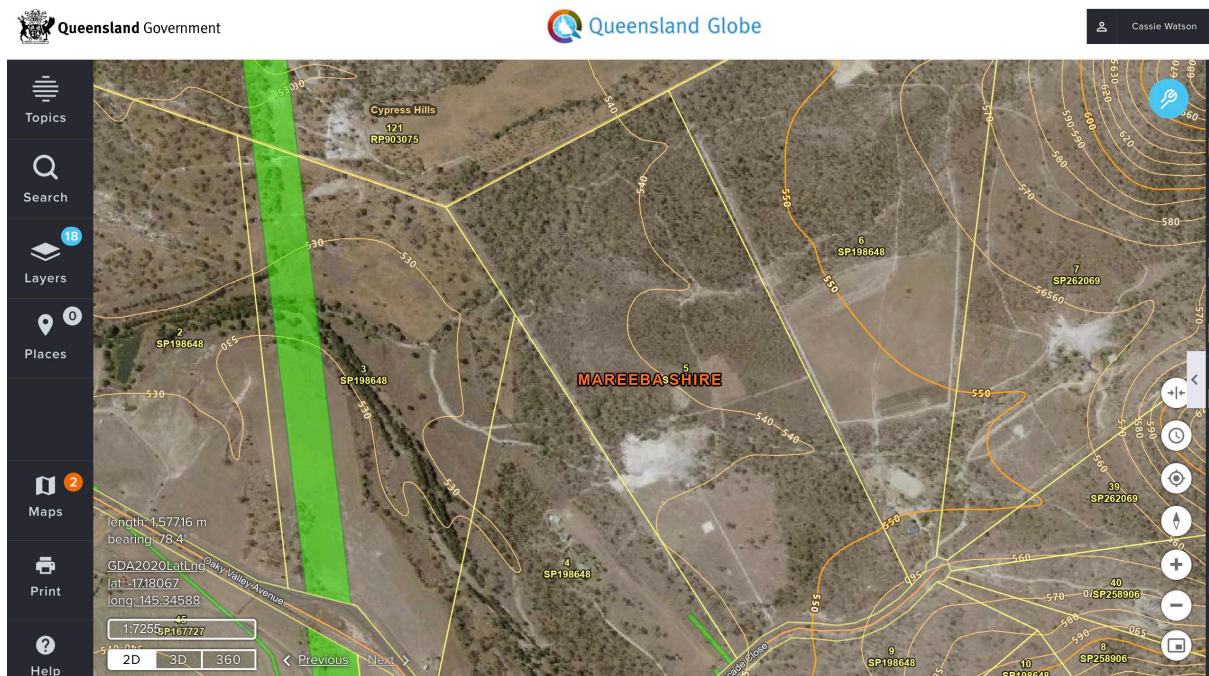




## 1.6.2 Lot 5 on SP198648

- Lot 5 on SP198648 is a 44.38ha freehold property located within the Rural zone of the Mareeba Shire Council Local Government Area. The site is accessed via Cascade Road and is currently used for agricultural purposes. It is identified on the Regulated Vegetation map as containing category B area that is a least concern regional ecosystem.

### 1.6.2.1 Queensland Globe Image of 5SP198648



## 1.7 Development Proposal

The application seeks to obtain a development permit for a Reconfiguration of a Lot – Boundary Realignment (2 into 2) in accordance with the development plan prepared by Twine Surveys in Appendix # 2

The clients wish to reconfigure the common boundary between Lot 121 RP903075 (Proposed Lot 21) and Lot 5 SP198648 (Proposed Lot 51) via the transfer of 146.7ha from Lot 121 to Lot 5.

Current and proposed area of the allotments are as follows:

Current	Proposed
121RP903075 : 346ha	Lot 21 : 243.6ha
5SP198648 : 44.38ha	Lot 51 : 146.7ha

## 2 Assessment

Table 5.6.1 in the Mareeba Shire Planning Scheme identifies this development as Code Assessable and is to be assessed against the following codes;

- Rural zone code
- Reconfiguring a lot code
- Landscaping code
- Parking and access code
- Works, services and infrastructure code.

Noted below are the Overlay maps in which the properties have been identified within, along with the category of assessment and benchmarks that have been designated as per Table 5.10.1 in the Mareeba Shire Planning Scheme. Detailed assessment against code benchmarks is provided in Appendix # 3.

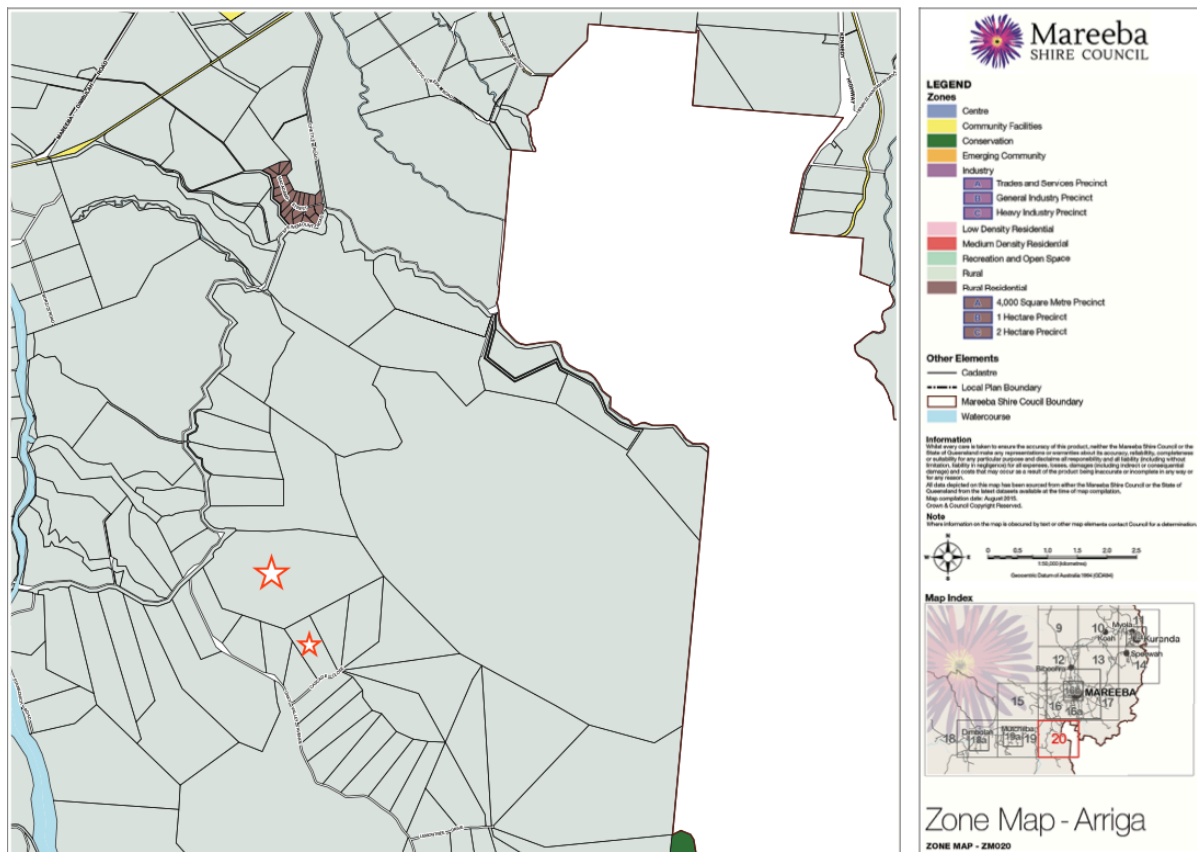
Overlay	Category of assessment	Assessment benchmarks
Agricultural Land Overlay Code (Class A & B Identified)	No Change	Agricultural Land Overlay Code
Airport environs Overlay (North Eastern Corner of 121RP903075 sits within the 13km distance from the airport)	No Change	Airport Environs Overlay Code
Bushfire Hazard Overlay (all categories of hazard are identified on the lots)	No Change	Bushfire Hazard Overlay Code
Environmental Significance Overlay: Waterways – OMOO4v	No Change	Environmental Significance Overlay Code



(Waterway and associated 100m buffer identified on 121RP903075)		
Environmental Significance Overlay – OMOO4k (Small section of 121RP903075 identified as Ecological Corridor)	No Change	Environmental Significance Overlay Code.
Flood Hazard Overlay (The Western side of 121RP903075 has a small section identified and Potential flood hazard area on Queensland Floodplain Assessment Overlay Mapping)	No Change	Flood Hazard Overlay code
Hill and Slope Overlay Lots contain areas identified as hill and slope.	Code Assessment	Hill and Slope Overlay Code.

## 2.1 Zone Code

Zoning Map ZM020 in the Mareeba Shire Planning Scheme 2016, identifies both subject lots within a Rural zone as shown below.



*Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.*

*The purpose of the Rural zone code is to:*

- (a) recognise the diversity of rural uses that exists throughout the region;*
- (b) protect the rural character of the region;*
- (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;*
- (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;*
- (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;*
- (f) provide for a range of non-urban uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;*
- (g) prevent adverse impacts of development on ecological values;*
- (h) preserve land in large holdings; and*
- (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.*

*The purpose of the Rural zone code will be achieved through the following overall outcomes:*

- (a) Areas for primary production and other rural activities are conserved and not fragmented below 60ha unless for a public reconfiguration purpose;*
- (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;*
- (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;*
- (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;*
- (e) Development is reflective of and responsive to the environmental constraints of the land;*
- (f) Residential and other uses are appropriate only where directly associated with the rural nature of the zone;*

The current application poses no conflict with the Rural Code, it seeks to realign the boundary between two Rural allotments, with no new dwellings or lots proposed. The realignment aims to increase the size of the smaller lot which will better reflect and protect the rural character of the region. The Rural zone compliance and land uses on both blocks will remain the same, with agricultural land currently used on Lot 121 RP903075 to be incorporated into the similar agricultural activities on Lot 5 SP198648.

## 2.2 Reconfiguring a Lot Code

*The purpose of the Reconfiguring a lot code is to ensure that land is:*

- (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;*
- (b) provided with access to appropriate movement and open space networks; and*
- (c) contributes to housing diversity and accommodates a range of land uses.*

*The purpose of the code will be achieved through the following overall outcomes:*

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

The proposal identifies no conflict with the Reconfiguration of a Lot code. The application seeks to realign the common boundary between two rural lots in order to increase the efficiency and capacity of both lots. Neither lot will result in an area of less than 60 ha and

the land uses will remain the same for both lots. Current compliant access and services will remain and as such will not be impacted by this development.

## 2.3 Landscaping Code

This development seeks approval to realign the common boundary between two rural allotments, there is no landscaping required - this code has no relevant aspects to this application.

## 2.4 Parking and Access Code

The current access for Lot 121 is an informal access across Sunwater land, being Lot 10 on SP196701. The parent lot for this block has always had an informal access across Sunwater land. There are numerous areas within the shire where this is the case. There are also cases of where Sunwater land bisects the title so the lot has no formal access to parts of the Lot.

There are a multitude of examples of lots within the shire where this is the case, The Mareeba Rodeo Grounds being another example. The precedent for obtaining a formal agreement with Sunwater for the existing use has proven to be lengthy, taking years to approve and the requirement for significant construction to satisfy Sunwater's condition in some cases. We believe this to be too onerous to enforce on a boundary re-alignment.

All current access and crossover arrangements that are currently in use will remain, with no changes proposed as a result of this internal common boundary realignment. There are also no requirements for controlling parking demands on the properties, and as such we believe the proposal complies with all relevant performance outcomes of this code.

## 2.5 Works, Service & infrastructure Code

It is considered that the proposed Boundary Realignment complies with the intent of the Works, Services and Infrastructure Code. The development proposes no changes to the existing zone applicable services, nature of the site and surrounding area, existing safe access provisions. No filling or excavation is proposed within this application.

## 2.6 Agricultural Land Overlay Code

*The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.*

*The purpose of the code will be achieved through the following overall outcomes:*

*(a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:*

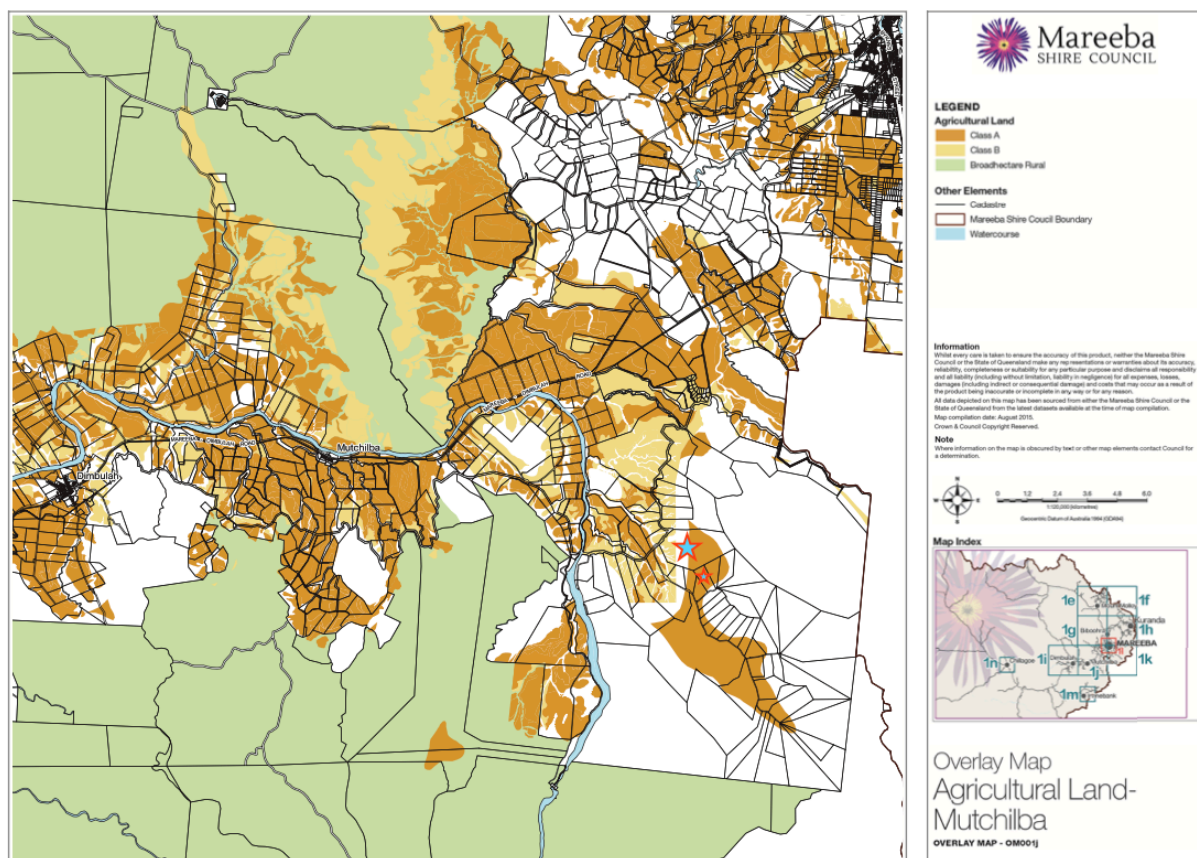
- (i) an overriding need exists for the development in terms of public benefit,*
- (ii) no suitable alternative site exists; and*
- (iii) the fragmentation or reduced production potential of agricultural land is minimised;*

(b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;

(c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and

(d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

### 2.6.1 Overlay Map – Agricultural Land - OM001j



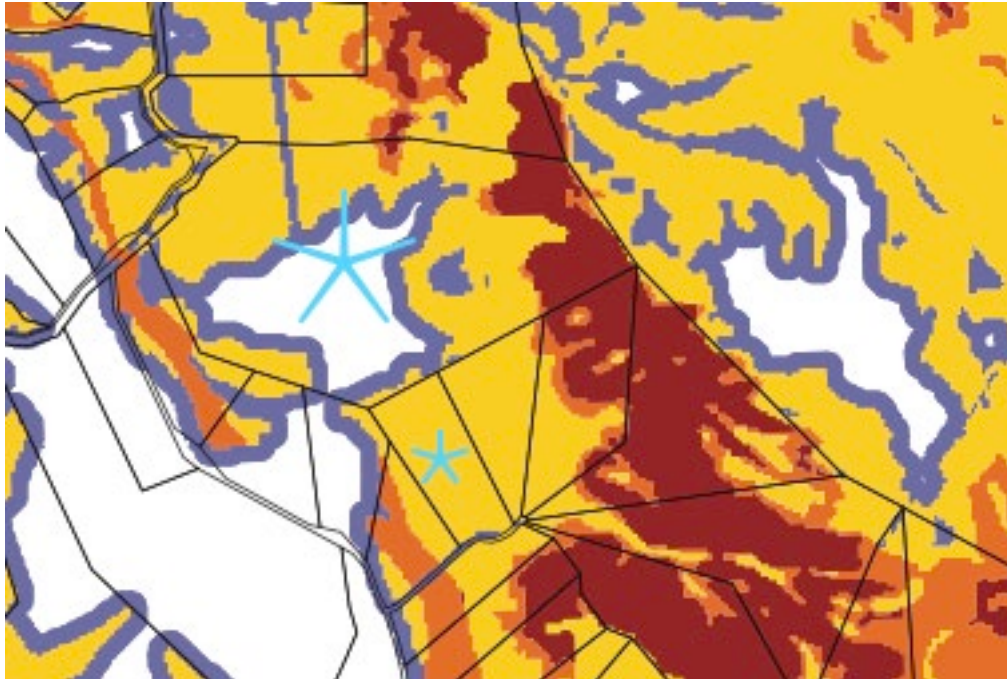
The subject lots are identified on the Mareeba Shire Agricultural Land Overlay Map (OM001j) as containing areas of Class A and Class B agricultural land. The current proposal complies with the overall outcomes of the Agricultural Land Overlay code, with no alienation, fragmentation or reduction in the primary production potential of either lot. The expansion of Lot 5 SP198648 not only increases the primary production potential of the land, but amalgamates two areas of similar characteristics and allows for better management by creating a larger production entity.

## 2.7 Airport Environs Overlay Code

A small section of Lot 121 RP903075 is captured as area within 13km of the Mareeba Airport, on the Bird & Bat Strike Zones and Light Intensity Overlay Map (OM002b). The development does not involve any putrescible waste disposal sites and as such there are no aspects of the code that are relevant for assessment in this application.




## 2.8 Bushfire Hazard Overlay Code

### 2.8.1 Bushfire Hazard Overlay Map OM003k (Extract)



#### LEGEND

##### Bushfire Hazard

-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer (100 metres)

##### Other Elements

-  Cadastre
-  Mareeba Shire Council Boundary
-  Watercourse

The subject sites are mapped on the Bushfire Overlay Map as containing areas of Potential Impact Buffer, Medium, high and Very High potential Bushfire potential. The purpose of the Bushfire Hazard Overlay Code is to minimise the threat of bushfire to people and property and this development adequately addresses the aspects of the code that are relevant to a Boundary Realignment that does not involve new dwellings or any associated structures. Both lots have existing dwellings and services and this development does not alter this. The proposal does not increase the bushfire risk of any dwelling buildings or structures, nor does it alter existing bushfire risk mediation measures that are already in place in this area.







## 2.9.2 Environmental Significance – Waterways OM004v (Extract)



### LEGEND

#### Matters of State Environmental Significance<sup>(1)</sup>

- Waterway<sup>(2)</sup>
- Waterway 100 metre Buffer

#### Other Elements

- Cadastral
- Mareeba Shire Council Boundary

A small section of the South Eastern corner of Lot 121 RP903075 has been mapped as containing an Ecological Corridor as per the Mareeba Shire Council Environmental Significance Overlay Map (OM004k). This section of the lot is not impacted by the development.

Additionally, there is a Watercourse and associated Waterway Buffer identified on the property as per the Mareeba Shire Ecological Significance – Waterways Map (OM004v). As this is an application for a Boundary Realignment only with no clearing (unless necessary to establish boundary fence) or other development proposed within the area, the proposal adequately addresses all relevant aspects of this code.

## 2.10 Flood Hazard Overlay Code

Lot 121 on RP903075 has areas identified on the Flood Hazard Overlay Map (OM006k) as Potential Flood Hazard area. The purpose of the Code in relation to Potential Flood Hazard areas is to maintain the safety of people and minimise property damage from flooding to property.

However the development involves no new buildings or lots and does not impact the characteristics of the land in a way that will impact on the safety of people or property in a flooding event – therefore assessment against this code is irrelevant.

## 2.11 Hill and Slope Code

Sections of Lot 121 on RP903075 has been mapped as Hill and Slope are on the Mareeba Shire Hill and Slope Overlay Map (OM008k). The purpose of the Hill and slope overlay code is to prevent risk to people or property by ensure the ongoing stability of the land within these areas. This Boundary Realignment involves no aspects that will impact the stability of the land and as such assessment against this code is irrelevant.

## 2.12 State Referral

Areas of both lots have been identified as containing vegetation that is classified as Matters of State Environmental Significance, however according to Schedule 10, Table 2 of the Planning Regulation, the resulting lots are greater than 25ha and as such the application does not trigger referral to SARA.

## 3 Conclusions

It is acceptable to conclude that the proposed development involving the Reconfiguration of 2 lots into 2 over land described as Lot 121 on RP903075 and Lot 5 SP198648 appropriately satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme.

The development adequately addresses outcomes in relation to the Rural nature and usage, with lots created in excess of 60ha and no changes to land uses, access, services or dwelling structures and increases the production potential of the lots.

It is not in conflict with the requirements of any of the overlay codes that it was assessed against.



## 4 Appendix 1 – Land Owners Consent

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

We, JOHN RICHARD PRICE & WENDY MAREE PRICE

as owner of the premises identified as follows:

LOT 121 ON RP903075  
1074 SPRINGMOUNT ROAD, MUTCHILBA QLD 4872

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

K M KUSKOPF, C S GOES and JR & W M PRICE

on the premises described above for:

BOUNDARY REALIGNMENT WITH LOT 5 ON SP198648

W 13.1.25  
Wendy M Price

JRP  
JR PRICE

[signature of owner and  
date signed]

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

We, KLINTEN MICHAEL KUSKOPF & CASSIE SIMONE GOES

as owner of the premises identified as follows:

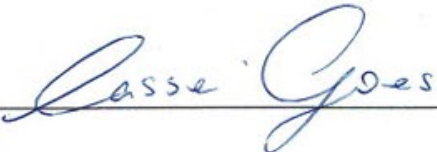

LOT 5 ON SP198648  
CASCADE CLOSE, MUTCHILBA QLD 4872

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

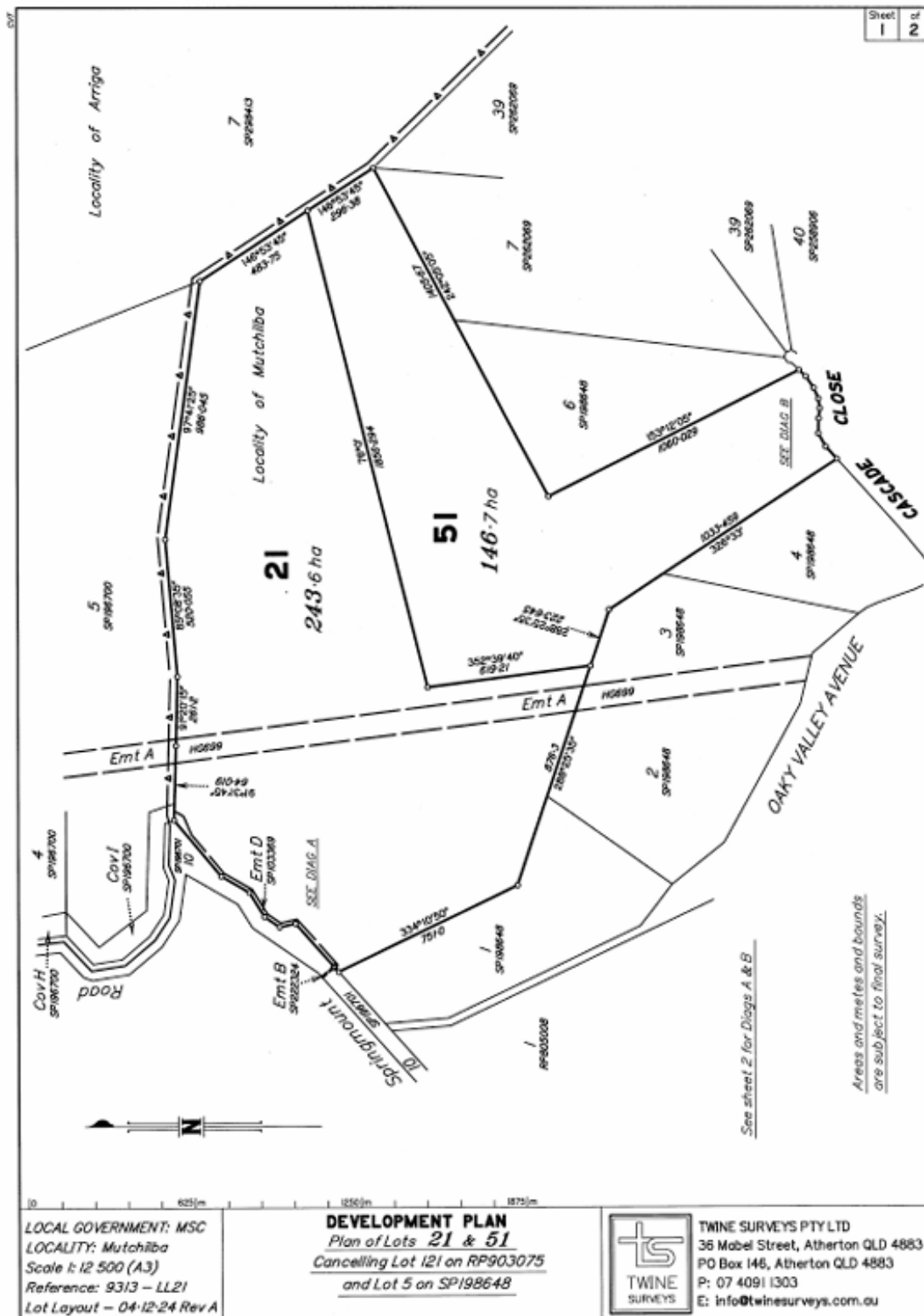
K M KUSKOPF, C S GOES and J R & W M PRICE

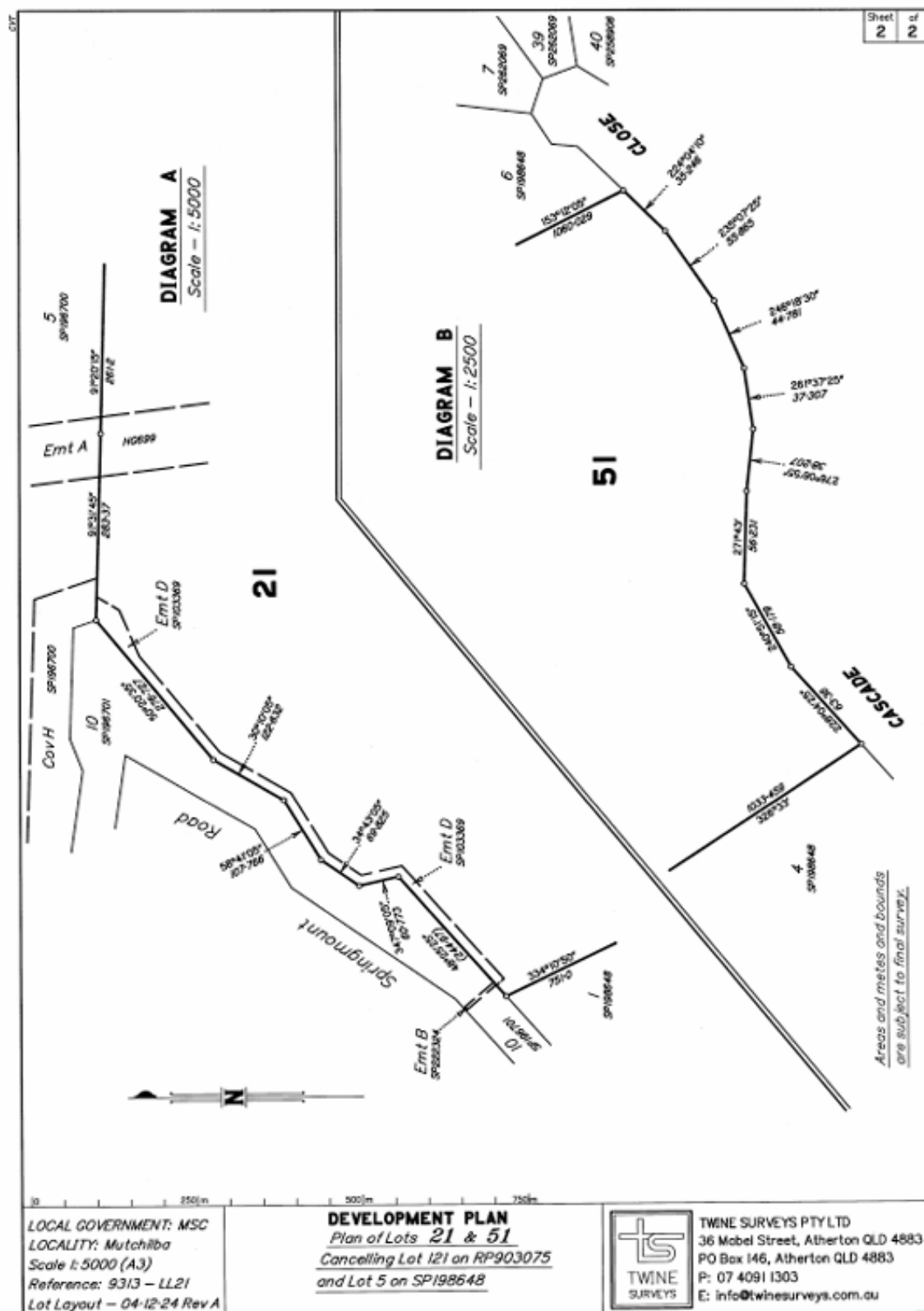
on the premises described above for:

BOUNDARY REALIGNMENT WITH LOT 121 ON RP903073

  04/02/2025  
[signature of owner and date signed]

## 5 Appendix 2 – Development Plan Prepared By Twine Surveys Pty Ltd







## 6 Appendix 3 – Detailed Assessment Against Relevant Codes

### 6.1 Rural Zone Code – Mareeba Shire Council



#### Criteria for Assessment

Performance Outcomes	Acceptable outcomes	Compliance
Height		
<b>PO1</b> Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises;	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	N/A

<p>(b) the development potential, with respect to height, on adjoining premises;</p> <p>(c) the height of buildings in the vicinity of the site;</p> <p>(d) access to sunlight and daylight for the site and adjoining sites;</p> <p>(e) privacy and overlooking; and</p> <p>(f) site area and street frontage length.</p>	<p><b>AO1.2</b></p> <p>Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.</p>	N/A
Siting, where not involving a Dwelling house		
<p><b>PO2</b></p> <p>Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p> <p>(b) access to sunlight and daylight for the site and adjoining sites;</p> <p>(c) privacy and overlooking;</p> <p>(d) air circulation and access to natural breezes;</p> <p>(e) appearance of building bulk; and</p> <p>(f) relationship with road corridors.</p>	<p><b>AO2.1</b></p> <p>Buildings and structures include a minimum setback of:</p> <p>(a) 40 metres from a frontage to a State-controlled road; and</p> <p>(b) 10 metres from a boundary to an adjoining lot.</p>	N/A
	<p><b>AO2.2</b></p> <p>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.</p>	N/A
	<p><b>AO2.3</b></p> <p>Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <p>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</p> <p>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</p>	N/A
Accommodation Density		
<p><b>PO3</b></p> <p>The density of Accommodation activities:</p>	<p><b>AO3.1</b></p> <p>Residential density does not exceed one dwelling per house lot.</p>	<p><i>N/A – residential density has not changed as a result of this development.</i></p>

<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>	<p>AO3.2</p> <p>Residential density does not exceed two dwellings per lot and development is for:</p> <ul style="list-style-type: none"> <li>a) a secondary dwelling; or</li> <li>b) Caretakers 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 workers accommodation.</li> </ul>	<p><i>N/A – residential density has not changed as a result of this development.</i></p>
<b>For assessable development</b>		
Site cover		
<p>PO4</p> <p>Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>a) Makes efficient use of the 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>	<p>AO4</p> <p>No acceptable outcome is provided.</p>	<p><i>N/A – Development proposes no changes to the buildings and structures that occupy each lot.</i></p>
<p>PO5</p> <p>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>AO5</p> <p>No acceptable outcome is provided</p>	<p><i>N/A – Development proposes no changes to the buildings and structures that occupy each lot.</i></p>
Amenity		
<p>PO6</p> <p>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> </ul>	<p>AO7 No acceptable outcome is provided.</p>	<p><i>N/A – The development does not detract from the amenity of the local area. Proposes no changes to anything listed in the Performance Outcome.</i></p>

(f) privacy; (g) lighting; (h) odour; and (i) emissions.		
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO7 No acceptable outcome is provided.	<i>N/A – The development will not</i>
<b>Rural Uses</b>		
PO8 Uses and other development include those that: a) Promote rural activities such as agriculture, rural enterprise 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.	A08 No acceptable outcome is provided.	<i>Complies – The land use will not change as a result of the development. Both lots will remain Rural Production use.</i>
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	A09 No acceptable outcome is provided.	<i>Complies – the development promotes the rural activities on the blocks by reducing the size of the larger lot, making it optimal size for needs and increasing the smaller lot to increase capacity. Neither block will be inconsistent with rural lot sizing as a result of the development.</i>

## 6.2 Reconfiguring a Lot Code – Mareeba Shire Council

### Criteria For Assessment

Performance Outcomes	Acceptable Outcomes	Compliance
<b>Area of frontage of lots – except for Rural zone</b>		
<b>PO1</b> Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	<b>AO1.1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b> .	<i>N/A Both Lots are in Rural Zone</i>
<b>Area of frontage of lots – Rural Zone</b>		
<b>PO1.1</b> No lots are created with an area of less than 60ha, except for where: (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional <i>rural lifestyle</i> lot or <i>rural residential purposes</i> lot; or	<b>AO1.1</b> No acceptable outcome is provided.	<i>Complies – No new lots are being created and both lots will be greater than 60ha.</i>

<p>(b) The subdivision is limited to the creation of one additional allotment to accommodate a <i>public reconfiguration purpose</i>.</p> <p>Note: This also applies to applications for boundary realignment.</p>		
<p><b>PO1.2</b></p> <p>Where for a boundary realignment, the realignment only occurs where it would:</p> <p>(a) Improve agricultural efficiency; or</p> <p>(b) Facilitate agricultural activity or conservation outcomes; or</p> <p>(c) Resolve boundary issues where a house, structure or works is built over the boundary line of the lots.</p>	<p><b>AO1.3</b></p> <p>No acceptable outcome is provided.</p>	<p><i>Complies – The development will coincide with the planning scheme as the min lot size is 60 ha Lot 5 on SP198648 is currently 44.38ha</i></p> <p><i>Increasing Lot 51 will make the lot more agriculturally viable with the ability to have more land for grazing. The realignment will also leave the land that has previously or is currently cropped in Lot 21</i></p>
<p><b>PO1.3</b></p> <p>Where for a boundary realignment, the proposed lots are:</p> <p>(a) Able to accommodate all buildings, structures and works associated with the rural use;</p> <p>(b) Suitable to allow the site to be provided with sufficient access;</p> <p>(c) Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke</p>	<p><b>AO1.3</b></p> <p>No acceptable outcome is provided.</p>	<p><i>Complies –</i></p> <ul style="list-style-type: none"> <li><i>A) No changes to locations of buildings and structures associated with rural use.</i></li> <li><i>B) No changes to access</i></li> <li><i>C) Complies</i></li> <li><i>D) Complies</i></li> <li><i>E) Complies</i></li> <li><i>F) Complies</i></li> </ul>

<p>and ash;</p> <p>(d) Do not constrain existing industries from expanding or new agricultural enterprises from being established;</p> <p>(e) Do not create new lots for <i>rural lifestyle</i> or <i>rural residential purposes</i>;</p> <p>and</p> <p>(f) Are not for the purposes of creating a separate house lot.</p>		
<p><b>PO1.4</b></p> <p>Where for the creation of one additional lot to accommodate a <i>public reconfiguration purpose</i>:</p> <p>(a) The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and</p> <p>(b) The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.</p>	<p><b>AO1.4</b></p> <p>No acceptable outcome is provided.</p>	N/A
<p><b>PO1.5</b></p> <p>Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where:</p> <p>(a) The subdivision divides one lot into two; and</p>	<p><b>AO1.5</b></p> <p>No acceptable outcome is provided.</p>	N/A



<p>(b) The existing lot is severed by a road that was gazetted before 9 May 2008; and</p> <p>(c) The resulting lot boundaries use the road as the boundary of division; and</p> <p>(d) The development:</p> <p>(i) facilitates agricultural activity; or</p> <p>(ii) facilitates conservation outcomes; and</p> <p>(e) The development ensures agricultural activity is not compromised.</p>		
<p><b>PO1.6</b></p> <p>All lots include a frontage that allows the site to be provided with sufficient access.</p>	<p>AO1.6</p> <p>Lots provided with a minimum frontage is accordance with Table 9.4.4.3B</p>	<p><i>Both Lots have adequate frontage – no changes to the current frontages as a result of the development.</i></p> <p><i>Access: There are no changes proposed to current access arrangements for either lot as a result of this development.</i></p> <p><i>The current access for Lot 121 is an informal access across Sunwater land, being Lot 10 on SP196701. The parent lot for this block has always had an informal access across Sunwater land. There are numerous areas within the shire where this is the case. There are also cases of where Sunwater land bisects the title so the lot has no formal access to parts of the Lot.</i></p> <p><i>There are a multitude of examples of lots within the shire where this is the case, The Mareeba Rodeo Grounds being another example. The precedent for obtaining a formal agreement with Sunwater for the existing use</i></p>

		<i>has proven to be lengthy, taking years to approve and the requirement for significant construction to satisfy Sunwater's condition in some cases. We believe this to be too onerous to enforce on a boundary re-alignment.</i>
<b>Existing buildings and easements</b>		
<b>PO2</b> Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	<b>AO2.1</b> Each land use and associated infrastructure is contained within its individual lot	<i>Complies</i>
	<b>AO2.2</b> All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	<i>Complies</i>
<b>PO3</b> Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	<b>AO3</b> No acceptable outcome is provided.	<i>Complies</i>

<b>Boundary realignment</b>		
<b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	<b>AO4</b> No acceptable outcome is provided.	<i>Complies</i>
<b>Access and road network</b>		
<b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	<b>AO5</b> No acceptable outcome is provided.	<p><i>There are no changes to the access for either lot as a result of this proposal.</i></p> <p><i>The current access for Lot 121 is an informal access across Sunwater land, being Lot 10 on SP196701. The parent lot for this block has always had an informal access across Sunwater land. There are numerous areas within the shire where this is the case. There are also cases of where Sunwater land bisects the title so the lot has no formal access to parts of the Lot.</i></p> <p><i>There are a multitude of examples of lots within the shire where this is the case, The Mareeba Rodeo Grounds being another example. The precedent for obtaining a formal agreement with Sunwater for the existing use has proven to be lengthy, taking years to approve and the requirement for significant construction to satisfy Sunwater's condition in some cases. We believe this to be too onerous to enforce on a boundary re-alignment.</i></p>
<b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that:	<b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and	<i>This development proposes no changes to current access arrangements.</i>

<p>(a) is consistent with that provided in the surrounding area;  (b) maximises efficiency and safety; and  (c) is consistent with the nature of the intended use of the lot.  <i>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</i></p>	<p>specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p><i>The current access for Lot 121 is an informal access across Sunwater land, being Lot 10 on SP196701. The parent lot for this block has always had an informal access across Sunwater land. There are numerous areas within the shire where this is the case. There are also cases of where Sunwater land bisects the title so the lot has no formal access to parts of the Lot.</i></p> <p><i>There are a multitude of examples of lots within the shire where this is the case, The Mareeba Rodeo Grounds being another example. The precedent for obtaining a formal agreement with Sunwater for the existing use has proven to be lengthy, taking years to approve and the requirement for significant construction to satisfy Sunwater's condition in some cases. We believe this to be too onerous to enforce on a boundary re-alignment.</i></p>
<p><b>PO7</b>  Roads in the Industry zone are designed having regard to:  (a) the intended use of the lots;  (b) the existing use of surrounding land;  (c) the vehicular servicing requirements of the intended use;  (d) the movement and turning requirements of B-Double vehicles.  <i>Note—The Parking and access code should be considered in demonstrating compliance with PO7</i></p>	<p><b>A07</b>  No acceptable outcome is provided.</p>	<p>N/A</p>

Rear lots		
<p><b>PO8</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gain</li> </ul>	<p><b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	N/A
	<p><b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.</p>	
	<p><b>AO8.3</b> Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul>	
	<p><b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. <i>Note—Figure A provides further guidance in relation to the desired outcome.</i></p>	
	<p><b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	
	<p><b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.</p>	

<b>Crime prevention and safety</b>		
<b>PO9</b> Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	<b>AO9</b> No acceptable outcome is provided.	<i>Complies</i> <i>There will be no impact on public safety or sight lines as a result of this boundary realignment.</i>
<b>Pedestrian and cycle movement network</b>		
<b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO10</b> No acceptable outcome is provided.	N/A
<b>Public Transport network</b>		
<b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and	<b>AO11</b> No acceptable outcome is provided.	N/A

(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement		
<b>Residential Subdivision</b>		
<b>PO12</b> Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	<b>AO12</b> No acceptable outcome is provided.	N/A
<b>Rural Residential zone</b>		
<b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m2 precinct, the 1 hectare precinct or the 2 hectare precinct.	<b>AO13</b> No acceptable outcome is provided.	N/A
<b>Additional provisions for greenfield development only</b>		
<b>PO14</b> The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.	<b>AO14</b> No acceptable outcome provided.	N/A
<b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and	<b>AO15</b> No acceptable outcome provided.	N/A



circulation for local vehicles, public transport, pedestrians and cyclists.		
<b>PO16</b> The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <i>Note—Figure B provides further guidance in relation to the desired outcome.</i>	<b>AO16</b> No acceptable outcome provided.	N/A
<b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	<b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	N/A
<b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes	<b>AO18</b> No acceptable outcome provided.	N/A
<b>PO19</b> Provision is made for sufficient open space To: (a) meet the needs of the occupiers of	<b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.	N/A

<p>the lots and to ensure that the environmental and scenic values of the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p>	<p><b>AO19.2</b></p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	
<p><b>PO20</b></p> <p>A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by appropriate infrastructure and embellishments;</p> <p>(d) to facilitate links between public open spaces;</p> <p>(e) which is co-located with other existing or proposed community infrastructure;</p> <p>(f) which is consistent with the preferred open space network; and</p> <p>(g) which includes a diversity of settings;</p>	<p><b>AO20</b></p> <p>No acceptable outcome is provided.</p>	<p>N/A</p>

## 6.3 Landscaping Code – Mareeba Shire Council

### Criteria for assessment

Performance Outcomes	Acceptable Outcomes	Compliance
For accepted development subject to requirements and assessable development		
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</li> </ul>	<p><i>N/A – Subject lots are identified within Rural Zone.</i></p>
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred</li> </ul>	<p><i>N/A – Subject lots are identified within Rural Zone.</i></p>

(d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip.	
<p>PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.</p>	<p>AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<i>N/A – Subject lots are identified within Rural Zone.</i>
	<p>AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<i>N/A – Subject lots are identified within Rural Zone.</i>
	<p>AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<i>N/A – Subject lots are identified within Rural Zone.</i>
<p>PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.</p>	<p>AO4.1 Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m<sup>2</sup>: (i) shade structures are provided for 50% of parking spaces; and</p>	<i>N/A – Subject lots are identified within Rural Zone.</i>

	(ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	<i>N/A – Subject lots are identified within Rural Zone.</i>
	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	<i>N/A – Subject lots are identified within Rural Zone.</i>
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	<i>N/A – Subject lots are identified within Rural Zone.</i>
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	<i>N/A – Subject lots are identified within Rural Zone.</i>
	AO6.3 Vegetation adjoining an electricity substation boundary,	<i>N/A – Subject lots are identified within Rural Zone.</i>

	at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	
For assessable development		
<p>PO7</p> <p>Landscaping areas are designed to:</p> <p>(a) be easily maintained throughout the ongoing use of the site;</p> <p>(b) allow sufficient area and access to sunlight and water for plant growth;</p> <p>(c) not cause a nuisance to occupants of the site or members of the public; and</p> <p>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</p>	<p>AO7 No acceptable outcome is provided.</p>	<p><i>N/A – Subject lots are identified within Rural Zone.</i></p>

## 6.4 Parking and Access Code – Mareeba Shire Council

### Criteria for assessment

Performance Outcomes	Acceptable outcomes	Compliance
<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: (f) nature of the use; (g) location of the site; (h) proximity of the use to public transport services; (i) availability of active transport infrastructure; and (j) accessibility of the use to all members of the community.	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	N/A
<b>Vehicle Crossovers</b>		
<b>PO2</b> Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	<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.	<i>The current access for Lot 121 is an informal access across Sunwater land, being Lot 10 on SP196701. The parent lot for this block has always had an informal access across Sunwater land. There are numerous areas within the shire where this is the case. There are also cases of where Sunwater land bisects the title so the lot has no formal access to parts of the Lot.</i>  <i>There are a multitude of examples of lots within the shire where this is the case, The Mareeba Rodeo Grounds being another example. The precedent for obtaining a formal agreement with Sunwater</i>

		<i>for the existing use has proven to be lengthy, taking years to approve and the requirement for significant construction to satisfy Sunwater's condition in some cases. We believe this to be too onerous to enforce on a boundary re-alignment.</i>
	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	N/A
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	N/A
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (d) the intensity of anticipated vehicle movements; (e) the nature of the use that they service; and (f) the character of the surrounding	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	N/A



Locality.		
For assessable development		
Parking area location and design		
<b>PO4</b> to: Car parking areas are located and designed (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	N/A
	<b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	N/A
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	N/A
	<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	N/A

	(d) provided at the side or rear of a building in all other instances.	
Site access and manoeuvring		
<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.	N/A
	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	N/A
	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	N/A
	<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	N/A

	buildings and end of trip facilities (where provided).	
<p><b>PO6</b> Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation; (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 onsite features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or (b) 6 metres if two way.</p>	N/A
	<p><b>AO6.2</b> For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.</p>	N/A
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	N/A
	<p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	N/A

	<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.	N/A
	<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.	N/A
	<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.	N/A
Servicing		
<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	<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.	N/A

<p>maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>A07.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	N/A
	<p><b>A07.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b>.</p>	N/A
Maintenance		
<p><b>PO8</b> Parking areas are used and maintained for their intended purpose.</p>	<p><b>A08.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	N/A
	<p><b>A08.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	N/A
End of trip facilities		
<p><b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient</p>	<p><b>A09.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b>.</p>	N/A
	<p><b>A09.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b>.</p>	N/A

bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.		
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable 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: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	N/A

## 6.5 Works, services and infrastructure code - Mareeba Shire Council

### Criteria for Assessment

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Compliance</b>
<b>PO1</b> Each lot has an adequate volume and supply of water that: meets the needs of users; is adequate for fire-fighting purposes; ensures the health, safety and convenience of the community; and 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: in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated water supply service area.	<i>N/A – Located in Rural Zone</i>
	<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: with a minimum capacity of 90,000L; fitted with a 50mm ball valve with a camlock fitting; and which are installed and connected prior to the occupation or use of the development.	<i>Existing water access arrangements will remain and proponents will ensure adequate water supply and storage where required.</i>
<b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that: meets the needs of users; is adequate	<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	<i>N/A Located in the Rural Zone</i>

for fire-fighting purposes; ensures the health, safety and convenience of the community; and minimises adverse impacts on the receiving environment.	Development Manual other than where located: in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated sewerage service area.	
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated sewerage service area.	N/A
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A
	AO3.2 On-site drainage systems are constructed: to convey stormwater from the premises to a lawful point of discharge; and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A
PO4 Each lot is provided with an adequate supply of electricity.	AO4 The premises: is connected to the electricity supply network; or has arranged a connection to the transmission grid; or where not connected to the network, an	<i>Complies – no changes to existing electricity services are proposed. All existing infrastructure connections are retained.</i>



	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: it is approved by the relevant regulatory authority; and it can be demonstrated that no air or noise emissions; and it can be demonstrated that no adverse impact on visual amenity will occur.	
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	<i>Complies – no changes to existing telecommunication services are proposed. All existing infrastructure connections are retained.</i>
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<i>Complies – No disruptions to public utilities expected.</i>
PO7 Excavation or filling must not have an adverse impact on the: streetscape; scenic amenity; environmental values; slope stability; accessibility; or privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	N/A
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	N/A
	AO7.3 Earthworks batters: are no greater than 1.5 metres in height; are stepped with a minimum width 2	N/A

	metre berm; do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; have a slope no greater than 1 in 4; and are retained.	
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: adjoining premises; or a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	N/A
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	N/A
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	N/A
PO8 The development has access to a transport network of adequate standard to provide	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed	<i>Complies – The realignment of the boundary proposes no changes that would have effect on the movement of</i>

for the safe and efficient movement of vehicles, pedestrians and cyclists.	in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<i>vehicles, pedestrians or cyclists.</i>
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	N/A
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies; achieve specified water quality objectives; minimise flooding; maximise the use of natural channel design principles;	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: 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 an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: drainage control; erosion control; sediment control; and water quality outcomes.	N/A

maximise community benefit; and minimise risk to public safety.		
	<p>AO10.2</p> <p>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: meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; is consistent with any local area stormwater water management planning; accounts for development type, construction phase, local climatic conditions and design objectives; and provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>	N/A
<p>PO11</p> <p>Storage areas for stormwater detention and retention: protect or enhance the environmental values of receiving waters; achieve specified water quality objectives; where possible, provide for recreational use; maximise community benefit; and minimise risk to public safety.</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	N/A
PO12	AO12.1	N/A

Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	
	AO12.2 Transportation of fill to or from the site does not occur: within peak traffic times; and before 7am or after 6pm Monday to Friday; before 7am or after 1pm Saturdays; and on Sundays or Public Holidays.	N/A
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	N/A
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	N/A
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	N/A
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: safety; drainage; visual amenity; and privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): must follow as close as possible to the existing contours; be contained within the premises and not the road reserve, 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.	N/A
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	N/A

PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.	AO16 Development is located where: soils are not contaminated by pollutants which represent a health or safety risk to users; or contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	N/A
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: 120 metres for residential development; and 90 metres for any other development.	N/A
	AO17.2  Fire hydrants are located at all intersections of accessways or private roads held in common private title.	N/A

## 6.6 Agricultural land overlay code

### Criteria For Assessment

Performance outcomes	Acceptable outcomes	Compliance
For accepted development subject to requirements and assessable development		
<p><b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) an overriding need exists for the development in terms of public benefit;</li> <li>(b) no suitable alternative site exists; and</li> <li>(c) loss or fragmentation is minimised to the extent possible.</li> </ul>	<p><b>AO1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <ul style="list-style-type: none"> <li>(a) animal husbandry; or</li> <li>(b) animal keeping; or</li> <li>(c) cropping; or</li> <li>(d) dwelling house; or</li> <li>(e) home based business; or</li> <li>(f) intensive animal industry (only where for feedlotting); or</li> <li>(g) intensive horticulture; or</li> <li>(h) landing; or (i) roadside stalls; or (j) winery.</li> </ul>	<p><i>Compliant – No net loss of productive capacity of the land between the two lots as a result of the development.</i></p>
For assessable development		
<p><b>PO2</b> Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) avoid land use conflict;</li> <li>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</li> <li>(c) avoid reducing primary production potential; and</li> <li>(d) not adversely affect public health, safety and amenity.</li> </ul>	<p><b>AO2</b> No acceptable outcome is provided.</p>	<p><i>Compliant – The land use of either block is not changing as a result of the development.</i></p>
<p><b>PO3</b> Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> <li>(a) ensures that agricultural land is not permanently alienated;</li> <li>(b) ensures that agricultural land is preserved for agricultural purposes; and</li> </ul>	<p><b>AO3</b> No acceptable outcome is provided.</p>	<p><i>Compliant – The development does not impact the agricultural productivity of the lots</i></p>

(c) does not constrain the viability or use of agricultural land.		
If for Reconfiguring a lot		
PO4 The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.	AO4 Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).	N/A – The development does not involve the creation of any new lots and is not within the Broadhectare rural area.
PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	AO5 No acceptable outcome is provided.	N/A – Subject lots are not severed by a gazetted road.
PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it: (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots.	AO6 No acceptable outcome is provided	<i>Complies</i> <i>Realignment of the boundary allows for the improvement of agricultural activity and efficiency of both lots.</i>



## 6.7 Bushfire hazard overlay code

### Criteria for Assessment

Performance outcomes	Acceptable outcomes	
<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.  <small>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</small>	<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 200kPa. OR	N/A
	<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. <small>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.</small>	<i>No changes to existing water requirements or network access.</i>

<b>For assessable development</b>		
<b>Land use</b>		
<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: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.  <small>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</small>	<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> : (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.	<i>Complies – no additional buildings or uses proposed as result of development – no buildings, structures, infrastructure or facilities on the property are related to the named usages.</i>

Lot design		
<p><b>PO3</b></p> <p>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> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) allows efficient emergency access to buildings for fire-fighting appliances.</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>OR</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><i>Complies – No new lots are created.</i></p>

Firebreaks and access		
<p><b>PO4</b></p> <p>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> <p>(a) ensuring adequate access for firefighting and other emergency vehicles;</p> <p>(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</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</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-003ao)</b>, roads are designed and constructed:</p> <p>(a) with a maximum gradient of 12.5%;</p> <p>(b) to not use cul-de-sacs; and</p> <p>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</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-003ao)</b>, firebreaks are provided:</p> <p>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</p> <p>(b) a minimum cleared width of 20 metre;</p> <p>(c) a maximum gradient of 12.5%; and</p> <p>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p><i>N/A – no new roads or access proposed.</i></p> <p>??</p>
Hazardous materials		
<p><b>PO5</b></p> <p>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><small>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</small></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><i>N/A</i></p>

Landscaping		
<p><b>PO6</b></p> <p>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><small>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</small></p> <p><small>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</small></p>	<p><b>AO6</b></p> <p>No acceptable outcome is provided.</p>	<p><i>N/A – no additional landscaping proposed.</i></p>
Infrastructure		
<p><b>PO7</b></p> <p>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><small>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</small></p>	<p><b>AO7</b></p> <p>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><i>N/A- No changes to existing infrastructure services.</i></p>
Private driveways		
<p><b>PO8</b></p> <p>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><small>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</small></p>	<p><b>AO8</b></p> <p>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 firefighting 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><i>N/A Proposal does not impact existing private driveways or vehicular access</i></p>

## 6.8 Environmental significance overlay code

### Criteria For Assessment

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><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p><b>AO1.1</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><i>N/A There is no regulated vegetation mapped within on either lot according to the Mareeba Shire Environmental Significance Overlay Map - OM004k</i></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><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></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><i>N/A There is no regulated vegetation mapped within on either lot according to the Mareeba Shire Environmental Significance Overlay Map - OM004k</i></p>

Regulated vegetation intersecting a watercourse		
<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><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></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><i>Clearing only for purposes of establishing a boundary and associated fence line.</i></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><i>Clearing only for purposes of establishing a boundary and associated fence line.</i></p>
Waterways and wetlands		
<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><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></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><i>N/A to this development</i></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><i>N/A</i></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></p> <p>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>	<i>N/A – no changes to existing stormwater discharge</i>
	<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></p> <p>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>	<i>N/A No changes to existing wastewater discharge</i>

#### For assessable development

#### Wildlife Habitat

<p><b>PO5</b></p> <p>Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic</p>	<p><b>AO5</b></p> <p>No acceptable outcome is provided</p>	<i>N/A</i>
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<p>animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
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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>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	N/A
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>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO7</b> No acceptable outcome is provided</p>	N/A
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>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><small>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.</small></p>	<p><b>AO8</b> No acceptable outcome is provided</p>	<p><i>Complies – There is a small section of 121RP903075 that is identified on the Environmental Significance Overlay Map OM004k as part of an ecological corridor. This development proposes no impact on this section of the lot.</i></p>
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## 6.9 - Flood hazard overlay code

### Criteria for Assessment

Performance outcomes		Acceptable outcomes	Compliance.
<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.	N/A	
<b>PO2</b> Essential community infrastructure is able to function effectively during and immediately after flood events.	<b>AO2</b> Design levels for buildings must comply with the flood immunity standards specified in <b>Table 8.2.6.3.B</b> and <b>Table 8.2.6.3.C</b> where within a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b> .	N/A	
<b>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.	N/A	
	<b>AO3.2</b> Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).	N/A	

<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><small>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.</small></p> <p><small>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:</small></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>	<i>N/A – No new buildings proposed.</i>
	<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><small>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.</small></p>	<i>N/A No New buildings proposed.</i>
	<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><small>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>.</small></p>	<i>N/A</i>
	<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>	<i>Compliant – no new lots created</i>
<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>	<i>N/A</i>

High flood hazard area		
<p><b>PO6</b> Development, where for a Material change of use within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM-006a-o)</b>, is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding;</p> <ul style="list-style-type: none"> <li>(b) flood risk acceptability of development;</li> <li>(c) vulnerability of and safety risk to persons associated with the use;</li> </ul>	<p><b>AO6.1</b> Uses within the following activity groups are not located within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>:</p> <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>	<i>N/A</i>

<p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p><b>AO6.2</b> Sport and recreation activities are not located within a 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	N/A
<p><b>PO7</b> Development is located and designed to:</p> <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p><small>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.</small></p>	<p><b>AO7.1</b> Buildings, including extensions to existing buildings are:</p> <p>(a) not located within the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>; or</p> <p>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p> <p>OR</p> <p><b>AO7.2</b> Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p><small>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity. 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.</small></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>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><small>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>.</small></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><small>Note—Building work must be certified by a qualified structural engineer.</small></p> <p><b>AO7.6</b> Dwellings do not exceed four bedrooms.</p> <p><b>AO7.7</b> Building work on an existing dwelling does not comprise additional bedrooms.</p> <p><b>AO7.8</b> Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	N/A
<p><b>PO8</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <p>(a) flood storage capacity of land;</p> <p>(b) flood conveyance function of land;</p> <p>(c) flood and drainage channels;</p> <p>(d) overland flow paths; and</p> <p>(e) flood warning times.</p>	<p><b>AO8</b> Filling above ground level is not undertaken in the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	N/A

Significant flood hazard area		
<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 floodhazard risk having regard to the: <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<b>AO9</b> The following uses are not located within a 'Significant flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> : <p>(a) Residential care facility;</p> <p>(b) Retirement facility;</p> <p>(c) Child care centre;</p> <p>(d) Hospital; or</p> <p>(e) Community use.</p>	N/A
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<b>PO10</b> Development, where involving a Material change of use or Building work, is located and designed to: <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p><small>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.</small></p>	<b>AO10.1</b> Buildings, including extensions to existing buildings are: <p>(a) elevated above the defined flood level; and</p> <p>(b) the defined flood event does not exceed a depth of 600mm; and</p> <p>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.</p> <p>OR</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>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p><small>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</small></p> <p><small>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.</small></p>	N/A
	<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><small>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.</small></p>	N/A
<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>(a) flood storage capacity of land;</p> <p>(b) flood conveyance function of land;</p> <p>(c) flood and drainage channels;</p> <p>(d) overland flow paths; and</p> <p>(e) flood warning times.</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.	N/A

For assessable development	
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.	
<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> <p>(a) indicates the position and path of all safe evacuation routes off the site; and</p> <p>(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.</p> <p><small>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 Flood hazard overlay map (OM006a-o) 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.</small></p>	<p><b>AO12</b> No acceptable outcome is provided.</p> <p>N/A</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> <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p>	<p><i>Complies – the proposed boundary realignment will;</i></p> <p>a) <i>have no impact on the hydrological function of the premises;</i></p> <p>b) <i>not increase the number of people calculated to be at risk from flooding;</i></p> <p>c) <i>have no impact on the flood impact on adjoining premises;</i></p> <p>d) <i>not propose any new buildings</i></p> <p>e) <i>not impact the carriage of debris in flood wates</i></p> <p>f) <i>not impact potential property damage</i></p> <p>g) <i>not impact existing access to buildings.</i></p>

## 6.10 Hill and slope overlay code

### Criteria for Assessment

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
Slope stability		
<p>PO1</p> <p>Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <ul style="list-style-type: none"> <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>	<p>AO1</p> <p>No acceptable outcome is provided.</p>	N/A
<p>PO2</p> <p>Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM008a-o) having regard to:</p> <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>	<p>AO2.1</p> <p>Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM008a-o).</p>	N/A
	<p>AO2.2</p> <p>Development is not located on land with a gradient of greater than 25%.</p>	N/A
	<p>AO2.3</p> <p>No lot less than 2,000m<sup>2</sup> is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p> <p><small>Note – Where a minimum lot size of less than 2,000m<sup>2</sup> applies under the Reconfiguring a lot</small></p>	N/A

	code, the lot size requirements of the Hill and slope overlay code prevail.	
Community infrastructure and essential services		
<p>PO3</p> <p>Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.</p>	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p><i>Compliant – no changes to existing community infrastructure and essential services are proposed.</i></p>

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Cassie Goes and Klinten Kuskopf
Contact name (only applicable for companies)	C/- Twine Surveys Pty Ltd
Postal address (P.O. Box or street address)	PO Box 146
Suburb	Atherton
State	QLD
Postcode	4883
Country	Australia
Contact number	07 40 911303
Email address (non-mandatory)	cassie@twinesurveys.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<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
		1074	Springmount Rd	Mutchilba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	121	RP903075	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
		0	Cascade Close	Mutchilba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	5	SP198648	Mareeba

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

#### 5) Are there any existing easements over the premises?

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot – Boundary Realignment – 2 into 2.

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

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

**6.4) Is the application for State facilitated development?**

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

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)

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

- ☐ Yes
- ☐ No

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

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

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

**Division 2 – Reconfiguring a lot**

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

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

2

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

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

**10) Subdivision****10.1) For this development, how many lots are being created and what is the intended use of those lots:**

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

**10.2) Will the subdivision be staged?**

- ☐ 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> )
L121 RP903075	346ha	21	243.6ha
L5 SP198648	44.38ha	51	146.7ha

**12.2) What is the reason for the boundary realignment?**

Increasing the production capacity and efficiency of both lots.

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

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

**Division 3 – Operational work****Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

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

**14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)**☐ 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 <i>(if applicable)</i> .		

## 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.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

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

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

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

☒ No

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

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

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

☒ No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](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	<input checked="" type="checkbox"/> Yes
<b>Note:</b> See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
<b>Note:</b> 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 <a href="#">DA Forms Guide: Planning Report Template</a> .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
<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> .	
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

## 25) Applicant declaration

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

**Note:** For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	