

Planning Assessment Report Proposed Dwelling House

12 Shiva Close, Kuranda, Queensland

June 2025



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Executive Summary

This Planning Assessment Report has been prepared by MasterPlan in support of a development application made by Alexandra Coghlan seeking a development permit for the proposed development of a Dwelling House. The application is made to the Mareeba Shire Council under the *Planning Act 2016* (Qld).

The application is made over land located at 12 Shiva Close, Kuranda Queensland, being Lot 11 RP898229.

The proposed development is in the Rural Residential Zone of the Mareeba Shire Council Planning Scheme where the proposed development is a Code Assessable Material Change of Use triggering the need for a development application to be made.

The assessment provided within this report and associated supporting documentation demonstrates that the proposed development satisfies the requirements of the relevant assessment benchmarks and represents an appropriate development outcome for the site and its local setting. It is the conclusion of our assessment that there are strong grounds for the application to be approved subject to reasonable and relevant conditions.

Site and Proposal Details		
Address of Site 12 Shiva Close, Kuranda Queensland		
Real Property Description	Lot 11 RP898229	
Site Area	4,629m²	
Easements	Easement D on RP 898229 Easement E on RP 898229	
Existing Use	None	
Landowner Alexandra Coghlan		
Proponent	Alexandra Coghlan	
Proposal	Dwelling House	
Local Government	Mareeba Shire Council	
Planning Scheme	Mareeba Shire Council Planning Scheme 2016	
Defined Use	Dwelling House	
Zone	Rural Residential Zone	
Overlays	 Environmental Significance Overlay Hill and Slope Overlay Residential Dwelling House and Outbuilding Overlay 	



Site and Proposal Details		
Assessment Manager	Mareeba Shire Council	
Referrals	None	

Aspects of Development				
Type of Approval	Type of Development	Category of Assessment		
Development Permit	Material Change of Use	Code		

Applicant Details		
Applicant	Alexandra Coghlan c/- MasterPlan SA Pty Ltd	
Applicants' Representative	Peter Stanley (MasterPlan)	
Applicants' Contact Details	MasterPlan 14 Sunshine Cove Way, Maroochydore QLD 4558 Phone: 07 5443 8546 Email: <u>peters@masterplan.com.au</u>	
MasterPlan Reference	40199	



1 Introduction

1.1 Overview

This Planning Assessment Report has been prepared by MasterPlan in support of a development application (DA) made by Alexandra Coghlan seeking a development permit for the proposed development of a dwelling house. The DA is made to the Mareeba Shire Council (Council) under the *Planning Act 2016* (Qld) (PA).

MasterPlan delivers urban and regional planning services across Australia through offices in South Australia, Northern Territory. and Queensland. This report has been prepared by MasterPlan's Queensland office.

The area of land proposed to be developed is currently unimproved and located at 12 Shiva Close, Kuranda Queensland, being Lot 11 RP898229 (Site).

The proposed development is in the Rural Residential Zone of the *Mareeba Shire Council Planning Scheme* 2016 (Planning Scheme) where the proposed development is a Code Assessable Material Change of Use (MCU) triggering the need for a DA to be made.

The DA is required to be assessed by the Council in accordance with the statutory requirements of the PA. The purpose of this report is to provide an overview of the proposed development and to detail how the proposal fits with the relevant assessment benchmarks.

1.2 Specialist Consultant Reports

This report should be read in conjunction with plans, drawings, and reports prepared by the following specialist consultants:

- Architectural drawings prepared by MT Design Collective.
- Ecological Assessment report prepared by Nature North Survey & Monitoring.
- Waste Management System design prepared by Wormsmart Biological Septic Systems.
- Detail Survey prepared by MD Land Surveys.
- Soil Sample Report prepared by Tandel Investments Pty Ltd as Dirt Professionals.

1.3 Pre-Lodgement Engagement with the Council

1.3.1 *Communications*

Pre-lodgement communications were conducted with the Council prior to making the DA.

Copies of key communications are included in Appendix A.



The key matters addressed in those communications and the applicant's response to those matters are summarised in **Table 1**.

Table 1: Council Pre-Lodgement Communications

Contact Person	Issue	Council Feedback	Applicant Response
Brian Millard – Coordinator Planning & Building – Mareeba Shire Council	The Councils online mapping tool indicates that the Site is subject to the Environmental Significance Overlay. Based on my review of the mapping tool, I am unclear about why there is a MSES waterway running through the adjoining property to the South. I believe that the MSES waterway is the Barron River. This MSES Waterway location appears to conflict with the Inland Waters layer on QLD Globe mapping tool which identifies the Barron River as being the only waterway within the area.	You are correct that the mapped waterway is the Barron River. There is a misalignment in the mapping layer, and it incorrectly shows the waterway and buffer further north than it truly is. Council does not consider 12 Shiva Close to be within a waterway buffer for the purposes of the Planning Scheme's Environmental Significance Overlay.	Noted, the Assessment against the Environmental Significance Overlay addresses that the Site is not impacted by the 'MSES Waterway' or 'MSES Waterway Buffer'.

1.4 Structure of this Report

To assist the Council in its assessment of the application, this planning assessment report includes the following sections:

Section 1	An introduction to the proposed development including a summary of pre-lodgement
	engagement activities and outcomes.
Section 2	A description of the context of the Site and information on the Site.
Section 3	A detailed description of the proposed development.
Section 4	An assessment of the provisions of the local and state planning frameworks that trigger the
	requirement for the proposed development to obtain a development permit.
Section 5	An assessment of the proposed development against the local planning scheme and any
	other relevant local planning instruments.
Section 6	An assessment of the proposed development against the relevant State planning
	instruments.
Section 7	An identification of the relevant referral agencies and an assessment of the proposed
	development against the relevant referral assessment matters.
Section 8	An overview of the assessment considerations and the assessment conclusions reached.



2 Context and Site Information

2.1 Context Information

2.1.1 Location and Land Uses

The proposed development will be in the local government area of the Mareeba Shire Council (Council) in the suburb of Kuranda, Queensland, which is 37 kilometres from the major regional centre of Mareeba and 29 kilometres from the major regional centre of Cairns.

Land use patterns in the locality of the proposed development are depicted in the Locality Plan provided in **Appendix B**.

The surrounding uses in the neighbourhood of the proposed development are described in Table 2.

Table 2: Surrounding Uses

Direction From Site	Surrounding Uses
North	Dwellings and Barron River
South	Dwellings, Barron River, Sandy Island and Kennedy Highway
East	Shiva Close and Dwellings
West	Dense bushland and Barron River

2.1.2 Transport Networks

The Site is located west of Shiva Close, which is a Council Controlled Road. Shiva Close connects to the Kennedy Highway, which is a State Controlled Road.

2.2 Site Information

2.2.1 Title and Survey Details

The Site Plan provided in **Appendix C** depicts land parcel boundaries, road parcels, and easements on the Site.

The Site comprises one allotment with a nett area of 4,629 square metres and is held by the registered owners as outlined in **Table 3** below.



Table 3: Site Details

Address	Lot and Plan	Title Reference	Lot Area	Owner
12 Shiva Close, Kuranda, Queensland 4881	Lot 11 on Registered Plan 898229	50160707	4,629m²	Alexandra Coghlan

The Site is subject to the easements listed in **Table 4**. An indication of the extent to which the proposed development would occupy the easements is also provided in **Table 4**.

Table 4: Easement Details

Reference	Land Burdened	Land Benefiting	Purpose	Occupied by Development
Easement No 701800717	Lot 11 RP898229	benefiting the land over Easement D on RP 898229	Access Easement	The proposed development is centrally located within the Site and does not occupy Easement D.
Easement No 701800719	Lot 11 RP898229	burdening the land to Lot 10 on RP 898229 over Easement E on RP 898229	Access Easement	The proposed development is centrally located within the Site and does not occupy Easement E.

The Site is not subject to any leases. A copy of the "SMART Map" of the Site published by the Queensland Government and search copies of Certificates of Title and Survey Plans for the Site are provided in **Appendix D**.

2.2.2 Historical and Existing Use and Development

The Site has historically been unimproved.

The existing development on the Site comprises of an existing concrete and dirt driveway, a timber deck and two outbuildings.

2.2.3 Road Access, Internal Driveway and Car Parking

The Site has frontage to Shiva Close of approximately 13.5 metres with an existing crossover of approximately 3.0 metres in width (refer **Figure 1**).





Figure 1: Existing Driveway Crossover (Source: Alexandra Coghlan).



The Site is accessed by an existing driveway approximately 70 metres long. The eastern part of the existing driveway is concrete as the eastern side of the driveway traverse steep land with a slope of 25 percent (refer **Figure 2**).



Figure 2: Existing Driveway – Concrete Section (Source: Alexabdra Coghlan).



The western part of the driveway is a dirt access track which connects to the existing car parking area (refer **Figure 3**).



Figure 3: Existing Driveway and Car Parking Area – Dirt Track Section (Source: Alexandra Coghlan).

2.2.4 Fencing

The existing Site incorporates fencing along the boundaries of the Site.

2.2.5 Utilities and Services

Dial Before You Dig records of services infrastructure for the Site indicates that the Site is connected to the following reticulated urban infrastructure (refer **Appendix E**).

- National Broadband Network (NBN) Co QLD:
 - The Site is connected to NBN infrastructure from the eastern Site boundary which connects to the Site internally along the northern boundary.
- Mareeba Shire Council:
 - The Council Infrastructure assets map obtained from the Dial Before You Dig enquiry identifies that the site is connected to the Councils water main infrastructure, which is located along the eastern (road frontage) boundary.



- The Council Infrastructure assets map identifies that there is a hydrant point located along the road frontage.
- Ergon QLD:
 - The Ergon Energy service infrastructure assets map obtained from the Dial Before You Dig enquiry identifies that adjacent to the north-east corner of the Site there is Pit Boundary (No. 19007) and Pole (No. 2072196). The map further identifies that along the eastern (road frontage) boundary there is a LV Cable (up to 1kV).

The Councils online mapping tool indicates that the Site is located within the Council's 'Garbage Benefited Area' where waste bins are collected on Mondays (**Appendix E**).

2.2.6 Topography

The Detail Survey prepared by MD Land Surveys (9 September 2024) depicts the detailed contours and features of the areas of the Site that are proposed for development. The detail survey shows that the driveway follows the contours of the Site by going down the slope on the east side of the Site and then the driveway goes up the slope on the western side of the site towards the existing car park and development area (**Appendix F**).

The Contour Plan of the entire Site provided in **Appendix G** sourced from the Queensland Globe Mapping tool indicates that the highest point of the Site is in the north-east corner at approximately 342 metres Australian Height Datum (AHD) and the south-west corner at approximately 341 metres AHD. The land generally slopes inward towards the centre of the Site from the east and western boundaries, where the centre of the site is at approximately 331 metres AHD.

The Site has a slope of 25.6 percent from the north-east corner to the centre of the Site. The Site has a slope of 17.5 percent from the south-west corner to the centre of the Site.

2.2.7 Surface Water Features, Watercourses, and Drainage

The watercourse identification map published by the Queensland Globe (QLD Globe) mapping tool indicates that there are no watercourses within the extent of the Site.

An Ecological Assessment report prepared by Nature North – Survey & Monitoring (refer **Appendix H**) identifies that there is a stream channel within the property. The report assesses that the stream channel only flows intermittently in response to wet season rainfall (refer **Figure 4**).





Figure 4: Unnamed Creek Channel within the Site (Source: Nature North – Survey & Monitoring)

2.2.8 Vegetation, Wildlife and Habitat

The regulated vegetation management (RVM) mapping provided on QLD Globe shows that the Site contains the following vegetation categories (refer **Appendix G**):

- A small part of the Site along the eastern (road frontage) boundary is mapped as being RVM Category X - exempt clearing work on Freehold/Indigenous/Leasehold land.
- The balance of the Site is within the RVM Category B remnant vegetation.



The Matters of State Environmental Significance (MSES) mapping provided on QLD Globe shows that the Site contains the following vegetation categories (refer **Appendix G**):

- MSES wildlife habitat Most of the site is mapped as containing MSES wildlife habitat (endangered or vulnerable) and MSES wildlife habitat (special least concern animal). The proposed development will be located within the area of the Site mapped as containing (endangered or vulnerable) and (special least concern animal) wildlife habitats.
- MSES vegetation and habitat Most of the Site is mapped as containing MSES regulated vegetation (essential habitat). The proposed development will be located within the area of the Site mapped as containing essential habitat vegetation.

The Ecological Assessment report documents an assessment of the potential for ecological impacts that could result from the construction of the proposed development. The report identifies that:

- The understorey is considerably disturbed and contains several exotic horticultural species, a legacy of past gardens.
- No threatened plants were confirmed but a palm located on the property may be the endangered Myola Palm.
- A diverse range of rainforest fauna were recorded including the endangered Spectacled Flying-Fox and vulnerable Macleay's Fig-Parrot.
- The critically endangered Kuranda Treefrog is not considered likely to occur on the property's unnamed creek as the habitat appears unsuitable.
- The endangered Southern Cassowary, though not recorded on the property, could be expected to occur intermittently.

The Ecological Assessment report concludes that if constructed within the property's existing cleared area and designed to minimise wastewater and storm water reporting to the creek, the planned dwelling is unlikely to have any adverse impact on the ecological values of the property or area.

The Ecological Assessment report advises that through removing rubbish and unnecessary fencing, reducing weed cover, and planting with appropriate native species, environmentally sensitive development of the block could result in improved habitat for native species.

2.2.9 Flood Hazards

The Flood Overlay Map from the Planning Scheme indicates that there are no flood hazard areas that affect the Site (**Appendix G**).

2.2.10 Bush Fire Hazards

The Bushfire Overlay Map from the Planning Scheme indicates that there are no bushfire hazard areas that affect the Site (**Appendix G**).



2.2.11 Hills and Slope

The Hill and Slope Overlay Map from the Planning Scheme indicates that most of the Site is mapped as being affected by the Hill and Slope mapping (**Appendix G**).

2.2.12 Contaminated Land

The Site is not identified on the councils mapping tool as being Contaminated land.

2.2.13 Heritage, Cultural and Archaeological Values

A search of the Aboriginal and Torres Strait Islander cultural heritage database and the Aboriginal and Torres Strait Islander cultural heritage register managed by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) indicates that there are no cultural or archaeological values affecting the site (refer **Appendix G**).

The site has no recorded European heritage values.

2.2.14 Minerals and Resources Permits

There are no exploration or production permits on or surrounding the Site.

2.2.15 Extractive Resources

There are no extractive resource operations on or surrounding the Site.

2.3 Development Approval History

A search of the Council's PDOnline system identifies that no recent development permits have been issued for the Site.



3 Proposed Development

3.1 Overview and Development Layout

The proposed development is for a dwelling house that has the following dimensions, length – 8.5 metres, width – 7.0 metres, height – 3.0 metres and a gross floor area of 59.5 square metres.

The proposed dwelling will have the following key elements:

- Two bedrooms.
- A living room.
- A dining room.
- A kitchen.
- A bathroom.

The development of the Site is proposed to occur in a single stage.

The proposed dwelling will connect to the existing timber deck located on the Site.

The proposed development located centrally along the western boundary of the Site.

3.2 Plans of Development

The proposed development is depicted on the Plans of Development listed in **Table 5** below and provided in **Appendix I**.

Table 5: Proposal Details

Drawing No.	Drawing Title	Prepared By	Revision	Date of Issue
P0D019	Site Plan - Proposed	MT Design Collective	3	12 May 2025
P0D019	Ground Floor Plan - Proposed	MT Design Collective	3	12 May 2025

Artist's impressions of the proposed development are provided on the Plans of Development.

3.3 Change of Use Aspects

3.3.1 Land Use

The proposed development involves the start of a new use of the premises for a dwelling house.



3.3.2 Road Access

Access to the proposed development from the road network will be provided by an existing driveway that is approximately 70 metres long.

3.3.3 Traffic Generation

The proposed development is for a dwelling house, which is anticipated to generate two to four vehicle trips per day. Therefore, the proposed development will slightly increase the amount of vehicle trips entering and egressing the Site from Shiva Close. The proposed development is not anticipated to adversely impact the operation of Shiva Close.

3.3.4 Parking and Loading

The proposed development will provide for one car parking area.

3.3.5 Accessibility

The proposed development will be provided by one access ramp with a maximum gradient of 1:14.

3.3.6 Waste Management

The proposed development will be provided with internal waste bins within the dwelling house. The proposed development will be provided with three bins (general waste, green waste and recycling waste) for waste collection from Shiva Close. The Site is located within the Council's 'Garbage Benefited Area' where waste bins are collected on Mondays.

3.3.7 Air Emissions

The proposed development is not anticipated to generate air emissions.

3.3.8 Noise Generation

The proposed development is not anticipated to generate any significant noise generation from the Site that is not abnormal from a dwelling house.

3.4 Development Aspects

3.4.1 Construction of Buildings

The proposed development incorporates the construction of buildings.

The location, scale and form of the proposed buildings are summarised in **Table 6**.



Table 6: Key Design Parameters

Building	Location on Site	Key Design Parameter	Dimensions
Dwelling House	The building will be located	Maximum building height	344.100 metres AHD
	centrally along the western boundary of the Site.	Finished floor level	341.300 metres AHD
		Dimensions	Length – 8.5 metres
			Width – 7.0 metres
			Height – 3.0 metres
		Gross floor area	59.5m²
		Minimum setbacks to boundaries (approximate)	Eastern boundary setback – 78 metres
			Southern boundary setback – 16 metres
			Northern boundary setback – 37 metres
			Western boundary setback – 2.7 metres

The proposed building is 59.5 square metres and is located on a Site with a total area of 4,629 square metres. Therefore, the total site coverage of the proposed building is 1.3 percent of the Site.

3.4.2 Land Suitability for Development

Dirt Professionals prepared a Soil Sample Report (**Appendix J**), which documented the soil profile, existing conditions and foundation recommendations for the proposed development. The findings of the report recommended the following:

- The building area should be stripped of all topsoil and tree roots/stumps. Any holes resulting from the removal should be recompacted as stated below.
- If any filling material is to be used as part of the foundation building platform, should be engineered in accordance with the requirements of AS 3798 Level 1, Guidelines on Earthworks for Commercial and Residential Developments. That is, the fill should be placed in no greater than 200-millimetre layers within 2.0 percent of optimum moisture content and at a density of not less than 95 percent of maximum standard dry density as per AS 1289. The filling used should be of a low plastic nature and free from any organic and deleterious materials.

3.4.3 Landscaping

The proposed development will not involve any landscape works.



3.4.4 Fencing

There are no proposals to install fencing as part of the proposed development.

3.4.5 Methods of Construction and Site Management

The proposed dwelling will be located on part of the Site with a crossfall from west down to the east of one in seven. This results in a difference in approximately 1.36 metres.

The proposed dwelling will be constructed off-site and transported to the Site for placement on foundation piles.

The construction site will be managed to ensure to protect the health, safety and welfare of workers and other people in accordance with Queensland's work health and safety legal framework as set out under:

- The Work Health and Safety Act 2011.
- The Work Health and Safety Regulation 2011.
- Codes of Practice.

3.5 Demolition Aspects

The proposed development will not involve the demolition and removal off-site of buildings and works.

3.6 Operational Work Aspects

3.6.1 Services and Infrastructure

The proposed development will be provided with the following services and infrastructure:

- National Broadband Network infrastructure.
- The Councils Water Services infrastructure.
- Ergon Energy electricity infrastructure.

The proposed development will manage wastewater on Site. The proposed development will utilise a WormSmart wastewater treatment system developed by 'WormSmart Biological Septic Systems'.

The website of WormSmart Biological Septic Systems (WBSS) ¹ describes that the WormSmart system as being:

Off grid wastewater treatment specialists, introduce this revolutionary secondary treatment system that has been meticulously developed to meet Australian standards as well as maintaining the fundamental principles held by Wormsmart, that being environmentally

¹ Wormsmart Biological Septic Tanks and Septic Systems – ECO-FRIENDLY SEPTIC SYSTEMS accessed 17 June 2025.



friendly, sustainable, user friendly, low maintenance and chemical free (unless chemicals are required by the regulator).

The Wormsmart plus system, is a fully self-contained system built off site and installed with minimal excavation, time and disruption to your property. In the unlikely situation where maintenance is required it is simple, easy and quick. Unlike most secondary systems, AWTS's, the Wormsmart plus system does not require quarterly servicing Depending on the council regulation). You will still enjoy all the ongoing benefits associated with the original Wormsmart system with no odours, no pump outs required, extremely low running and maintenance, organic waste disposal and completely passive treatment.

WBSS has advised that the WormSmart system model AWSP1800PF proposed to be used for the development is a "primary" based 'septic' system which also use biological filtration to produce a far greater quality of treated effluent than that of a standard primary. The WormSmart system and infiltration trench will be located on the north-eastern corner of the proposed development (refer **Appendix K**).

3.6.2 Road and Access Works

The proposed development will not involve any new road and access works because the Site is already provided by an existing driveway, where part of the eastern side of the driveway is concrete sealed as the driveway is traversing over steep land and the western side of the driveway is compacted dirt/gravel. The dwelling will be accessed on foot from the parking area.

3.6.3 Parking and Loading Works

The proposed development will not involve any parking and loading works, as the Site is already provided with a car parking area.

3.6.4 Excavating and Filling

The proposed development will not involve excavating or filling for, or incidental to the proposed budling works.

3.6.5 Vegetation Clearance

The proposed development will not involve the removal, destruction or lopping of trees and the removal of vegetation. The proposed development will be in an area of the Site that has already been cleared of vegetation (refer **Figure 5**).





Figure 5: Development Location – Existing Cleared Area and Timber Deck (Source: Alexandra Coghlan).

3.6.6 Signage Works

The proposed development will not involve the construction or putting up for display of signs or hoardings on the Site.

3.7 Construction Impacts

3.7.1 Noise Impacts

The proposed construction of the development is not anticipated to generate any significant increase in noise generation from the Site above existing levels.

3.7.2 Traffic Impacts

The construction of the proposed development is not anticipated to generate any significant increase in traffic generation from the Site above existing levels.



3.7.3 Environmental Impacts

The construction of the proposed development is not expected to significantly impact the environmental impacts. As concluded in the Ecological Assessment report, if constructed within the property's existing cleared area and designed to minimise wastewater and storm water reporting to the creek, the planned dwelling is unlikely to have any adverse impact on the ecological values of the property or area.

3.8 Reconfiguring a Lot Aspects

The proposed development will not involve reconfiguring a lot.



4 Permit Triggers and Category of Assessment

The provisions of the local and state planning frameworks that trigger the requirement for the proposed development to obtain a development permit are outlined as follows.

4.1 Material Change of Use

Under Schedule 2 of the PA, a material change of use, of premises, means any of the following that a regulation made under section 284(2)(a) of the PA does not prescribe to be minor change of use:

- (a) the start of a new use of the premises;
- (b) the re-establishment on the premises of a use that has been abandoned;
- (c) a material increase in the intensity or scale of the use of the premises.

The proposed development of a dwelling house is assessed to constitute a MCU because it involve the start of a new use of the premises for a dwelling.

4.2 Categorising Instruments

Under Section 43 of the PA, a categorising instrument is a regulation or local categorising instrument that does any or all of the following:

- (a) categorises development as prohibited, assessable or accepted development.
- (b) specifies the categories of assessment required for different types of assessable development.
- (c) sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against.

Local categorising instruments can be:

- A planning scheme.
- A temporary local planning instrument.
- A variation approval.

4.2.1 Planning Scheme

The local categorising instrument for the purposes of the DA is the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

4.2.2 Temporary Local Planning Instruments

Local governments may prepare a temporary local planning instrument (TLPI) to respond to changing and emerging planning issues.



There are no TLPI that are relevant to the types and categories of development and assessment for the Proposal.

4.2.3 Variation Approval

There are no preliminary approvals for the Site that vary the effect of the Planning Scheme.

4.3 Categories of Development and Assessment – Planning Scheme

Section 44 of the PA provides that there are three categories of development:

- Prohibited development is development for which a development application may not be made.
- Assessable development is development for which a development approval is required.
- Accepted development is development for which a development approval is not required.

Section 45 of the PA provides that categorising instruments may categorise assessable development as one of four levels of assessment for development:

- Accepted Development The proposed use does not require a development permit to operate.
- Accepted Development Subject to Requirements The proposed use must comply with the applicable assessment criteria (Acceptable Outcomes) within the applicable codes of a planning scheme. If compliance cannot be achieved the proposed use is elevated to a Code Assessable development and will require a development permit.
- Code Assessable A development permit is required. Assessment is against the applicable codes of a planning scheme.
- Impact Assessable A development permit is required from Council. Assessment is against the entire planning scheme and public notification is required. Other relevant matters may be given consideration.

The categories of development that trigger the requirement for the proposed development to obtain a development permit and the categories of assessment that are prescribed for the assessment of the proposed development under the Planning Scheme are outlined as follows.

4.3.1 Defined Use

The proposed development falls within the definitions of Dwelling House under the Planning Scheme.

A residential use of premises for one household that contains a single dwelling.

The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.



4.3.2 Zone(s)

The Planning Scheme includes the Site in the Rural Residential Zone.

The Zoning Plan in **Appendix L** depicts the zoning of the Site and its surrounds.

The categories of development and assessment that are prescribed for the proposed development in the Tables of Assessment for the Rural Residential Zone are summarised in **Table 7**.

Table 7: Categories of Assessment – Zone

Type of Development	Description	Section of Planning Scheme	Category of Development
Material Change of Use (MCU)	Dwelling House	Part 5, Section 5.5, Table 5.5.10	Accepted

4.3.3 Overlays

Under the Planning Scheme, the Site is subject to overlays that apply to the whole or parts of the Site as listed in **Table 8**.

Table 8: Overlays







The categories of assessment that are prescribed in the relevant overlay codes for the proposed development are set out in **Table 9**.



Table 9: Categories of Development and Assessment – Overlays

Overlay	Changes to the Category of Assessment
Environmental Significance Overlay Material change of use in an area of 'Wildlife habitat' identified on the Environmental significance overlay maps (OM-004a-o)	The proposed development involves an MCU on a Site located within the 'Wildlife habitat' of the Environmental significance overlay, therefore the category of assessment is changed to Code assessment.
 Hill and Slope Overlay Development within the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) that involves: (a) clearing of vegetation; or (b) building work; or (c) filling or excavation. 	The proposed development involves building work within an area of the Site that is mapped within the 'Hill and slope area' identified on the Hill and slope overlay maps. Therefore, the category of assessment is changed to Code assessment
Residential dwelling house and outbuilding overlay Material change of use for Dwelling house within the 'Residential dwelling house and outbuilding area' identified on the Residential dwelling house and outbuilding overlay maps (OM-0010a-o) if not complying with one or more of the relevant acceptable outcomes of the requirements.	The preliminary Assessment of the Residential dwelling house and outbuilding overlay identifies an area of non-compliance with an AO. Therefore, the category of assessment is changed to Code assessment.

4.3.4 Category of Assessment – Local Plan

Under the Planning Scheme, the site is not subject to the provisions of a Local Plan or Neighbourhood Plan.

4.3.5 Categories of Development and Assessment - Planning Scheme - Temporary Local Planning Instrument

There are no Temporary Local Planning Instruments that are relevant to the Site or the Proposal.

4.3.6 Overall Categories of Development and Assessment

The overall category of assessment for the proposed development is determined to be a Code Assessable Development requiring that an application be made for a development permit.

4.4 Notice Requirements

As the proposed development requires code assessment and does not include a variation request, public notification in accordance with the requirements of the DA Rules is not required.

4.5 Assessment Manager

In accordance with the PR, the assessment manager for the DA is the Council.



5 Planning Scheme Assessment

5.1 Assessment Matters

Section 45(3) of the PA provides that a code assessment is an assessment that must be carried out against the assessment benchmarks in a categorising instrument for the development.

Under Section 5.3.3 of the Planning Scheme, Code Assessable development:

- 1. Is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column. The assessment benchmarks identified in the assessment benchmarks column are:
 - (a) the relevant code, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes of the specified code.
 - (b) the relevant zone code, being the code purpose and overall outcomes;
 - (c) supported by any planning scheme policy identified in the relevant code
- 2. That occurs because of being accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s), must be assessed against the assessment benchmarks for the development, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with.
- 3. That complies with the purpose, overall outcomes and the performance outcomes or acceptable outcomes of the code complies with the code.
- 4. Is to be assessed against any assessment benchmarks for the development identified in section 26 of the PR.

The assessment benchmarks for the development identified in Section 26 of the PR include the Councils Local Government Infrastructure Plan (LGIP).

In accordance with Section 26(3) of the PR, the Council may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

5.2 Assessment Benchmarks

The applicable codes of the Planning Scheme that contain assessment benchmarks for assessable development that are assessed to be relevant to the assessment of the proposed development are listed in **Table 10**.



Table 10: Applicable Codes with Relevant Assessment Benchmarks

Code Type	Applicable Code
Zone Code	Rural Residential Zone Code
Overlay Codes	Environmental Significance Overlay Code Hill and Slope Overlay Code Residential Dwelling House and Outbuilding Overlay Code

5.3 Planning Scheme Policies

The Planning Scheme Policies of the Planning Scheme that are relevant to the assessment of the proposed development and the applicable Codes of the Planning Scheme that they relate to, are listed in **Table 11**.

Table 11: Applicable Planning Scheme Policies

Planning Scheme Policy	Relevant Code(s)
Planning Scheme Policy 2 – Ecological Assessment Reports.	Environmental Significance Overlay Code
Planning Scheme Policy 5 – Preparation of Geotechnical Reports	Hill and Slope Overlay Code
Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Residential Dwelling House and Outbuilding Overlay Code

5.4 Purpose and Overall Outcomes

Assessments of the Proposal against the purposes and overall outcomes of the relevant codes of the Planning Scheme are provided in **Appendix M**. The assessments demonstrate that the proposed development will either support the achievement of, or not conflict with the achievement of, the purposes and overall outcomes of the relevant codes.

5.5 Assessment Against Acceptable and Performance Outcomes

5.5.1 Zone Code

Assessments of the proposed development against the Acceptable Outcomes (AO) and Performance Outcomes (PO) of the relevant Zone Code of the Planning Scheme are provided in **Appendix M**. The assessments take into consideration any relevant Planning Scheme Policies. The assessments demonstrate that the proposed development complies with all applicable AO except for the AO listed in **Table 12**.



Table 12: Non-Compliances with AO

Code	AO	Reason(s) for Non-Compliance with AO
Rural Residential Zone Code	 AO3 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road; (c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m2 precinct; and (e) 3 metres from a side or rear boundary otherwise. 	The proposed development has a setback to the western boundary of 2.712 metres, which does not meet the 3.0 metres rear setback requirement under AO3(e).

For aspects of non-compliance with relevant AO, the assessments provided in **Appendix M** demonstrate that the proposed development complies with the corresponding PO as identified in **Table 13**.

Code	AO	PO	Reason(s) for Compliance With PO
Rural Residential Zone Code	 AO3 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State- controlled Road. (b) 6 metres from a frontage to any other road. (c) 10 metres from a boundary to an adjoining lot in the 2-hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone. (d) 5 metres from a boundary to an adjoining lot in the 4,000m2 precinct; and (e) 3 metres from a side or rear boundary otherwise. 	 PO3 Development is sited in a manner that considers and respects: (a) The siting and use of adjoining premises. (b) Access to sunlight and daylight for the site and adjoining sites. (c) Privacy and overlooking. (d) Opportunities for casual surveillance of adjoining public spaces. (e) Air circulation and access to natural breezes. (f) Appearance of building bulk; and (g) Relationship with road corridors. 	The proposed development is located on a lot that adjoins a residential lot to the north and south, a road to the east and the Barron River to the west. Therefore, because the proposed development is sited along the western side of the Site and will not impact the use of the adjoining premises with respect to the following: (a) access to sunlight and daylight for the site and adjoining sites. (b) privacy and overlooking. (c) opportunities for casual surveillance of adjoining public spaces. (d) air circulation and access to natural breezes. The proposed development will not impact the road corridor.



5.5.2 Overlay Codes

Assessments of the proposed development against the Acceptable Outcomes (AO) and Performance Outcomes (PO) of the relevant Overlay Codes of the Planning Scheme are provided in **Appendix M**. The assessments take into consideration any relevant Planning Scheme Policies. The assessments demonstrate that the proposed development complies with all applicable AO except for the AO listed in **Table 14**.

Table 14: Non-Compliances with AO

Code	AO	Reason(s) for Non-Compliance with AO
Residential Dwelling House and Outbuilding Overlay Code	 AO5 Car parking spaces are provided in accordance with the following minimum rates: (a) one covered space per dwelling house; and (b) one space per secondary dwelling. 	The proposed development does not provide for a covered parking space for the dwelling and because the proposed development does not involve a secondary dwelling a second parking space will not be provided for a secondary dwelling.

For aspects of non-compliance with relevant AO, the assessments provided in **Appendix M** demonstrate that the proposed development complies with the corresponding PO as identified in **Table 15**.

Table 15: Compliances with PO where there is Non-Compliance with AO

Code	AO	PO	Reason(s) for Compliance With PO
Residential Dwelling House and Outbuilding Overlay Code	AO5 Car parking spaces are provided in accordance with the following minimum rates: (a) one covered space per dwelling house; and (b) one space per secondary dwelling.	 PO5 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	The proposed development provides for 1 car parking space for the dwelling house, which accommodates the demand likely generated by the proposed development having regard to the nature of the use, location of the site, proximity of the use to public transport services, availability of active transport infrastructure and accessibility of the use to all members of the community.

5.6 Infrastructure Charges

The Site is not located within a priority infrastructure area of the Planning Scheme.



6 State Planning Assessment

6.1 Assessment Matters

Section (3)(b) of the PA provides that a code assessment is an assessment that must be carried out having regard to any matters prescribed by regulation.

The assessment benchmarks for the development identified in Section 26 of the PR include

- Assessment benchmarks stated in the regional plan for a region, to the extent the regional plan is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme.
- Assessment benchmarks stated in Part E of the State Planning Policy, to the extent Part E is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme.
- Assessment benchmarks stated in any temporary State planning policy applying to the Site.

In accordance with Section 26(3) of the PR, the Council may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

6.2 Regional Plan

The relevant regional plan is the Far North Queensland Regional Plan 2009-2031 (Regional Plan).

The Planning Scheme advises that the Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Regional Plan as it applies in the Planning Scheme area. Assessment against the assessment benchmarks of the Regional Plan is therefore not required.

6.3 State Planning Policy

The State Planning Policy (SPP) expresses the State of Queensland's interests in land use planning and development. The SPP contains state interest policies and where relevant, the assessment benchmarks for each state interest. To support the SPP, where relevant, matters of State interest are spatially defined as layers included in the SPP Interactive Mapping System (IMS). An extract from the IMS for the Site is provided in **Appendix G**.

The IMS indicates that the following State Planning Policy mapping layers are relevant to the Site:

- Strategic Airports and Aviation Facilities:
 - Aviation facility.
- Biodiversity:
 - MSES Wildlife habitat (endangered or vulnerable).


- MSES Wildlife habitat (special least concern animal).
- MSES Regulated vegetation (essential habitat).
- Natural Hazards Risk and Resilience:
 - Flood hazard area local government flood mapping area.

Part 2 of the Planning Scheme advises that the Minister has identified that all aspects of the SPP are reflected in the Planning Scheme. An assessment of the proposed development against the assessment benchmarks of the SPP is therefore not required.

6.4 Temporary State Planning Policies

There are no temporary State Planning Policies that apply to the Site or the proposed development.



7 Referral Agencies

7.1 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications by the Chief Executive or a referral agency under the PA.

The State Development Assessment Online Mapping System (DAMS) identifies development assessment triggers and referrals and helps to interpret the SDAP. The DAMS also contains mapping of assessment benchmarks under the State Planning Policy (SPP) and indicative mapping to identify where other State Government planning mechanisms may apply.

An extract from the DAMS for the Site is provided in **Appendix G**. The DAMS mapping for the Site advises the following matters of State interest:

- Water resource planning area boundaries.
- Regulated vegetation management map (Category A and B extract).

7.2 Referral Triggers

An assessment of the proposed development against Schedule 10 of the PR taking account of the DAMS mapping for the Site indicates that there are parts of Schedule 10 that are applicable to the proposed development (refer **Appendix N**). An assessment of the proposed development against the relevant referral triggers is set out in **Table 16**. The assessment confirms that the DA requires referral and an assessment against the SDAP.

Table 16:	Referral	Triggers	

Matter			Referral Trigger	Assessment of Trigger	Referral Required	Referral Agency
Clearing Native Vegetation	of us loca	e that l categ nat is !	ent application for a material change is assessable development under a gorising instrument and relates to a 5ha or larger, if— application— Is for a preliminary approval that includes a variation request; and Relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category a area or category b area; and Is for a material change of use, other than a non-referable material change of use; or	Although the Site is mapped as containing category B vegetation, the development is not located on a site greater than 5ha.	No	State Development and Assessment Agency (SARA)

Proposed Dwelling House | vX.0 | 40199REP01.docx



8 Conclusion

This Planning Assessment Report has been prepared by MasterPlan in support of an application made by our Client under Section 51 of the PA seeking a development permit for the proposed development of a dwelling house.

The application is made over land located at 12 Shiva Close, Kuranda Queensland, being Lot 11 RP898229 (Site).

The Site is in the Rural Residential Zone and is subject to several planning scheme overlays.

The proposed development is a code assessable material change of use under the Planning Scheme which triggers the need for a development application to be made.

The assessments contained in this report demonstrate that:

- The proposed development achieves compliance with the purpose and overall outcomes of the Rural Residential Zone Code, Environmental Significance Overlay Code, Hill and Slope Overlay Code and Residential Dwelling House and Outbuilding Overlay Code.
- The proposed development complies with all relevant and applicable assessment benchmarks for the development, except for the Acceptable Outcome (AO3) of the Rural Residential Zone Code, where the proposed development is required to have a 3.0-metre rear boundary setback. The proposed development is assessed to comply with the Performance Outcome (PO3) of the Rural Residential Code.
- The proposed development complies with all relevant and applicable assessment benchmarks for the development, except for the Acceptable Outcome (AO5) of the Residential Dwelling House and Outbuilding Overlay Code, where the proposed development is required to provide one covered car parking space for the dwelling house. The proposed development is assessed to comply with the Performance Outcome (PO5) of the Residential Dwelling House and Outbuilding Overlay Code.
- The proposed development complies with all relevant and applicable assessment benchmarks for the development in the Environmental Significance Overlay Code.
- The proposed development complies with all relevant and applicable assessment benchmarks for the development in the Hill and Slope Overlay Code.

Proposed Dwelling House | vX.0 | 40199REP01.docx



In accordance with Section 60(2)(a) of the PA, we submit that the Council must decide to approve the proposed development subject to the imposition of reasonable and relevant conditions.

Section 60(2)(b) of the PA provides that the Council may decide to approve the proposed development even though the development does not comply with some of the assessment benchmarks. We submit that the Council can approve the proposed development despite the aspects of non-compliance with one AO.

Kete de

Peter Stanley RPIA Bachelor of Town Planning

Proposed Dwelling House | vX.0 | 40199REP01.docx





Appendix A Pre-Lodgement Communications

From:	Brian Millard
To:	Bradman Turner
Cc:	Peter Stanley; Carl Ewin
Subject:	[Pending]RE: 40199 - Council Online Mapping tool
Date:	Monday, 2 June 2025 1:44:30 PM
Attachments:	image009.png
	image010.png
	image011.png
	image012.png
	image013.png
	image014.png
	image001.png
	image002.png

You don't often get email from brianm@msc.qld.gov.au. Learn why this is important

Hi Bradman,

You are correct that the mapped waterway is the Barron River. There is a misalignment in the mapping layer, and it incorrectly shows the waterway and buffer further north than it truly is.

Council does not consider 12 Shiva Close to be within a waterway buffer for the purposes of the Planning Scheme's Environmental Significance Overlay.

Regards

Brian Millard Coordinator Planning & Building

 Phone:
 1300 308 461 | Direct:
 07 4086 4657

 Email:
 brianm@msc.qld.gov.au | Website:
 www.msc.qld.gov.au

 65
 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Bradman Turner <bradmant@masterplan.com.au>
Sent: Friday, 30 May 2025 10:48 AM
To: Info <info@msc.qld.gov.au>
Cc: Peter Stanley <PeterS@masterplan.com.au>
Subject: 40199 - Council Online Mapping tool

Attention Development Services.

Good Morning,

I am currently preparing a preliminary due diligence investigation for our client at their property in Kuranda, being 12 Shiva Close, as part of my investigation we are identifying mapped constraints over the Site.

I note that the Councils online mapping tool indicates that the Site is subject to the Environmental Significance Overlay. Based on my review of the mapping tool, I am unclear about why there is a MSES waterway running through the adjoining property to the South. I believe that the MSES waterway is the Barron River.



This MSES Waterway location appears to conflict with the Inland Waters layer on QLD Globe mapping tool which identifies the Barron River as being the only waterway within the area.



Could the Council please provide some clarity with regards to the location of the MSES waterway and whether or not the Site is subject within the 100-metre buffer distance.

Please feel free to contact me at 0426 610 025 to discuss.

King Regards,

Bradman Turner

bradmant@masterplan.com.au 0426 610 025

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QLD | SA | NT Gubbi Gubbi Country 14 Sunshine Cove Way Maroochydore QLD 4558 07 5443 8546





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Appendix B Locality Plan



Subject Site – Lot 11 RP898229 (4,629m²)



LOCALITY PLAN

12 Shiva Close KURANDA

for Alexandra Coghlan





Appendix C Site Plan



Subject Site – Lot 11 RP898229 (4,629m²)

Easement E



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SITE PLAN

12 Shiva Close KURANDA

for Alexandra Coghlan





Appendix D Title Information



Current Title Search

Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	50160707
Date Title Created:	24/02/1997
ous Title:	21423139

ESTATE AND LAND

Estate in Fee Simple

LOT 11 REGISTERED PLAN 898229 Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 717200471 20/04/2016

ALEXANDRA COGHLAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

- 1. Rights and interests reserved to the Crown by Deed of Grant No. 20100149 (POR 518)
- 2. EASEMENT No 701800717 10/02/1997 at 15:11 benefiting the land over EASEMENT D ON RP 898229
- 3. EASEMENT No 701800719 10/02/1997 at 15:12 burdening the land to LOT 10 ON RP 898229 OVER EASEMENT E ON RP 898229

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority ** End of Current Title Search **

RP898229 V0 REGISTERED Recorded Date 10/02/1997 15:08 Page 1 of 2 Not To Scale



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	\$341 10/02/1997 15:09 CS 400 NT PLAN OF SURV OR	JG	Particulars ente	ered in the Rep	24 FEB	es Nysted	11		
	I/We Fereshteh Rameshina, Kerry Y Robert Allan Keith Young, Joseph	Fair	Title Reference	Description		New Lots	Road	Ents	
	Roxlyn Jane Falvo	,	21423139	Lot 2 on P	P 748880	7-1Z	New Rd	<u>B-K,L,</u> M	
	(Names in full) • As Registered Owner of this land • As Losses/s of agree to this Plan, # and dedicate the Public Use Lan in accordance with Section 50 of the Land Title Act	f Miners Homestead nd as shown hereon 1994.	7 50/6 5 9 10 11 12 50/6	4567				· · · · · · · · · · · · · · · · · · ·	898229
	Signature of Owner/s * Lessee/o								
	K.Ce. Joung ; Lefterselfar								
	 Rule out whichever is inapplicable # NOTE: A Lessee of a Miners Homestead is unable to dedice 	ate Public Use Land.							
	Mareeba Shire Council certifies that all the requirements of this Council, the Loc 1993, the Local Government (Planning and Environment) Ac Laws, #and the City of Bricbane Act 1924 and all Ordinam been complied with and approves this plan of Subdivision, registration of Easement C in favour co Shire Council for drainage purposes an registration of Easements Ly X and M i Far North Queensland Electricity Corport	ct 1990 and all Local cos thoroundor , have SUBJECT TO of the Mareeba nd to the							
	electricity purposes.								
898229	C.J. Lewis	August 1996 Mayor # Appointed Officer ief Executive Officer					•		
	• Insert the name of the Local Government # Delete for Local Governments other than the City of Brisbane	8				*	F.O.	i.e	11.000
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	Receipt No. 871128	Charted	1	8 Ass \$	Lands File Local Government	Reference			
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Document Set ID: 4517839 Version: 0, Version Date: 01/01/1900



Version: 0, Version Date: 01/01/1900

dia.gov.au/nousing/buying-owning-nome/property-ia



Appendix E Dial Before You Dig and Council Services Map

То:	Bradman Turner
Phone:	Not Supplied
Fax:	Not Supplied
Email:	bradmant@masterplan.com.au

Dial before you dig Job #:	50292585	BEFORE
Sequence #	255699941	YOU DIG
Issue Date:	28/05/2025	Zero Domoge - Zero Horm
Location:	12 Shiva Cl , Kuranda , QLD , 4881	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

.4.	
<u></u>	Parcel and the location
3	Pit with size "5"
(28)	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
\otimes	Pillar
2 PO-T-25.0m P40-20.0m 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
-3 10.0m	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
-0-0-	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
-0-0-	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
-0-0-	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
TROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 I cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn**[™] network that you are/become aware of. Notification may be by telephone - 1800 626 329.



DBYD JOB:50292585 SEQ:255699940 - 12 Shiva Cl, Kuranda, QLD, 4881 USER REF= 40199



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Discutive into Steries Details of 7838 RGON ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.



Discutive into Set 10:14547488878600 ENERGY NETWORK electrical network. As variations may exist no responsibility is incurred by ERGON ENERGY NETWORK for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.



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Council Services - Garbage Collection

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Appendix F Detailed Survey

Contour Survey Plan

Property Description

(Lot 11	on RP898229
12 Shiva	Close, Kuranda

Legend



0

goycrbtg





Appendix G Mapped Information

Contour Map

16°48'42"S 145°37'51"E





Legend located on next page

A product of

0 10 metres Scale: 1:467

Printed at: A4 Print date: 18/6/2025 Not suitable for accurate measurement. Projection: Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

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Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

16°48'44"S145°37'54"E

16°48'44"S 145°37'51"E Document Set ID: 4517839 Version: 0, Version Date: 01/01/1900

Contour Map

E Legend

Contour SRTM 10m

- Index Contour
- Intermediate Contour

Contour LiDAR 5m

- Index Contour
- Intermediate Contour

Contour LiDAR 1m

- Index Contour
- ---- Intermediate Contour

Land parcel

Parcel

Land parcel - gt 1 ha

Land parcel - gt 10 ha

Parcel

Easement parcel

Land parcel - gt 1000 ha

Parcel

Places: Land parcel

11RP898229

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Roads and tracks

- 🛑 Motorway
- 🛑 Highway
- Secondary
- ---- Connector
- Local
- Restricted Access Road
- Mall
- **—** Busway
- Bikeway
- Restricted Access Bikeway
- Walkway
 - Restricted Access
 Walkway
- ••• Non-vehicular Track
- • Track
- Restricted Access Track
- --- Ferry
- Proposed Thoroughfare

Railway stations

- 良
- Railways

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Bridges

Tunnels

...

Regulated vegetation management map (RVM)

16°48'42"S 145°37'51"E





Document Set ID: 4517839 Version: 0, Version Date: 01/01/1900 16°48'42"S 145°37'54"E

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Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

16°48'44"S 145°37'54"E

management map (RVM)
Regulated vegetation management map (RVM)

E Legend

RVM category A - vegetation offsets; compliance notices; VDecs



RVM category B - remnant vegetation

RVM category C - high-value regrowth vegetation



RVM category R - reefregrowth watercourse vegetation

RVM category X - exempt clearing work on Freehold/Indigenous/Leasehold land



Land parcel



Land parcel - gt 1 ha

Parcel

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Parcel
Easement parcel
Land parcel - gt 1000 ha
Parcel
Places: Land parcel
11RP898229

Matters of state environmental significance (MSES)

MSES wildlife habitat



16°48'44"S 145°37'51"E



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Matters of state environmental significance (MSES)

MSES wildlife habitat

Eegend

MSES wildlife habitat [endangered or vulnerable]

\mathbb{Z}

MSES wildlife habitat [special least concern animal]

MSES wildlife habitat [SEQ koala habitat core]

MSES wildlife habitat [SEQ koala habitat locally refined]

 \backslash

MSES wildlife habitat [sea turtle nesting areas]

Land parcel



Land parcel - gt 1 ha

Parcel

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Parcel
Easement parcel
Land parcel - gt 1000 ha
Parcel
Places: Land parcel
11RP898229

MSES vegetation and habitat

MSES regulated vegetation (essential habitat) 16°48'42"S 145°37'51"E



16°48'44"S 145°37'51"E

🔃 Queensland Globe 16°48'42"S 145°37'54"E

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Document Set ID: 4517839 Version: 0, Version Date: 01/01/1900

MSES vegetation and habitat

MSES regulated vegetation (essential habitat)

Eegend

MSES regulated vegetation [category B endangered or of concern]

MSES regulated vegetation [category Cendangered or of concern]

MSES regulated vegetation [category R-GBR riverine]

MSES regulated vegetation [essential habitat]

MSES regulated vegetation [100m from wetland]



Land parcel

Parcel

Document Set ID: 4517839 Version: 0, 0 and 0 at 0 at 1900 1 ha Attribution

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Parcel
Land parcel - gt 10 ha
Parcel
Easement parcel
Land parcel - gt 1000 ha
Parcel
Places: Land parcel
11RP898229



Environmental Significance Overlay - Matters of State Ecological Significance

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Map Grid of Australia Zone 55 (GDA94)

Search report reference number: 187393

The Aboriginal and Torres Strait Islander Cultural Heritage Database (cultural heritage database) and Aboriginal and Torres Strait Islander Cultural Heritage Register (cultural heritage register) have been searched in accordance with the location description provided, and the results are set out in this report.

The cultural heritage database is intended to be a research and planning tool to help Aboriginal and Torres Strait Islander parties, researchers, and other persons in their consideration of the cultural heritage values of particular areas.

The cultural heritage register is intended to be a depository for information for consideration for land use and land use planning, and a research and planning tool to help people in their consideration of the Aboriginal cultural heritage values of particular objects and areas.

Aboriginal or Torres Strait Islander cultural heritage which may exist within the search area is protected under the <u>Aboriginal Cultural Heritage Act 2003</u> and the <u>Torres Strait Islander Cultural Heritage Act 2003</u> (the Cultural Heritage Acts), even if the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (the Department) has no records relating to it.

The placing of information on the database is not intended to be conclusive about whether the information is up-todate, comprehensive or otherwise accurate.

Under the Cultural Heritage Acts, a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located on private land.

Please refer to the Department website <u>https://www.qld.gov.au/firstnations/environment-land-use-native-title/</u> <u>cultural-heritage/cultural-heritage-duty-of-care</u> to obtain a copy of the gazetted Cultural Heritage Duty of Care Guidelines, which set out reasonable and practicable measure for meeting the cultural heritage duty of care.

In order to meet your duty of care, any land-use activity within the vicinity of recorded cultural heritage should not proceed without the agreement of the Aboriginal or Torres Strait Islander Party for the area, or by developing a Cultural Heritage Management Plan under Part 7 of the Cultural Heritage Acts.

The extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent the person consulted Aboriginal or Torres Strait Islander Parties about carrying out the activity – and the results of the consultation – are factors a court may consider when determining if a land user has complied with the cultural heritage duty of care.

Should you have any further queries, please do not hesitate to contact the department via email: <u>cultural.heritage@dsdsatsip.qld.gov.au</u> or telephone: 1300 378 401.



Page 1 of 5

Cultural Heritage Database and Register Search Report



Page 2 of 5

There are no Aboriginal or Torres Strait Islander cultural heritage site points recorded in your specific search area.

There are no Aboriginal or Torres Strait Islander cultural heritage site polygons recorded in your specific search area.

Cultural Heritage Party/ies for the area:

Reference No.	Federal Court No.	Name	Contact Details
QC2024/001	QUD692/2016		Djabugay Nation Native Title Claim c/-North Queensland Land Council PO Box 679 CAIRNS QLD 4870 Phone: (07) 4042 7000 Email: reception@nqlc.com.au

There are no Cultural Heritage Bodies recorded in your specific search area.

There are no Cultural Heritage Management Plans recorded in your specific search area.

There are no Designated Landscape Areas (DLA) recorded in your specific search area.

There are no Registered Cultural Heritage Study Areas recorded in your specific search area.

There are no National Heritage Areas (Indigenous values) recorded in your specific search area.

Glossary

Cultural Heritage Body: An entity registered under Part 4 of the Cultural Heritage Acts as an Aboriginal or Torres Strait Islander cultural heritage body for an area. The purpose of a cultural heritage body is to:

- identify the Aboriginal or Torres Strait Islander parties for an area
- serve as the first point of contact for cultural heritage matters.

Cultural Heritage Management Plan (CHMP): An agreement between a land user (sponsor) and Traditional Owners (endorsed party) developed under Part 7 of the Cultural Heritage Acts. The CHMP explains how land use activities can be managed to avoid or minimise harm to Aboriginal or Torres Strait Islander cultural heritage.

Cultural Heritage Party: Refers to a native title party for an area. A native title party is defined as:

- Registered native title holders (where native title has been recognised by the Federal Court of Australia).
- Registered native title claimants (whose native title claims are currently before the Federal Court of Australia).

• Previously registered native title claimants (the 'last claim standing') are native title claims that are no longer active and have been removed from the Register of Native Title Claims administered by the National Native Title Tribunal. Previously registered native title claimants will continue to be the native title party for that area providing:

- o there is no other registered native title claimant for the area; and
- o there is not, and never has been, a registered native title holder for the area.

The native title party maintains this status within the external boundaries of the claim even if native title has been extinguished.

Cultural heritage site points (pre 2015): Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data **before** 1 July 2015.

Cultural heritage site points (post 2015): Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data **after** 1 July 2015.

Cultural heritage site points (post 2015 mitigated): Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data after 1 July 2015 where the recorder has advised the department that the site has been mitigated.

Cultural heritage site polygons: Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as a polygon.

Designated Landscape Areas (DLA): Under the repealed *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987,* an area was declared a 'designated landscape area' (DLA) if it was deemed necessary or desirable for it to be preserved or to regulate access.

Indigenous Protected Areas (IPA): Areas of land and sea managed by Indigenous groups as protected areas for biodiversity conservation through voluntary agreements with the Australian Government. For further information about IPAs visit <u>https://www.environment.gov.au/land/indigenous-protected-areas</u>

National Heritage areas: Places listed on the National Heritage List for their outstanding heritage significance to Australia and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*. For further information about the National Heritage List visit <u>https://www.environment.gov.au/heritage/about/national</u>

National Heritage Areas (Indigenous values): Places listed on the National Heritage list (Indigenous values) are recognised for their outstanding Indigenous cultural heritage significance to Australia and are protected under the *Environment Protection and Biodiversity Conservation Act 1999.* These areas are now included in the cultural heritage

Page 4 of 5

register.

Registered Cultural Heritage Study Areas: Comprehensive studies of Aboriginal and or Torres Strait Islander cultural heritage in an area conducted under Part 6 of the Cultural Heritage Acts for the purpose of recording the findings of the study on the register.

Traditional Use of Marine Resources Agreement (TUMRA): Areas subject to agreement between Great Barrier Reef Traditional Owners and the Australian and Queensland governments on the management of traditional use activities on their sea country. For further information about TUMRAs visit <u>https://www.gbrmpa.gov.au/our-partners/</u>traditional-owners/traditional-use-of-marine-resources-agreements

World Heritage Areas: Places inscribed on the World Heritage List pursuant to the World Heritage Convention adopted by the United Nations Education, Scientific and Cultural Organisation (UNESCO) and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*. For further information about World Heritage places in Queensland visit <u>https://parks.des.qld.gov.au/management/managed-areas/world-heritage-areas</u>

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Aviation facility

BIODIVERSITY

- MSES Wildlife habitat (endangered or vulnerable)
- MSES Wildlife habitat (special least concern animal)
- MSES Regulated vegetation (essential habitat)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area



State Planning Policy

Making or amending a local planning instrument and designating land for community infrastructure Date: 29/05/2025

Queensland Government

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State Planning Policy mapping layers for selected

Lot Plan: 11RP898229 (Area: 4629 m²)

BIODIVERSITY

- MSES Regulated vegetation (essential habitat)
- MSES Wildlife habitat (endangered or vulnerable)
- MSES Wildlife habitat (special least concern animal)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area local government flood mapping area
- STRATEGIC AIRPORTS AND AVIATION FACILITIES
- Aviation facility



State Planning Policy

Making or amending a local planning instrument and designating land for community infrastructure Date: 29/05/2025

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State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 11RP898229 (Area: 4629 m²)

Water resource planning area boundaries Regulated vegetation management map (Category A and B extract)





Version: 0, Version Date: 01/01/1900



Appendix H Ecological Assessment

Ecological Assessment

12 Shiva Close Kuranda September / October 2024





Alastair Freeman Amanda Freeman Bruce Wannan

Nature North P.O. Box 1536 Atherton Qld 4883 alastairfreeman@naturenorth.com.au amandafreeman@naturenorth.com.au



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Summary

The ecological values of 12 Shiva Close, Kuranda (Lot 11 RP898229) were assessed in September/October 2024 by Mr Alastair Freeman (Nature North, fauna), Dr Amanda Freeman (Nature North, fauna) and Dr Bruce Wannan (plants). The assessment's purpose was to identify potential ecological impacts that could result from construction of the planned dwelling, as shown in Appendix 1, on the property's already-cleared house site.

The 0.46 ha property is mostly comprised of regrowth mesophyll vine forest (RE 7.11.1a) that has attained remnant status and is part of a bioregional corridor providing habitat for threatened wildlife. The understorey is considerably disturbed and contains several exotic horticultural species, a legacy of past gardens. No threatened plants were confirmed but a palm located on the property may be the endangered Myola Palm (*Archontophoenix myolensis*). A diverse range of rainforest fauna were recorded including the endangered Spectacled Flying-Fox (*Pteropus conspicillatus*) and vulnerable Macleay's Fig-Parrot. The critically endangered Kuranda Treefrog (*Litoria myola*) is not considered likely to occur on the property's unnamed creek as the habitat appears unsuitable. The endangered Southern Cassowary (*Casuarius casuarius*), though not recorded on the property, could be expected to occur intermittently.

If constructed within the property's existing cleared area and designed to minimise wastewater and storm water reporting to the creek, the planned dwelling as shown in Appendix 1 is unlikely to have any adverse impact on the ecological values of the property or area. Through removing rubbish and unnecessary fencing, reducing weed cover, and planting with appropriate native species, environmentally sensitive development of the block could result in improved habitat for native species.

Terms of Reference

Nature North was engaged to carry out an ecological assessment of 12 Shiva Close in order to identify potential ecological impacts that could result from construction of the dwelling illustrated in Appendix 1 on the property's already-cleared house site.

The ecological assessment was to include a rapid survey of plants, and birds, mammals, reptiles, and frogs using direct observation, acoustic loggers, and trail cameras. Given the limited time available for the survey, the likelihood of other flora and fauna species occurring on the block was also to be assessed by reference to online environmental reports and other available information.

Site Description

The Kuranda area has significant ecological values at a regional and national level with high levels of flora and fauna endemicity and many threatened species present. Much of this value can be found in the peri urban and residential areas associated with the community of Kuranda.

12 Shiva Close (Lot 11 RP898229), is a 0.46 ha freehold block situated in an area of residential development adjacent to the Barron River, one kilometre northwest of Kuranda. The property is forested apart from a small clearing on the southern boundary that is accessed by a concrete driveway from Shiva Close. The driveway bridges an unnamed, ephemeral creek that bisects the property.

The property's owner is intending to build the dwelling shown in Appendix 1 on the already-cleared house site that presently contains a timber deck that will be incorporated into the building design. There is also an existing shed, currently inaccessible, that the property owner wishes to make accessible again.

Ecological Assessment Methods

Background Information

- Online environmental reports were accessed at <u>Environmental reports online | Environment,</u> <u>land and water | Queensland Government (www.qld.gov.au)</u>. Wildnet Records (Conservation Significant Species List) and Biodiversity Planning Assessment & Aquatic Conservation Assessment reports are appended in Appendices 2 and 3.
- Historical aerial imagery was accessed at <u>QImagery Queensland Government</u> (information.qld.gov.au).
- Additional bird lists for the Barron River and surrounds were sourced from Eco Oceania Ltd (envirocare.org.au).
- Additional frog and reptile records for the general area were sourced from the Atlas of Living Australia (ALA) <u>Atlas of Living Australia – Open access to Australia's biodiversity data</u> (ala.org.au).

Field Surveys

A variety of methods were used to survey the property. A brief flora survey was undertaken on the 27 September 2024 by Dr. Bruce Wannan. Fauna was assessed by Alastair and Amanda Freeman using camera traps, acoustic loggers, and targeted bird and spotlight surveys (Table 1).

Method	Start	Finish
Four Reconyx™ Hyperfire Camera traps (24 hr)	27/9/2024 AM	03/10/2024 AM
Two Song Meter™ Micro Acoustic loggers (6pm – 6am)	27/9/2024 PM	10/10/2024 AM
Spotlighting	10/10/2024 (100 mins)	
Bird surveys	27/9/2024 (180 mins) 3/10/2024 (120 mins)	

Table 1. Fauna survey methods at 12 Shiva Close, September/October 2024.

The fauna surveys did not include microbats or invertebrates and are not considered comprehensive due to time and seasonal limitations. The surveys were intended to provide a 'snapshot' of fauna present at the site and allow habitat suitability for other species, particularly threatened taxa, to be assessed.

Data from this survey will be lodged with WildNet, the Queensland Government biodiversity database <u>WildNet database | Environment, land and water | Queensland Government</u> (www.qld.gov.au) to meet permit obligations.



Fig. 1: Botanical and bird surveys were carried out on 27 September 2024 with a further bird survey occurring on 3 October 2024.

(Photo: Nature North)

Biodiversity Values

Landscape Context

The property has been assessed as containing state significant habitat for Endangered, Vulnerable, and Near Threatened (EVNT) species as well as forming part of a bioregional corridor in the Wet Tropics bioregion (Appendix 4).

Plant Community and Plant Species

The study site lies 200 m east of the Barron River and one kilometre north of Kuranda township at 330-340 m ASL on clay soils of the metamorphosed sediments from the Hodgkinson Formation. The vegetation of the site is mapped as remnant Regional Ecosystem 7.11.1a (Mesophyll Vine Forest of the very wet and wet lowlands and foothills on soils of metamorphic origin).

Historical aerial photography shows that in 1951 the site was clear of native vegetation that had begun to regrow by 1965 (Fig. 2). There has been substantial regeneration over the last 60 years as evidenced by the block's native vegetation cover and its recognition as remnant forest under the Vegetation Management Act.



Fig. 2: Aerial imagery of the Shiva Close area (red box indicates general area) showing change in vegetation cover between 1951 (left; image QAP0178071) and 1965 (right; image QAP1656010).

The vegetation recorded on 27 September 2024 consisted of Mesophyll Vine Forest with sclerophyll canopy species and a considerably disturbed understorey of exotic horticultural species (identified by an asterisk in the list below).

Canopy layer (30-35 m): Acacia celsa, Eucalyptus pellita, Eucalyptus tereticornis, Corymbia clarksoniana

Subcanopy layer (15-23 m): Alphitonia sp., Corymbia tessellaris, Alstonia muelleriana, Polyscias australiana, *Bambusa spp.

Tall shrub layer (8-12 m): Cyathea cooperi, Licuala ramsayi, Acacia celsa, Glochidion harveyanum, Archontophoenix alexandrae, Cyathea rebeccae.

Lower shrub layer (3-5 m): *Ficus sp., Placospermum coriaceum, Alstonia scholaris, Cordyline sp., Schefflera actinophylla, Ficus fraseri, Neolitsea dealbata, Rubus moluccanus, *Areca sp., Macaranga involucrata, *Hylocereus sp., * Megaskepasma erythrochlamys.*

Groundlayer (to 1 m): *Diffenbachia sp.

Vines and epiphytes: **Philodendron lacerum, Flagellaria indica, Calamus moti, Calamus australis, Hypserpa laurina, Drynaria rigidula.*

Although the property is mapped as remnant vegetation, at a finer scale (1:1,000) approximately only three quarters of the site could be regarded as remnant. The remainder contains structures that have required clearing i.e. sheds, house pads and tracks. The considerable exotic horticultural understorey also diminishes the value of the rainforest ecosystem. Some of the least disturbed areas occur close to the small unnamed creek that traverses the property in a NW to SE direction near the property's entrance.

Potential Threatened Species

Although no threatened plant species were located during the flora survey, a search of state and Commonwealth¹ databases suggested that the following may occur:

Archontophoenix myolensis (Myola Palm) – a similar palm was observed in the creek line of the property, but its identification requires fertile material (i.e. flowers and/or fruits).

Diplazium cordifolium and *Diplazium pallidum* (ferns) – neither of these fern species were observed and are unlikely to occur due to the drier nature of the site and its disturbed understorey.

Phlegmarius spp. (tassel ferns) – these were not observed on the site though they may be present as epiphytes on tall trees.

Zeuxine polygonoides (ground orchid) – this species was not observed on the site and appears unlikely due to the drier nature of the site and its disturbed understorey.

¹ <u>https://pmst.awe.gov.au/#/map?lng=131.52832031250003&lat=-28.671310915880834&zoom=5&baseLayers=Imagery,ImageryLabels</u>

Fauna

The combination of area searches, spotlighting, camera traps, and acoustic loggers recorded a diverse mix of species that are expected for a rainforest block in this area. A variety of species were recorded using these methods (Appendix 2), however, the time of year (mid dry season) and relatively dry conditions meant that many taxa we would expect to be present were not recorded.

Frogs & Reptiles

Relatively few reptiles and amphibians were recorded (Appendix 2). Two of the frogs (Northern Orange-thighed Treefrog (Fig. 3) and White-browed Whistlefrog) and the Northern Red-throated Skink are Wet Tropics endemics.



Fig. 3: Orange-thighed Treefrogs (*Litoria xanthomera*) were recorded calling at night, 10 October 2024 during a spotlight survey.

(Photo: Nature North)

Several additional species of frogs such as the Wet Tropics endemics Ornate Frog (*Cophixalus ornatus*) and Mottled Barred Frog (*Mixophyes coggeri*), and the widely distributed Common Green Frog (*Litoria caerulea*) would be expected to occur here based on records from the surrounding area (ALA). Similarly for reptiles we expect other species to be present, from Australia's largest snake the Scrub Python *Simalia kinghorni* to restricted Wet Tropics endemics such as the Boyd's Forest Dragon (*Lophosaurus boydii*), and skinks such as the Basilisk Shade Skink (*Saproscincus basiliscus*) and the rainforest edge Litter-skink (*Lygisaurus laevis*).

Birds

Thirty-two bird species were recorded during surveys including the vulnerable Macleay's Fig-Parrot (NCA listed) and Victoria's Riflebird (IUCN listed) (Appendix 2). Both of these species utilise a variety of forest types including densely planted gardens. They are highly mobile and are likely to be foraging over a large area of forest in the surrounding district. Maintaining existing forest cover and planting locally appropriate native trees will ensure the habitat needs of these, and other bird species, continue to be met.

A number of additional bird species are expected to occur on the property based on records from the nearby Barron River corridor where more than 120 bird species have been recorded (Pierce *et al.* 2014). In particular, Southern Cassowary may traverse the block occasionally.

Mammals

Of note in the current surveys were two species of bandicoot (Northern and Long-nosed) and the endangered Spectacled Flying-Fox (Appendix 2). Spectacled Flying-Foxes (*Pteropus conspicillatus*) were recorded on the block during the spotlight survey foraging in the canopy. They would be expected to use the forested area intermittently for feeding and potentially roosting. There are no suitable roost sites at 12 Shiva Close for cavity roosting Ghost Bats (*Macroderma gigas*).

Red-legged Pademelons (Thylogale stigmatica) were regularly recorded on camera (Fig. 4).

Fig. 4: Female Red-legged Pademelon with pouch young photographed by a camera trap early in the morning, 28 September 2024.



(Photo: Nature North)

Potential Threatened Species

Kuranda Treefrog (Litoria myola)

This stream dwelling frog is listed as critically endangered under both state and federal legislation. It does occur in the general area, with a breeding population on a permanent waterway approximately 500m to the north of the property (Hoskin *et al.*, 2018). There is a stream channel on the property, however this only flows intermittently in response to wet season rainfall. As a result of this it is considered unlikely that this species would occur here other than temporarily at the height of the wet season if at all (Fig. 5).



Fig: 5. Unnamed creek channel, 12 Shiva Close.

These frogs use clear flowing streams made up of riffles and shallow pools in rainforest (Hoskin *et al.*, 2018). Even when flowing, the water course on 12 Shiva Close would be unlikely to provide this type of habitat as it is somewhat dammed by the driveway access and is sedimented along the length of the creek bed as it passes through the property.

Other threatened frogs listed in WildNet within 1 km of the property (Appendix 3) are streamdwelling frogs that require permanent water, habitat that does not occur at 12 Shiva Close.

Southern Cassowary (Casuarius casuarius)

Cassowaries are recorded throughout the general area (Appendix 3) and it can be assumed that they use the property very occasionally while traversing through the area. During our time on the block, we made no observations of cassowaries or their sign.

Conclusion and Recommendations

The block at 12 Shiva Close is largely covered in a mixture of native and introduced plant species. It has been mapped as regrowth mesophyll vine forest (RE 7.11.1a) that has attained remnant status. This forest type covers approximately ¾ of the block. Limited survey and desktop searches indicate that the property's fauna is typical of that which occurs in the general area which is a vegetated peri urban landscape. The property's position within this landscape and the ecosystem values that have been identified mean that it has conservation value. However, constructing the planned dwelling as shown in Appendix 1 on the existing cleared area, should not have an adverse impact on the ecological integrity of the property.

To minimise potential adverse impacts on the ecological values of 12 Shiva Close we recommend:

- as far as possible the existing forest cover should be left intact with clearing kept to a
 minimum. Especially, all individual "Myola-like" palms should be retained and their identity
 confirmed when flowering/fruiting. Advice on the Myola Palm can be obtained from
 Kuranda Envirocare (https://www.envirocare.org.au/)
- clear rubbish and unnecessary wire fencing from the forest (potential injury risk to cassowary)
- reduce exotic species and use suitable native species for gardens and land-scaping.
 Information and advice on appropriate species can be obtained from Kuranda Envirocare (<u>https://www.envirocare.org.au/</u>)
- ensure the vegetated buffer, as is currently in place, is retained along the creek channel.
References

- Hoskin C., Sharry P., Wannan B., Hepburn L., Shee R., Zehntner M., Donald D., Retter C., Smith, K.
 (2018). Community Action Plan for the Conservation of the Kuranda Tree Frog (Litoria myola) and its Habitat 2018 2023. Kuranda, Australia.
- Pierce, R., Schultz, P., Scott, K., Stowe, R. (2014). *Trends in rainforest bird colonisation of Kuranda Envirocare's restoration planting along the Barron River*. Kuranda Envirocare <u>Eco Oceania Ltd</u> (envirocare.org.au).

Appendices







Таха	Scientific Name	Common Name	Observation Mothod	Wet Tropics Endemics	Threatened Status		
			Method		NCA	EPBC	IUCN (birds)
Frogs	Litoria xanthomera	Northern Orange-eyed Treefrog	S, H, A	WT			
	Austrochaperina pluvialis	White Browed Whistlefrog	Н, А	WT			-
	Rhinella marina	Cane Toad**	S				
Reptiles	Carlia crypta	Northern Red-throated Skink	S	WT			
Birds	Alectura lathami	Australian Brush-turkey	C				
	Megapodius reinwardt	Orange-footed Scrubfowl	С, Н				
	Geopelia placida	Peaceful Dove	н				
	Geopelia humeralis	Bar-shouldered Dove	Н				
	Chalcophaps longirostris	Brown-capped Emerald-Dove	S, H				
	Megaloprepia magnifica keri	Wet Tropics Wompoo Fruit-Dove	Н	WT			
	Ptilinopus superbus	Superb Fruit-Dove	Н				
	Ptilinopus regina	Rose-crowned Fruit-Dove	Н				
	Aegotheles cristatus	Australian Owlet-Nightjar	A				
	Eudynamys orientalis	Eastern Koel	н				
	Rallina tricolor	Red-necked Crake	Н, А				
	Cacatua galerita	Sulphur-crested Cockatoo	S, H				
	Trichoglossus moluccanus	Rainbow Lorikeet	S, H				
	Cyclopsitta diophthalma macleayana	Macleay's Fig-Parrot	Н	WT	V		
	Ailuroedus melanotis maculosus	Wet Tropics Black-eared Catbird	S, H	WT			
	Xanthotis macleayanus	Macleay's Honeyeater	S, H	WT			1
	Philemon buceroides	Helmeted Friarbird	Н				-
	Meliphaga notata mixta	Wet Tropics Yellow-spotted Honeyeater	S, H	WT			-
	Microptilotis imitatrix	Cryptic Honeyeater	S, H	WT			
	Gerygone palpebrosa	Fairy Gerygone	S, H				1
	Sericornis magnirostra viridior	Wet Tropics Large-billed Scrubwren	S, H	WT			-

Appendix 2. Vertebrate fauna recorded at 12 Shiva Close, Kuranda, Qld.

	Colluricincla megarhyncha griseata	Wet Tropics Little Shrike-thrush	S, H	WT			
	Coracina lineata	Barred Cuckoo-shrike	S, H				
	Edolisoma tenuirostre	Common Cicadabird	Н				
	Lalage leucomela	Varied Triller	Н				
	Pachycephala simplex	Grey Whistler	Н				
	Sphecotheres vieilloti	Australasian Figbird	S, H				
	Arses kaupi	Pied Monarch	Н	WT			
	Symposiachrus trivirgatus melanorrhous	Wet Tropics Spectacled Monarch	S, H	WT			
	Lophorina victoriae	Victoria's Riflebird	Н	WT			V
	Zosterops lateralis	Silvereye	S, H				
	Aplonis metallica	Metallic Starling	S, H				
	Dicaeum hirundinaceum	Mistletoebird	S				
Mammals	Rattus sp.*	Rat – probably <i>fuscipes</i> or <i>leucopus</i>	C				
	Uromys caudimaculatus	Giant White-Tailed Rat	С				
	Perameles nasuta	Long-Nosed Bandicoot	С				
	Isoodon macrourus	Northern Brown Bandicoot	С				
	Pteropus conspicillatus	Spectacled Flying-Fox	S, H		V	E	
	Thylogale stigmatica	Red-Legged Pademelon	S, C				

* Cannot be reliably separated in the field ** Introduced S = seen, H = heard, C = camera trap, A = acoustic logger WT = species or sub-species endemic to the Wet Tropics bioregion NCA = Nature Conservation Act; EPBC = Environment Protection and Biodiversity Conservation Act; IUCN = IUCN Red List of Threatened Species; E = Endangered; V = Vulnerable

Appendix 3. WildNet records



For the selected area of interest Lot: 11 Plan: RP898229. Current as at 12/10/2024 WildNetCSSpeciesList

Summary Information

The following table provides an overview of the area of interest: Lot: 11 Plan: RP898229

Table 1. Area of interest details

Size (ha)	
0.46	
Local Government(s)	
Mareeba Shire	
Catchment(s)	
Barron	
Bioregion(s)	Subregion(s)
Wet Tropics	Macalister

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Introduction

This WildNet report is derived from a spatial layer that is generated from the WildNet database, managed by the

Department of Enviornment, Science and Innovation. The layer, which is generated weekly, contains a subset of WildNet wildlife records that are not classed as erroneous or duplicate, that have a location precision equal to or less than 10000 metres and do not have a count of zero. It does not include aspatial data such as some baseline species lists created for some protected areas.

The WildNet dataset is constantly being enhanced and the taxonomic and status information revised. If a conservation significant species is not listed in this report, it does not mean it doesn't occur there and listed species may also no longer inhabit the area. It is recommended that you also access other internal and external data sources for species information in your area of interest.

The <u>Species List Application</u> may provide additional information on species occurrence within

your area of interest. Conservation significant species are species listed:

- as <u>threatened</u> or near threatened under the Nature Conservation Act 1992;
- as threatened under the <u>Environment Protection and Biodiversity Conservation Act</u>
 <u>1999</u> or
- <u>migratory species</u> protected under the following international agreements:
 - \circ Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention)
 - China-Australia Migratory Bird Agreement
 - Japan-Australia Migratory Bird Agreement
 - Republic of Korea-Australia Migratory Bird Agreement

Table 2 lists the species recorded within the area of interest and its one kilometre buffer.

Map 1. Locality Map



Table 2. Conservation significant species recorded within the area of interest and its one kilometre buffer

Taxon Id	Kingdom	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
579	Animalia	Amphibia	Hylidae	Litoria dayi	Australian lacelid	V	v	0	2	8/8/2009
31630	Animalia	Amphibia	Hylidae	Litoria myola	Kuranda treefrog	CR	CE	0	10	4/22/2020
610	Animalia	Amphibia	Hylidae	Litoria serrata	tapping green eyed frog	V		0	19	4/22/2020
1971	Animalia	Aves	Apodidae	Hirundapus caudacutus	whitethroated needletail	V	v	0	14	11/12/2014
1087	Animalia	Aves	Casuariida e	Casuarius casuarius (southern population)	southern cassowary (southern population)	E	E	0	12	4/1/2017
1595	Animalia	Aves	Monarchida e	Monarcha melanopsis	black-faced monarch	SL		0	19	10/13/2013
1599	Animalia	Aves	Monarchida e	Myiagra cyanoleuca	satin flycatcher	SL		0	1	4/25/2013
1597	Animalia	Aves	Monarchida e	Symposiac hrus trivirgatus	spectacled monarch	SL		0	55	5/2/2015
1702	Animalia	Aves	Pandionida e	Pandion haliaetus cristatus	eastern osprey	SL		0	4	9/14/2014
1165	Animalia	Aves	Psittaculida e	Cyclopsitta diophthalm a macleayan a	Macleay's fig- parrot	v		0	51	5/2/2015

										1
1578	Animalia	Aves	Rhipidurida e	Rhipidura rufifrons	rufous fantail	SL		0	37	5/13/2015
994	Animalia	Mammalia	Megaderm atidae	Macroderm a gigas	ghost bat	E	v	0	1	11/29/2000
836	Animalia	Mammalia	Ornithorhyn chidae	Ornithorhyn chus anatinus	platypus	SL		0	8	2/4/2015
986	Animalia	Mammalia	Pteropodid ae	Pteropus conspicillat us	spectacled flying-fox	E	E	0	17	3/12/2015
838	Animalia	Mammalia	Tachyglossi dae	Tachygloss us aculeatus	shortbeaked echidna	SL		0	4	8/11/2014
16287	Plantae	Equisetopsi da	Myrtaceae	Rhodamnia sessiliflora		E		1	1	2/7/2023
9338	Plantae	Equisetopsi da	Myrtaceae	Rhodomyrt us pervagata		E		1	1	2/7/2023
16061	Plantae	Equisetopsi da	Pteridacea e	Taenitis pinnata	morse fern	SL		2	2	12/31/1913

Taxon Id: Unique identifier of the taxon from the WildNet database.

NCA: Queensland conservation status of the taxon under the *Nature Conservation Act 1992* (Least Concern (C), Critically Endangered (CR), Endangered (E), Extinct (EX), Near Threatened (NT), Extinct in the Wild (PE), Special Least Concern (SL), and Vulnerable (V)).

EPBC: Australian conservation status of the taxon under the *Environment Protection and Biodiversity Conservation Act* 1999 (Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Vulnerable (V), and Extinct in the Wild (XW)).

Specimens: The number of specimen-backed records of the taxon.

Records: The total number of records of the taxon. Last record:

Date of most recent record of the taxon.

Links and Support

Other sites that deliver species information from the <u>WildNet database</u> include:

- <u>Species profile search</u> access species information approved for publication including species names, statuses, notes, images, distribution maps and records
- <u>Species lists</u> generate species lists for Queensland protected areas, forestry areas, local governments and areas defined using coordinates
- <u>Biomaps</u> view biodiversity information, including WildNet records approved for publication, and generate reports
- Queensland Globe view spatial information, including WildNet records approved for publication
- <u>Qld wildlife data API</u> access WildNet species information approved for publication such as notes, images and records etc.
- Wetland Maps view species records, survey locations etc. approved for publication
- <u>WetlandSummary</u> view wildlife statistics, species lists for a range of area types, and access WildNet species profiles
- <u>WildNet wildlife records published Queensland</u> spatial layer of WildNet records approved for publication generated weekly
- <u>Generalised distribution and densities of Queensland wildlife</u> Queensland species distributions and densities generalised to a 10 km grid resolution
- <u>Conservation status of Queensland wildlife</u> access current lists of priority species for Queensland including nomenclature and status information
- <u>Queensland Confidential Species</u> the list of species flagged as confidential in the WildNet database.

Please direct queries about this report to the WildNet Team WildNet@des.qld.gov.au.

Other useful sites for accessing Queensland biodiversity data include:

- Useful wildlife resources
- Queensland Government Data
- Atlas of Living Australia (ALA)
- Online Zoological Collections of Australian Museums (OZCAM)

- Australia's Virtual Herbarium (AVH)
- Protected Matters Search Tool

Disclaimer

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Appendix 4. Biodiversity and Conservation Values



Department of Environment, Science and Innovation

Environmental Reports

Biodiversity and Conservation Values

Biodiversity Planning Assessments and Aquatic Conservation Assessments

For the selected area of interest

Lot: 11 Plan: RP898229

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or Area of Interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "Central co-ordinates" option, the resulting assessment area encompasses an area extending from 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Please direct queries about these reports to: biodiversity.planning@des.qld.gov.au

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Summary Information

Tables 1 to 8 provide an overview of the AOI with respect to selected topographic and environmental values.

Table 1: Details for area of interest: Lot: 11 Plan: RP898229, with area 0.46 ha

Local Government(s)	
Mareeba Shire	
Bioregion(s)	Subregion(s)
Wet Tropics	Macalister
Catchment(s)	
Barron	

The following table identifies available Biodiversity Planning Assessments (BPAs) and Aquatic Conservation Assessments (ACAs) with respect to the AOI.

Table 2: Available Biodiversity Planning and Aquatic Conservation Assessments

Biodiversity Planning	Aquatic Conservation	Aquatic Conservation		
Assessment(s)	Assessment(s) (riverine)	Assessment(s) (non-riverine)		
Wet Tropics v1.1	Great Barrier Reef Catchments v1.1	Great Barrier Reef Catchments v.1.3		

Table 3: Remnant regional ecosystems within the AOI as per the Qld Herbarium's 'biodiversity status'

Biodiversity Status	Area (Ha)	% of AOI
Endangered	0.00	0.00
Of concern	0.00	0.00
No concern at present	0.45	97.80

The following table identifies the extent and proportion of the user specified area of interest (AOI) which is mapped as being of "State", "Regional" or "Local" significance via application of the Queensland Department of Environment, Science and Innovation's *Biodiversity Assessment and Mapping Methodology* (BAMM).

Table 4: Summary table, biodiversity significance

Biodiversity Status	Area (Ha)	% of AOI
State Habitat for EVNT taxa	0.45	97.80

Table 5: Non-riverine wetlands intersecting the AOI

(No Records)

NB. The figures presented in the table above are derived from the relevant non-riverine Aquatic Conservation Assessment(s). Later releases of wetland mapping produced via the Queensland Wetland Mapping Program may provide more recent information in regards to wetland extent.

Table 6: Named waterways intersecting the AOI

(No Records)

Refer to Map 1 for general locality information.

The following two tables identify the extent and proportion of the user specified AOI which is mapped as being of "Very High", "High", "Medium", "Low", or "Very Low" aquatic conservation value for riverine and non-riverine wetlands via application of the Queensland Department of Environment, Science and Innovation's *Aquatic Biodiversity Assessment and Mapping Method* (AquaBAMM).

Table 7: Summary table, aquatic conservation significance (riverine)

Aquatic conservation significance (riverine wetlands)	Area (Ha)	% of AOI
Very High	0.46	100.66

Table 8: Summary table, aquatic conservation significance (non-riverine)(No Records)

Biodiversity Planning Assessments Introduction

The Department of Environment, Science and Innovation (DESI) attributes biodiversity significance on a bioregional scale through a Biodiversity Planning Assessment (BPA). A BPA involves the integration of ecological criteria using the *Biodiversity assessment and Mapping Methodology* (BAMM) and is developed in two stages: 1) **diagnostic criteria**, and 2) **expert panel criteria**. The diagnostic criteria are based on existing data which is reliable and uniformly available across a bioregion, while the expert panel criteria allows for the refinement of the mapped information from the diagnostic output by incorporating local knowledge and expert opinion.

The BAMM methodology has application for identifying areas with various levels of significance solely for biodiversity reasons. These include threatened ecosystems or taxa, large tracts of habitat in good condition, ecosystem diversity, landscape context and connection, and buffers to wetlands or other types of habitat important for the maintenance of biodiversity or ecological processes. While natural resource values such as dryland salinity, soil erosion potential or land capability are not dealt with explicitly, they are included to some extent within the biodiversity status of regional ecosystems recognised by the DESI. Biodiversity Planning Assessments (BPAs) assign three levels of overall biodiversity significance.

- State significance areas assessed as being significant for biodiversity at the bioregional or state scales. They also include areas assessed by other studies/processes as being significant at national or international scales. In addition, areas flagged as being of State significance due to the presence of endangered, vulnerable and/or near threatened taxa, are identified as "State Habitat for EVNT taxa".
- **Regional significance** areas assessed as being significant for biodiversity at the subregional scale. These areas have lower significance for biodiversity than areas assessed as being of State significance.
- · Local significance and/or other values areas assessed as not being significant for biodiversity at state or

regional scales. Local values are of significance at the local government scale. For further information on

released BPAs and a copy of the underlying methodology, go to: <u>http://www.qld.gov.au/environment/plants-</u>

<u>animals/biodiversity/planning/</u> The GIS results can be downloaded from the Queensland Spatial Catalogue at:

https://qldspatial.information.qld.gov.au/catalogue/custom/index.page

The following table identifies the extent and proportion of the user specified AOI which is mapped as being of "State", "Regional" or "Local" significance via application of the BAMM.

Table 9: Summary table, biodiversity significance

Biodiversity Status	Area (Ha)	% of AOI
State Habitat for EVNT taxa	0.45	97.80

Refer to Map 2 for further information.

Diagnostic Criteria

Diagnostic criteria are based on existing data which is reliable and uniformly available across a bioregion. These criteria are diagnostic in that they are used to filter the available data and provide a "first-cut" or initial determination of biodiversity significance. This initial assessment is then combined through a second group of other essential criteria.

A description of the individual diagnostic criteria is provided in the following sections.

Criteria A. Habitat for EVNT taxa: Classifies areas according to their significance based on the presence of endangered, vulnerable and/or rare (EVNT) taxa. EVNT taxa are those scheduled under the *Nature Conservation Act 1992* and/or the *Environment Protection and Biodiversity Conservation Act 1999*. It excludes highly mobile fauna taxa which are instead considered in Criterion H and brings together information on EVNT taxa using buffering of recorded sites or habitat suitability models (HSM) where available.

Criteria B. Ecosystem value: Classifies on the basis of biodiversity status of regional ecosystems, their extent in protected areas (presence of poorly conserved regional ecosystems), the presence of significant wetlands; and areas of national importance such as the presence of Threatened Ecological Communities, World Heritage areas and Ramsar sites. Ecosystem value is applied at a bioregional (**B1**) and regional (**B2**) scale.

Criteria C. Tract size: Measures the relative size of tracts of vegetation in the landscape. The size of any tract is a major indicator of ecological significance and is also strongly correlated with the long-term viability of biodiversity values. Larger tracts are less susceptible to ecological edge effects and are more likely to sustain viable populations of native flora and fauna than smaller tracts.

Criteria D. Relative size of regional ecosystems: Classifies the relative size of each regional ecosystem unit within its bioregion (**D1**) and its subregion (**D2**). Remnant units are compared with all other occurrences with the same regional ecosystem. Large examples of a regional ecosystem are more significant than smaller examples of the same regional ecosystem because they are more representative of the biodiversity values particular to the regional ecosystem, are more resilient to the effects of disturbance, and constitute a significant proportion of the total area of the regional ecosystem.

Criteria F. Ecosystem diversity: Is an indicator of the number of regional ecosystems occurring within an area. An area with high ecosystem diversity will have many regional ecosystems and ecotones relative to other areas within the bioregion.

Criteria G. Context and connection: Represents the extent to which a remnant unit incorporates, borders or buffers areas such as significant wetlands, endangered ecosystems; and the degree to which it is connected to other vegetation.

A summary of the biodiversity status based upon the diagnostic criteria is provided in the following table.

Table 10: Summary of biodiversity significance based upon diagnostic criteria with respect to the AOI

Biodiversity significance	Description	Area (Ha)	% of AOI
	Remnant contains at least 1 Endangered or 2 Vulnerable or Near Threatened species (A)	0.45	97.80

Assessment of diagnostic criteria with respect to the AOI

The following table reflects an assessment of the individual diagnostic criteria noted above in regards to the AOI.

Diagnostic Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating Area (Ha)	High Rating % of AOI	Medium Rating Area (Ha)	Medium Rating - % of AOI	Low Rating Area (Ha)	Low Rating % of AOI
A: Habitat for EVNT Taxa	0.45	97.80	0.00	0.00	0.00	0.00	0.00	0.00
B1: Ecosystem Value (Bioregion)	0.00	0.00	0.00	0.00	0.00	0.00	0.45	97.80
B2: Ecosystem Value (Subregion)	0.00	0.00	0.00	0.00	0.00	0.00	0.45	97.80
C: Tract Size	0.00	0.00	0.45	97.80	0.00	0.00	0.00	0.00
D1: Relative RE Size (Bioregion)	0.45	97.80	0.00	0.00	0.00	0.00	0.00	0.00
D2: Relative RE Size (Subregion)	0.45	97.80	0.00	0.00	0.00	0.00	0.00	0.00
F: Ecosystem Diversity	0.00	0.00	0.00	0.00	0.45	97.80	0.00	0.00
G: Context and Connection	0.45	97.80	0.00	0.00	0.00	0.00	0.00	0.00

Other Essential Criteria

Other essential criteria (also known as expert panel criteria) are based on non-uniform information sources and which may rely more upon expert opinion than on quantitative data. These criteria are used to provide a "second-cut" determination of biodiversity significance, which is then combined with the diagnostic criteria for an overall assessment of relative biodiversity significance. A summary of the biodiversity status based upon the other essential criteria is provided in the following table.

Biodiversity significance	Description	Area (Ha)	% of AOI
State	Remnant contains Core Habitat for Priority Taxa (H) & Remnant contains Special Biodiversity Values (view Expert Panel data for further information) (I) & Remnant forms part of a bioregional corridor (J)	0.45	97.80

A description of each of the other essential criteria and associated assessment in regards to the AOI is provided in the following sections.

Criteria H. Essential and general habitat for priority taxa: Priority taxa are those which are at risk or of management concern, taxa of scientific interest as relictual (ancient or primitive), endemic taxa or locally significant populations (such as a flying fox camp or heronry), highly specialised taxa whose habitat requirements are complex and distributions are not well correlated with any particular regional ecosystem, taxa important for maintaining genetic diversity (such as complex spatial patterns of genetic variation, geographic range limits, highly disjunct populations), taxa critical for management or monitoring of biodiversity (functionally important or ecological indicators), or economic and culturally important taxa.

Criteria I. Special biodiversity values: areas with special biodiversity values are important because they contain multiple taxa in a unique ecological and often highly biodiverse environment. Areas with special biodiversity values can include the following:

- la centres of endemism areas where concentrations of taxa are endemic to a bioregion or subregion are found.
- Ib wildlife refugia (Morton *et al.* 1995), for example, islands, mound springs, caves, wetlands, gorges, mountain ranges and topographic isolates, ecological refuges, refuges from exotic animals, and refuges from clearing. The latter may include large areas that are not suitable for clearing because of land suitability/capability.
- Ic areas with concentrations of disjunct populations.
- Id areas with concentrations of taxa at the limits of their geographic ranges.
- le areas with high species richness.
- If areas with concentrations of relictual populations (ancient and primitive taxa).
- Ig areas containing REs with distinct variation in species composition associated with geomorphology and other environmental variables.
- Ih an artificial waterbody or managed/manipulated wetland considered by the panel/s to be of ecological significance.
- li areas with a high density of hollow-bearing trees that provide habitat for animals.
- Ij breeding or roosting sites used by a significant number of individuals.
- Ik climate change refuge.

The following table identifies the value and extent area of the Other Essential Criteria H and I within the AOI.

Table 13: Relative importance of expert panel criteria (H and I) used to access overall biodiversity significance	
with respect to the AOI	

with respect	to the AOI							
Expert Panel	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating Area (Ha)	High Rating % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
H: Core Habitat Priority Taxa	0.45	97.80	0.00	0.00	0.00	0.00	0.00	0.00
la: Centres of Endemism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
lb: Wildlife Refugia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expert Panel	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating Area (Ha)	High Rating % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
lc: Disjunct Populations	0.45	97.80	0.00	0.00	0.00	0.00	0.00	0.00
ld: Limits of Geographic Ranges	0.45	97.80	0.00	0.00	0.00	0.00	0.00	0.00
le: High Species Richness	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
lf: Relictual Populations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
lg: Variation in Species Composition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ih: Artificial Wetland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
li: Hollow Bearing Trees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ij: Breeding or Roosting Site	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
lk: Climate Refugia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

 Refugia
 NB. Whilst biodiversity values associated with Criteria I may be present within the site (refer to tables 12 and 15), for the New England Tableland and Central Queensland Coast BPAs, area and % area figures associated with Criteria Ia through to Ij cannot be listed in the table above (due to slight variations in data formats between BPAs).

Criteria J. Corridors: areas identified under this criterion qualify either because they are existing vegetated corridors important for contiguity, or cleared areas that could serve this purpose if revegetated. Some examples of corridors include riparian habitats, transport corridors and "stepping stones".

Bioregional and subregional conservation corridors have been identified in the more developed bioregions of Queensland through the BPAs, using an intensive process involving expert panels. Map 3 displays the location of corridors as identified under the Statewide Corridor network. The Statewide Corridor network incorporates BPA derived corridors and for bioregions where no BPA has been assessed yet, corridors derived under other planning processes. *Note: as a result of updating and developing a statewide network, the alignment of corridors may differ slightly in some instances when compared to those used in individual BPAs.*

The functions of these corridors are:

- **Terrestrial** Bioregional corridors, in conjunction with large tracts of remnant vegetation, maintain ecological and evolutionary processes at a landscape scale, by:
 - Maintaining long term evolutionary/genetic processes that allow the natural change in distributions of species and connectivity between populations of species over long periods of time;
 - Maintaining landscape/ecosystems processes associated with geological, altitudinal and climatic gradients, to allow for ecological responses to climate change;
 - Maintaining large scale seasonal/migratory species processes and movement of fauna;
 - Maximising connectivity between large tracts/patches of remnant vegetation;
 - · Identifying key areas for rehabilitation and offsets; and

- Riparian Bioregional Corridors also maintain and encourage connectivity of riparian and associated ecosystems.

The location of the corridors is determined by the following principles: -

Terrestrial

- Complement riparian landscape corridors (i.e. minimise overlap and maximise connectivity);
- Follow major watershed/catchment and/or coastal boundaries;
- Incorporate major altitudinal/geological/climatic gradients;
- Include and maximise connectivity between large tracts/patches of remnant vegetation;
- Include and maximise connectivity between remnant vegetation in good condition; and
- Riparian
 - Located on the major river or creek systems within the bioregion in question.

The total extent of remnant vegetation triggered as being of "State", "Regional" or "Local" significance due to the presence of an overlying BPA derived terrestrial or riparian corridor within the AOI, is provided in the following table. For further information on how remnant vegetation is triggered due to the presence of an overlying BPA derived corridor, refer to the relevant landscape BPA expert panel report(s).

Table 14: Extent of triggered remnant vegetation due to the presence of BPA derived corridors with respect to the AOI

Biodiversity Significance	Area (Ha)	% of AOI
State	0.45	97.80

NB: area figures associated with the extent of corridor triggered remnant vegetation are only available for those bioregions where a BPA has been undertaken.

Refer to Map 3 for further information.

Threatening process/condition (Criteria K) - areas identified by experts under this criterion may be used to amend (upgrade or downgrade) biodiversity significance arising from the "first-cut" analysis. The condition of remnant vegetation is affected by threatening processes such as weeds, ferals, grazing and burning regime, selective timber harvesting/removal, salinity, soil erosion, and climate change.

Assessment of Criteria K with respect to the AOI is not currently included in the "Biodiversity and Conservation Values" report, as it has not been applied to the majority of Queensland due to data/information limitations and availability.

Special Area Decisions

Expert panel derived "Special Area Decisions" are used to assign values to Other Essential Criteria. The specific decisions which relate to the AOI in question are listed in the table below.

Table 15: Expert panel decisions for assigning levels of biodiversity significance with respect to the AOI

Decision Number	Description	Panel Recommended Significance	Criteria Values
wet_I_07	Black Mountain Corridor Biogeographic Barrier	Regional	Ic (disjunct populations): VH Id (range limits): VH
wet_I_30a	Terrestrial bioregional corridors (landscape connections)	State	Criterion J (terrestrial corridor): STATE

Expert panel decision descriptions:

Decision Number	Description
wet_I_07	The Black Mountain corridor is the most well studied biogeographic barrier in eastern Australia. Historical climatic oscillations have resulted in rainforest contraction and expansion repeatedly connecting and then severing the northern and southern rainforest blocks of the Wet Tropics. As a result, largely concordant patterns of genetic divergence across the barrier in a wide range of rainforest taxa has occurred. (Chapple et al. 2011) br />Furthermore, the area is considered an evolutionary hotspot or suture zone. Suture zones, which are shared regions of secondary contact between long-isolated lineages, have contributed to both hybridisation and speciation with resultant range limits for a number of taxa. Harris Peak is a notable contact point. Examples of the speciation process include: Mammals; Bettongia tropica (Pope et al. 2000), Poecilodryas albispecularis, Orthonyx spaldingii, Sericornis citreogularis (Joseph & amp; Moritz 1994; Joseph et al. 1995), Reptiles; Saltuarius cornutus, Carphodactylus laevis, Gnypetoscincus queenslandiae , (Moritz et al. 1993; Joseph et al. 1995; Cunningham & amp; Moritz 1998; Schneider et al. 1998; Schneider & amp; Moritz 1999), Lampropholis robertsi, L. coggeri (Bell et al. 2010), Frogs; Litoria serrata, L. rheocola, L. nannotis (Bell et al. 2012). Plants include; Dendrobium speciosum (Burke et al. 2013), Elaeocarpus foveolatus, E. largiflorens and< E. carolinae (Rossetto et al. 2007, 2009; Mellick et al. 2014).
wet_I_30a	The broad purpose of landscape-scale connections, is to provide for ecological and evolutionary processes at a bioregional scale. Maintaining connectivity across a landscape, either through "continuous linkages" or via “stepping-stones” of remnant vegetation, is important for the long-term conservation of biodiversity. />Corridor triggered remnant vegetation is focused upon areas between core tracts/nodes (as identified under the special area decision wet_l_25) within the bioregion. For further information regarding the broad principles and intent, as well as more specific information relating to the Wet Tropics terrestrial corridor network, refer to Section 3.3.2.1 and Table 14.

Aquatic Conservation Assessments

Introduction

The Aquatic Biodiversity Assessment and Mapping Method or AquaBAMM (Clayton *et al.* 2006), was developed to assess conservation values of wetlands in queensland, and may also have application in broader geographical contexts. It is a comprehensive method that uses available data, including data resulting from expert opinion, to identify relative wetland conservation/ecological values within a specified study area (usually a catchment). The product of applying this method is an Aquatic Conservation Assessment (ACA) for the study area.

An ACA using AquaBAMM is non-social, non-economic and identifies the conservation/ecological values of wetlands at a user-defined scale. It provides a robust and objective conservation assessment using criteria, indicators and measures that are founded upon a large body of national and international literature. The criteria, each of which may have variable numbers of indicators and measures, are naturalness (aquatic), naturalness (catchment), diversity and richness, threatened species and ecosystems, priority species and ecosystems, special features, connectivity and representativeness. An ACA using AquaBAMM is a powerful decision support tool that is easily updated and simply interrogated through a geographic information system (GIS).

Where they have been conducted, ACAs can provide a source of baseline wetland conservation/ecological information to support natural resource management and planning processes. They are useful as an independent product or as an important foundation upon which a variety of additional environmental and socio-economic elements can be added and considered (i.e. an early input to broader 'triple-bottom-line' decision-making processes). An ACA can have application in:

- determining priorities for protection, regulation or rehabilitation of wetlands and other aquatic ecosystems
- · on-ground investment in wetlands and other aquatic ecosystems
- contributing to impact assessment of large-scale development (e.g. dams)
- water resource and strategic regional planning prcesses

For a detailed explanation of the methodology please refer to the summary and expert panel reports relevant to the ACA utilised in this assessment. These reports can be accessed at Wetland *Info*:

http://wetlandinfo.des.qld.gov.au/wetlands/assessment/assessment-methods/aca The

GIS results can be downloaded from the Queensland Spatial Catalogue at:

https://qldspatial.information.qld.gov.au/catalogue/custom/index.page

Explanation of Criteria

Under the AquaBAMM, eight criteria are assessed to derive an overall conservation value. Similar to the Biodiversity Assessment and Mapping Methodology, the criteria may be primarily diagnostic (quantitative) or primarily expert opinion (qualitative) in nature. The following sections provide a brief description of each of the 8 criteria.

Criteria 1. Naturalness - Aquatic: This attribute reflects the extent to which a wetland's (riverine, non-riverine, estuarine) aquatic state of naturalness is affected through relevant influencing indicators which include: presence of exotic flora and fauna; presence of aquatic communities; degree of habitat modification and degree of hydrological modification.

Criteria 2. Naturalness - Catchment: The naturalness of the terrestrial systems of a catchment can have an influence on many wetland characteristics including: natural ecological processes e.g. nutrient cycling, riparian vegetation, water chemistry, and flow. The indicators utilised to assess this criterion include: presence of exotic flora and/or fauna; riparian, catchment and flow modification.

Criteria 3. Naturalness - Diversity and Richness: This criterion is common to many ecological assessment methods and can include both physical and biological features. It includes such indicators as species richness, riparian ecosystem richness and geomorphological diversity.

Criteria 4. Threatened Species and Ecosystems: This criterion evaluates ecological rarity characteristics of a wetland. This includes both species rarity and rarity of communities / assemblages. The communities and assemblages are best represented by regional ecosystems. Species rarity is determined by NCA and EPBC status with Endangered, Vulnerable or Near-threatened species being included in the evaluation. Ecosystem rarity is determined by regional ecosystem biodiversity status i.e. Endangered, Of Concern, or Not of Concern.

Criteria 5. Priority Species and Ecosystems: Priority flora and fauna species lists are expert panel derived. These are aquatic, semi-aquatic and riparian species which exhibit at least 1 particular trait in order to be eligible for consideration. For flora species the traits included:

- It forms significant macrophyte beds (in shallow or deep water).
- It is an important food source.
- It is important/critical habitat.
- It is implicated in spawning or reproduction for other fauna and/or flora species.
- It is at its distributional limit or is a disjunct population.
- It provides stream bank or bed stabilisation or has soil binding properties.
- It is a small population and subject to threatening processes.

Fauna species are included if they meet at least one of the following traits:

- It is endemic to the study area (>75 per cent of its distribution is in the study area/catchment).
- It has experienced, or is suspected of experiencing, a serious population decline.
- It has experienced a significant reduction in its distribution and has a naturally restricted distribution in the study area/catchment.
- It is currently a small population and threatened by loss of habitat.
- It is a significant disjunct population.
- It is a migratory species (other than birds).
- A significant proportion of the breeding population (>one per cent for waterbirds, >75 per cent other species) occurs in the waterbody (see Ramsar criterion 6 for waterbirds).
- Limit of species range.

See the individual expert panel reports for the priority species traits specific to an ACA.

Criteria 6. Special Features: Special features are areas identified by flora, fauna and ecology expert panels which exhibit characteristics beyond those identified in other criteria and which the expert panels consider to be of the highest ecological importance. Special feature traits can relate to, but are not solely restricted to geomorphic features, unique ecological processes, presence of unique or distinct habitat, presence of unique or special hydrological regimes e.g. spring-fed streams. Special features are rated on a 1 - 4 scale (4 being the highest).

Criteria 7. Connectivity: This criterion is based on the concept that appropriately connected aquatic ecosystems are healthy and resilient, with maximum potential biodiversity and delivery of ecosystem services.

Criteria 8. Representativeness: This criterion applies primarily to non-riverine assessments, evaluates the rarity and uniqueness of a wetland type in relation to specific geographic areas. Rarity is determined by the degree of wetland protection within "protected Areas" estate or within an area subject to the *Fisheries Act 1994*, *Coastal Protection and Management Act 1995*, or *Marine Parks Act 2004*. Wetland uniqueness evaluates the relative abundance and size of a wetland or wetland management group within geographic areas such as catchment and subcatchment.

Riverine Wetlands

Riverine wetlands are all wetlands and deepwater habitats within a channel. The channels are naturally or artificially created, periodically or continuously contain moving water, or connecting two bodies of standing water. AquaBAMM, when applied to riverine wetlands uses a discrete spatial unit termed subsections. A subsection can be considered as an area which encompasses discrete homogeneous stream sections in terms of their natural attributes (i.e. physical, chemical, biological and utilitarian values) and natural resources. Thus in an ACA, an aquatic conservation significance score is calculated for each subsection and applies to all streams within a subsection, rather than individual streams as such.

Please note, the area figures provided in Tables 16 and 17, are derived using the extent of riverine subsections within the AOI. Refer to **Map 5** for further information. A summary of the conservation significance of riverine wetlands within the AOI is provided in the following table.

Table 16: Overall level/s of riverine aquatic conservation significance

Aquatic conservation significance (riverine wetlands)	Area (Ha)	% of AOI
Very High	0.46	100.66

The individual aquatic conservation criteria ratings for riverine wetlands within the AOI are listed below.

Table 17: Level/s of riverine aquatic conservation significance based on selected criteria

Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating Area (Ha)	Low Rating % of AOI
1. Naturalness aquatic	0.00	0.00	0.46	100.66	0.00	0.00	0.00	0.00
2. Naturalness catchment	0.46	100.66	0.00	0.00	0.00	0.00	0.00	0.00
3. Diversity and richness	0.46	100.66	0.00	0.00	0.00	0.00	0.00	0.00
4. Threatened species and ecosystems	0.46	100.66	0.00	0.00	0.00	0.00	0.00	0.00
5. Priority species and ecosystems	0.46	100.66	0.00	0.00	0.00	0.00	0.00	0.00
6. Special features	0.46	100.66	0.00	0.00	0.00	0.00	0.00	0.00
7. Connectivity	0.46	100.66	0.00	0.00	0.00	0.00	0.00	0.00
8. Representativen ess	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

The table below lists and describes the relevant expert panel decisions used to assign conservation significance values to riverine wetlands within the AOI.

Decision number	Special feature	Catchment	Criteria/Indica tor/Measure	Conservation rating (1-4)
bn_r_ec_01	Myola/ Kuranda contact zone	Barron	6.3.1,7.1.1	4,4
bn_r_fa_01	Lamb Range riverine wetlands	Barron	6.3.1	4

Table 18: Expert panel decisions for assigning overall levels of riverine aquatic conservation significance

4 is the highest rating/value

Expert panel decision descriptions:

Decision Number	Description
bn_r_ec_01	This area is the contact point between the southern and northern Wet Tropics bioregion where the rainforest and associated taxa have come back into contact following contraction events during the Pleistocene. It is a very important area for speciation and molecular evolution. The area contains endemic threatened fauna and flora.
bn_r_fa_01	The majority of riverine wetland systems in this area have high diversity and abundance of rare and threatened frog taxa and associated habitats. Some streams along the dryer western edges of this range may also provide refugial habitat for rare and threatened frog species.

Non-riverine Wetlands

Non-riverine wetlands include both lacustrine and palustrine wetlands, however, do not currently incorporate estuarine, marine or subterranean wetland types. A summary of the conservation significance of non-riverine wetlands within the AOI is provided in the following table. Refer to **Map 6** for further information.

Table 19: Overall level/s of non-riverine aquatic conservation significance

(No Records)

The following table provides an assessment of non-riverine wetlands within the AOI and associated aquatic conservation criteria values.

Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating % of AOI
1. Naturalness aquatic	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2. Naturalness catchment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. Diversity and richness	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4. Threatened species and ecosystems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5. Priority species and ecosystems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6. Special features	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7. Connectivity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8. Representativene ss	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 20: Level/s of non-riverine aquatic conservation significance based on selected criteria

The table below lists and describes the relevant expert panel decisions used to assign conservation significance values to non-riverine wetlands within the AOI.

Table 21: Expert panel decisions for assigning overall levels of non-riverine aquatic conservation significance.

Decision number	Special feature	Catchment	Criteria/Indicator/ Measure	Conservation rating (1-4)
(No Records)				

4 is the highest rating/value

Expert panel decision descriptions:

Decision Number	Description
(No Records)	

Threatened and Priority Species

Introduction

This chapter contains a list of threatened and priority flora and/or fauna species that have been recorded on, or within 4km of the Assessment Area.

The information presented in this chapter with respect to species presence is derived from compiled databases developed primarily for the purpose of BPAs and ACAs. Data is collated from a number of sources and is updated periodically.

It is important to note that the list of species provided in this report, may differ when compared to other reports generated from other sources such as the State government's WildNet, Herbrecs or the federal government's EPBC database for a number of reasons.

Records for threatened and priority species are filtered and checked based on a number of rules including:

- Taxonomic nomenclature current scientific names and status,
- · Location cross-check co-ordinates with location description,
- Taxon by location requires good knowledge of the taxon and history of the record,
- Duplicate records identify and remove,
- Expert panels check records and provide new records,
- · Flora cultivated records excluded,
- Use precise records less than or equal to 2000m,
- Use recent records greater than or equal to 1975 animals, greater than or equal to 1950 plants.

Threatened Species

Threatened species are those species classified as "Endangered" or "Vulnerable" under the *Environment Protection* and *Biodiversity Conservation Act 1999* or "Endangered", "Vulnerable" or "Near threatened" under the *Nature Conservation Act 1992*.

The following threatened species have been recorded on, or within approximately 4km of the AOI.

Species	Common name	NCA status	EPBC status	Migratory species*	Wetland species**	ldentified flora/fauna
Alpinia hylandii		NT				FL
Aphyllorchis anomala		NT				FL
Archontophoenix myolensis		E	E			FL
Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	E			FA
Chloebia gouldiae	Gouldian finch	E	E			FA
Crocodylus porosus	estuarine crocodile	V		Y	I	FA
Cyclopsitta diophthalma macleayana	Macleay's figparrot	V				FA
Dasyurus maculatus gracilis	spotted-tailed quoll (northern subspecies)	E	E			FA
Dendrolagus lumholtzi	Lumholtz's treekangaroo	NT				FA

Table 22: Threatened species recorded on, or within 4km of the AOI

Species	Common name	NCA status	EPBC	Migratory	Wetland	Identified
			status	species*	species**	flora/fauna
Diplazium pallidum		E	E			FL
Hypochrysops apollo apollo	Apollo jewel (Wet Tropics subspecies)	V				FA
Linospadix palmerianus		NT				FL
Litoria dayi	Australian Iacelid	V	V		I	FA
Litoria myola	Kuranda treefrog	CR	CE			FA
Litoria nannotis	waterfall frog	E			I	FA
Litoria rheocola	common mistfrog	E			I	FA
Litoria serrata	tapping green eyed frog	V			I	FA
Melanotaenia eachamensis	Lake Eacham rainbowfish		E		D	FA
Murina florium	tube-nosed insectivorous bat	V				FA
Pteropus conspicillatus	spectacled flying-fox	E	E			FA
Randia audasii		NT				FL
Rhodomyrtus canescens		E				FL
Rhodomyrtus pervagata		E				FL
Turnix olivii	buff-breasted button-quail	CR	E			FA

NB. Please note that the threatened species listed in this section are based upon the most recently compiled DESI internal state-wide threatened species dataset. This dataset may contain additional records that were not originally available for inclusion in the relevant individual BPAs and ACAs.

*JAMBA - Japan-Australia Migratory Bird Agreement; CAMBA - China-Australia Migratory Bird Agreement; ROKAMBA Republic of Korea-Australia Migratory Bird Agreement; CMS - Convention on the Conservation of Migratory Species.

**I - wetland indicator species; D - wetland dependent species.

BPA Priority Species

A list of BPA priority species that have been recorded on, or within approximately 4km of the AOI is contained in the following table.

Species	Common name	Identified flora/fauna
Euploea alcathoe eichhorni	Eichhorn's Crow	FA
Heteromyias cinereifrons	Grey-headed Robin	FA
Orthonyx spaldingii	Chowchilla	FA
Pseudochirops archeri	Green Ringtail Possum	FA
Ptiloris victoriae	Victoria's Riflebird	FA
Rhodamnia spongiosa		FL
Rhodomyrtus pervagata		FL
Scenopoeetes dentirostris	Tooth-billed Bowerbird	FA
Tristaniopsis exiliflora	kanuka box	FL

Table 23: Priority species recorded on, or within 4km of the AOI

NB. Please note that the list of priority species is based on those species identified in the BPAs, however records for these species may be more recent than the originals used. furthermore, the BPA priority species databases are updated from time to time. At each update, the taxonomic details for all species are amended as necessary to reflect current taxonomic name and/or status changes.

ACA Priority Species

A list of ACA priority species used in riverine and non-riverine ACAs that have been recorded on, or within approximately 4km of the AOI are contained in the following tables.

Species	Common name	Identified flora/fauna	
Litoria jungguy	Northern Stony Creek Frog	FA	
Litoria xanthomera	Orange Thighed Treefrog	FA	
Mixophyes coggeri	Mottled Barred Frog	FA	
Mixophyes schevilli	Northern Barred-Frog	FA	
Ornithorhynchus anatinus	Platypus	FA	

Table 24: Priority species recorded on, or within 4 km of the AOI – riverine

Table 25: Priority species recorded on, or within 4 km of the AOI - non-riverine

Species	Common name	Identified flora/fauna	
Litoria jungguy	Northern Stony Creek Frog	FA	
Litoria xanthomera	Orange Thighed Treefrog	FA	
Mixophyes coggeri	Mottled Barred Frog	FA	
Mixophyes schevilli	Northern Barred-Frog	FA	

NB. Please note that the priority species records used in the above two tables are comprised of those adopted for the released individual ACAs. The ACA riverine and non-riverine priority species databases are updated from time to time to reflect new release of ACAs. At each update, the taxonomic details for all ACAs records are amended as necessary to reflect current taxonomic name and/or status changes.

Species	Common name	Identified flora/fauna
Acanthiza katherina	Mountain Thornbill	FA
Ailuroedus maculosus	Spotted Catbird	FA
Colluricincla boweri	Bower's Shrike-thrush	FA












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Appendices

Appendix 1 - Source Data

Theme	Datasets
Aquatic Conservation Assessments Non-riverine*	Combination of the following datasets: Cape York Peninsula Non-riverine v1.1 Eastern Gulf of Carpentaria v1.1 Great Barrier Reef Catchment Non-riverine v1.3 Lake Eyre and Bulloo Basins v1.1 QMDBB Non-riverine ACA v2.1 Southeast Queensland ACA v1.1 WBB Non-riverine ACA v1.1 WBB Non-riverine ACA v1.1 WBBGBRCC Non-riverine ACA v2.1
Aquatic Conservation Assessments Riverine*	Combination of the following datasets: Cape York Peninsula Riverine v1.1 Eastern Gulf of Carpentaria v1.1 Great Barrier Reef Catchment Riverine v1.1 Lake Eyre and Bulloo Basins v1.1 QMDBB Riverine ACA v2.1 Southeast Queensland ACA v1.1 WBB Riverine ACA v1.1 WBB Riverine ACA v1.1 WBBGBRCC Riverine ACA v2.1
Biodiversity Planning Assessments*	Combination of the following datasets: Brigalow Belt BPA v2.1 Cape York Peninsula BPA v1.1 Central Queensland Coast BPA v1.3 Channel Country BPA v1.1 Desert Uplands BPA v1.3 Einasleigh Uplands BPA v1.1 Gulf Plains BPA v1.1 Mitchell Grass Downs BPA v1.1 Mulga Lands BPA v1.4 New England Tableland v2.3 Northwest Highlands v1.1 Southeast Queensland v4.1 Wet Tropics v1.1
Statewide BPA Corridors*	Statewide corridors v1.6
Threatened Species	An internal DESI database compiled from Wildnet, Herbrecs, Corveg, the QLD Museum, as well as other incidental sources.
BPA Priority Species	An internal DESI database compiled from Wildnet, Herbrecs, Corveg, the QLD Museum, as well as other incidental sources.
ACA Priority Species	An internal DESI database compiled from Wildnet, Herbrecs, Corveg, the QLD Museum, as well as other incidental sources.

These datasets are available at: <u>http://dds.information.qld.gov.au/DDS</u>

Appendix 2 - Acronyms and Abbreviations - Area of Interest AOI ACA - Aquatic Conservation Assessment - Aquatic Biodiversity Assessment and Mapping AQUABAMM Methodology - Biodiversity Assessment and Mapping Methodology BAMM BoT - Back on Track BPA - Biodiversity Planning Assessment CAMBA - China-Australia Migratory Bird Agreement - Department of Environment, Science and Innovation DESI - Environment Protection and Biodiversity Conservation Act EPBC 1999 **EVNT** - Endangered, Vulnerable, Near Threatened - Geocentric Datum of Australia 2020 GDA2020 GIS - Geographic Information System JAMBA - Japan-Australia Migratory Bird Agreement NCA - Nature Conservation Act 1992 RE - Regional Ecosystem REDD - Regional Ecosystem Description Database ROKAMBA - Republic of Korea-Australia Migratory Bird Agreement



Appendix I Plans of Development



Document Set ID: 4517839

Version: 0, Version Date: 01/01/1900



Document Set ID: 4517839

Version: 0, Version Date: 01/01/1900

344.100 Ridge 343.900 Pitching Beam

341.300 Ground Floor

340.700 Subfloor

1:100

344.100 Ridge 343.900 Pitching Beam

341.300 Ground Floor

340.700 Subfloor

1:100

344.100 Ridge 343.900 Pitching Beam

341.300 Ground Floor 340.700 Subfloor

1:100

344.100 Ridge 343.900 Pitching Beam

341.300 Ground Floor

340.700 Subfloor

CONCEPT PLANS ESE PLANS HAVE BEEN ACCEPTED

SIGNATURE

DATE

PON ACCEPTANCE OF FINALISED CONCEPT PLA URTHER DESIGN CHANGES ARE TO BE MADE TO

1:100

POD019 Luxury Pods Ground Floor Plan - Proposed 2 **Concept Plans**



Appendix J Soil Sample Report

DIRT PROFESSIONALS

Email:dirtprofessionals@bigpond.com MOBILE 0417 647 477

Alexandra Coghlan alcoghlan@icloud.com

Tandel Investments Pty Ltd QBCC No. 1173606

05 November 2024

<u>Site Classification</u> <u>12 (Lot 11) Shiva Close</u> <u>Kuranda QLD</u>

Job No 27098

INTRODUCTION

This report presents the results of a site investigation performed at 12 (Lot 11) Shiva Close, Kuranda. The investigation is required in connection with a proposed building to be constructed on the allotment.

EXISTING CONDITIONS

At the time of the investigation the allotment was located in a established rural rain forest subdivision. There was an existing steel structured timber deck located on the allotment. The proposed building is to be located to the south of the existing deck. The building area was grassed and sloped to the East. The location of the proposed building area was approximately shown.

FIELD WORK

To investigate subsurface conditions bore holes were excavated to depths of 1.5m. The location of these holes were at diagonal corners of the building area. Dynamic Cone Penetrometer Tests were carried out at the area of the proposed building area. A disturbed sample was taken for laboratory testing. The results are attached.

SOIL PROFILE

The bore holes indicate similar subsurface soil profiles. There is a layer of clayey sand silt to the depth of holes. A Plasticity Indices Test was carried out on a sample of clayey sand silt from the area. The test results are as follows: Liquid Limit 32%, Plastic Limit 19%, Plasticity Index 13% and Linear Shrinkage 6.0%.

SITE CLASSIFICATION

The materials in the area are regarded as having a low shrink swell potential with less than 400 mm of fill. The estimated predicted ground surface movement is within 0-20 mm. The site classification in accordance with the AS 2870 residential slabs and footings, visual inspection of soils, Plasticity Indices tests and Dynamic Cone Penetrometer Tests. The site is found to be **CLASS S.**

FOUNDATION RECOMMENDATIONS

The building area should be stripped of all topsoil and tree roots/stumps. Any holes resulting from there removal should be recompacted as stated below.

If any filling material is to be used as part of the foundation building platform, should be engineered in accordance with the requirements of AS 3798 Level 1, Guidelines on Earthworks for Commercial and Residential Developments. That is, the fill should be placed in no greater than 200 mm layers within 2% of optimum moisture content and at a density of not less than 95% of maximum standard dry density as per AS 1289. The filling used should be of a low plastic nature and free from any organic and deleterious materials.

This report should be read in conjunction with the attached CSIRO information leaflet.

VALIDITY

The excavation of a limited number of holes does not preclude the possibility of some conditions on the site being different from those encountered in the holes. Should conditions be found which differ from those described in this report, then the recommendations are not valid and this organisation should be contacted.

Yours faithfull

Angelo Tudini Director Tandel Investments Pty Ltd T/as **DIRT PROFESSIONALS**

Attached -CSIRO SHEET NO 10-91 -Map of existing infrastructure -Photo of building area

BORE HOLE LOG

HOLE 1 Location: Southwest corner

- 0.0 0.3m Clayey Sand Silt Brown
- 0.3 1.5m Clayey Sand Silt Orange Brown
- HOLE 2 Location : Northeast corner
- 0.0 0.5m Clayey Sand Silt Brown
- 0.5 1.5m Clayey Sand Silt Orange Brown

Dirt Professionals

Phone (07) 40927081 Mobile 0417647477 7 7 Reynolds Street, Mareeba QLD 4880 Email dirtprofessionals@bigpond.com ABN 78 137 132 220

Client : Address : Project Name : Project Number : Location:	Alexandra Coghlan alcoghlan@icloud.com Investigation 27098 12 (Lot 11) Shiva Close , Kuranda		Report Number: 27098 - 1/1 Report Date : 6/11/2024 Order Number : 7 Test Method : AS1289.6.3.2 Page 1 of 1 1					
Sample Number :	A/319	916	A/319	17				
Test Number :	1	-	2				1	
Date Sampled :	5/11/2	024	5/11/2	024				
Date Tested :	5/11/2							
Lot Number :	11	3 / S /	5/11/2024					
Sample Location :	Shiva Close BH 1		Shiva Close BH 2					
Soil Condition :		-					-	
Soil Description :					-			
Soli Description .	Depth	Blows	Depth	Blows	Blow		Blow	-
	0.00 - 0.10	8	0.00 - 0.10	6				
	0.10 - 0.20	7	0.10 - 0.20	7				
	0.20 - 0.30	7	0.20 - 0.30	5				-
	0.30 - 0.40 0.40 - 0.50	7	0.30 - 0.40 0.40 - 0.50	6 5		-		-
	0.50 - 0.60	6	0.50 - 0.60	4				1
	0.60 - 0.70	5	0.60 - 0.70	5				
	0.70 - 0.80	4	0.70 - 0.80	4	· · · · · · · · · · · · · · · · · · ·			
	0.80 - 0.90	5	0.80 - 0.90	4				
	0.90 - 1.00	4	0.90 - 1.00	4			-	
	1.00 - 1.10 1.10 - 1.20	4	1.00 - 1.10	3			-	-
	1.20 - 1.30	4	1.20 - 1.30	3				
	1.30 - 1.40	4	1.30 - 1.40	4			-	-
	1.40 - 1.50	4	1.40 - 1.50	3				
							- /	
								-
Remarks :					1		1.	
							V.Tudini 1173606	

Document Code RF71-12

12 (Lot 11) Shiva Close, KURANDA

, 16.º48'40"5 145°37'50"E

16°48'46"S 145°37'50"E

A product of





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> Queensland Government Department of Resources



16°48'40"S 145°37'55"E







Appendix K Worm Smart Waste System



Document Set ID: 4517839 Version: 0, Version Date: 01/01/1900



LAA dispersal size and deign





Tank and irrigation plan







Appendix L Zoning Plan





Subject Site – Lot 11 RP898229 (4,629m²) Easement E

Zone: Rural Residential



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SITE PLAN

12 Shiva Close KURANDA

for Alexandra Coghlan





Appendix M Local Planning Scheme Assessment



M1 – Assessment Against Purpose and Overall Outcomes

M1.1 – Zone Code

Assessments of the Proposal against the purposes and relevant overall outcomes of the relevant Zone codes of the Planning Scheme are provided in the **Table M1.1.1**.

Table M1.1.1:6.2.10 Rural Residential Zone Code

		Purpose/Outcomes	Assessment Response
Purp	oose:		⊠ Compliance achieved.
(1)	deve not b disp Mare resic of ru anim	purpose of the Rural residential zone code is to provide for residential elopment on large lots where local government infrastructure and services may be provided on the basis that the intensity of development is generally ersed. eeba Shire Council's purpose of the Rural residential zone code is to provide for dential development on a range of larger lots which take account of the history ural residential development throughout the region. Limited agricultural and hal husbandry activities which contribute to a semi-rural setting may be ropriate on lots with areas in the upper range of lot sizes.	 For the following reasons: The proposed development will provide for residential development on a Site that is within the Rural Residential Zone. ⊠ Not Applicable. For the following reasons: The Site is not located within any of the three rural residential precincts (2.0-hectare precinct, 1.0 hectare precinct or 4,000m² precinct).
(3)		Rural residential zone has been broken into three precincts to cater for the nct lot sizes and levels of servicing that historically occurred in this zone:	
	(a)	The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;	
	(b)	The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and	



	Purpose/Outcomes	Assessment Response
(c)	proximity to services. Lots within this precinct will not be reconfigured below 1 hectare in size; and The 4,000m2 precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m ² .	
Overall O	utcome A:	⊠ Compliance achieved. For the following reasons:
	rure is facilitated;	 The proposed development will be provided with the following services and infrastructure: (i) National Broadband Network infrastructure. (ii) The Councils Water Services infrastructure. (iii) Ergon Energy electricity infrastructure. The proposed development will manage wastewater on Site. The proposed development will utilise a worm farm wastewater treatment system developed by 'A & A Worm Farm Waste Systems Pty Ltd'.
-	utcome B: ent within the zone preserves the environmental and topographical features of y integrating an appropriate scale of rural residential activities;	 Compliance achieved. For the following reasons: The proposed development is located within an existing cleared area of the Site. The construction of the proposed development is not expected to significantly impact the environmental impacts. As concluded in the Ecological Assessment by Nature North – Survey & Monitoring, if constructed within the property's existing cleared area and designed to minimise wastewater and storm water reporting to the creek, the planned dwelling is unlikely to have any adverse impact on the ecological values of the property or area.



Purpose/Outcomes	Assessment Response
Overall Outcome C : Development avoids areas of ecological significance;	⊠ Compliance achieved. For the following reasons:
	• The proposed development will be located within a Site that contains ecological significant environment. The Ecological Assessment by Nature North – Survey & Monitoring concluded that if constructed within the property's existing cleared area and designed to minimise wastewater and storm water reporting to the creek, the planned dwelling is unlikely to have any adverse impact on the ecological values of the property or area.
Overall Outcome D : Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;	 Not Applicable. For the following reasons: The proposed development is not for a small-scale eco-tourism or outdoor recreation use.
Overall Outcome E : Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management	 Compliance achieved. For the following reasons: The proposed development will incorporate the advice provided by Nature North – Survey & Monitoring in the Ecological Assessment which stated that, the existing
requirements; Overall Outcome F:	vegetation buffer along the creek channel be retained.
Other uses may be appropriate where meeting the day to day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;	 For the following reasons: The proposed development is for a dwelling house which will have direct relationship with the Site. The proposed development will not have adverse effect on the residential amenity of the area through noise or traffic generation.



Purpose/Outcomes	Assessment Response
Overall Outcome G : Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and	 Not Applicable. For the following reasons: The proposed development does not involve reconfiguring a lot.
Overall Outcome H: Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts	 Not Applicable. For the following reasons: The proposed development does not involve reconfiguring a lot.



M1.2 – Overlay Codes

Assessments of the Proposal against the purposes and relevant overall outcomes of the overlay codes of the Planning Scheme are provided in the **Table M1.2.1** to **Table M1.2.3**.

Table M1.2.1: 8.2.4 Environmental Significance Overlay Code

Purpose/Outcomes	Assessment Response
 Purpose: (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy. The Environmental significance overlay code ensures that: (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed. 	 Compliance achieved. For the following reasons: Nature North – Survey & Monitoring prepared an Ecological Assessment which identified the following flora and fauna within the Site: (i) The understorey is considerably disturbed and contains several exotic horticultural species, a legacy of past gardens. (ii) No threatened plants were confirmed but a palm located on the property may be the endangered Myola Palm. (iii) A diverse range of rainforest fauna were recorded including the endangered Spectacled Flying-Fox and vulnerable Macleay's Fig-Parrot. (iv) The critically endangered Kuranda Treefrog is not considered likely to occur on the property's unnamed creek as the habitat appears unsuitable. (v) The endangered Southern Cassowary, though not recorded on the property, could be expected to occur intermittently. The assessment also concluded that the proposed development would not have any adverse impact on the ecological values of the property or area.
Overall Outcome A : The biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;	 Compliance achieved. For the following reasons: The Ecological Assessment by Nature North – Survey & Monitoring concluded that if constructed within the property's existing cleared area and designed to minimise

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Purpose/Outcomes	Assessment Response		
	 wastewater and storm water reporting to the creek, the planned dwelling is unlikely to have any adverse impact on the ecological values of the property or area. Nature North – Survey & Monitoring recommend that to minimise potential adverse impacts on the ecological values of site: 		
	 (i) As far as possible the existing forest cover should be left intact with clearing kept to a minimum. Especially, all individual "Myola-like" palms should be retained and their identity confirmed when flowering/fruiting. Advice on the Myola palm can be obtained from Kuranda Envirocare. (ii) Clear rubbish and unnecessary wire fencing from the forest (potential injury risk to cassowary). (iii) Reduce exotic species and use suitable native species for gardens and landscaping. Information and advice on appropriate species can be obtained from Kuranda Envirocare. (iv) Ensure the vegetated buffer, as is currently in place, is retained along the creek channel. 		
Overall Outcome B:	⊠ Compliance achieved.		
The biodiversity values of protected areas and legally secured offset areas are protected	For the following reasons:		
from development unless overriding community need is demonstrated;	• The proposed development will take all recommendations and advice from the Ecological Assessment prepared by Nature North – Survey & Monitoring, which would protect the biodiversity values of the Site.		
Overall Outcome C:	⊠ Compliance achieved.		
Development is located, designed and managed to minimise the edge effects of	For the following reasons:		
development on areas of regulated vegetation and wildlife habitat;	• The proposed development will take all recommendations and advice from the Ecological Assessment prepared by Nature North – Survey & Monitoring, which would protect the regulated vegetation and wildlife habitat of the Site and area.		
Overall Outcome D:	\boxtimes Compliance achieved.		

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Purpose/Outcomes	Assessment Response
Areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;	 For the following reasons: The proposed development is located on an area of the Site that is cleared of vegetation. The proposed development will not result in a loss of biodiversity in areas of regulated vegetation and wildlife habitat.
Overall Outcome E: Development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;	 Compliance achieved. For the following reasons: The proposed development will take all recommendations and advice from the Ecological Assessment prepared by Nature North – Survey & Monitoring, which would help maintain, protect and enhance a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity.
Overall Outcome F : Development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and	 Compliance achieved. For the following reasons: The proposed development is setback approximately 2.712 metres from the western boundary of the Site. The western boundary of the Site is setback approximately 90 metres from the Barron River, therefore the proposed development is setback approximately 92 metres from the Barron River.
Overall Outcome G : Riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.	 Not Applicable. For the following reasons: The Site does not contain riparian vegetation and vegetation associated with high ecological significance wetlands



Table M1.2.2:8.2.8Hill and Slope Overlay Code

Purpose/Outcomes	Assessment Response
Purpose : The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.	 Compliance achieved. For the following reasons: The proposed development will be placed on stumps so of varying heights so that the dwelling remains level and adheres to the contour and slope of the Site.
Overall Outcome A : Development is located to avoid sloping land where practical; and	 Compliance achieved. For the following reasons: The proposed development is located along the western boundary of the Site which is slightly impacted by the Overlay. The proposed development will be placed on stumps so of varying heights so that the dwelling remains level and adheres to the contour and slope of the Site.
Overall Outcome B : Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.	 Compliance achieved. For the following reasons: The proposed development will be placed on stumps so of varying heights so that the dwelling remains level and adheres to the contour and slope of the Site.



Purpose/Outcomes	Assessment Response
Purpose:	⊠ Compliance achieved.
The purpose of the Residential dwelling house and outbuilding overlay code is to ensure that Dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire.	
Overall Outcome A:	⊠ Compliance achieved.
Development is designed and located to minimise any adverse impacts on the natural environment and amenity of surrounding uses;	 For the following reasons: The proposed development will take all recommendations and advice from the Ecological Assessment prepared by Nature North – Survey & Monitoring, which would minimise adverse impacts on the natural environment. The proposed development will not have adverse effect on the residential amenity of the area through noise or traffic generation.
Overall Outcome B:	⊠ Compliance achieved.
Development provides a high level of amenity and is reflective of the surrounding character of the area;	 For the following reasons: The proposed development will provide a level of amenity that reflects the surrounding character of the area.
Overall Outcome C:	⊠ Compliance achieved.
Development is responsive to site characteristics and employs best practice industry standards;	 For the following reasons: The proposed development will respond to the existing site characteristic such as, site contours, vegetation. The proposed development will employ best practice standards.

Table M1.2.3: 8.2.10 Residential Dwelling House and Outbuilding Overlay Code



Purpose/Outcomes	Assessment Response
Overall Outcome D : Development has a sufficient number of parking spaces designed in a manner to meet the requirements of the user;	 Compliance achieved. For the following reasons: The proposed development will provide one car parking space for the dwelling.
Overall Outcome E : Development is provided with suitable vehicular access in a way that does not compromise the safety and efficiency of the surrounding road network;	 Compliance achieved. For the following reasons: The Site is already provided by a suitable existing driveway, where part of the eastern side of the driveway is concrete sealed as the driveway is traversing over steep land and the western side of the driveway is compacted dirt/gravel.
Overall Outcome F : Parking spaces and associated manoeuvring areas are safe and functional;	 Compliance achieved. For the following reasons: The proposed development incorporates a parking space and associated manoeuvring area that are safe and functional.
Overall Outcome G : Development is provided with an adequate, safe and reliable supply of potable, fire- fighting and general use water in accordance with relevant standards;	 Compliance achieved. For the following reasons: The Council Infrastructure assets map provided by Dial Before You Dig identifies that there is a hydrant point located along the road frontage.
Overall Outcome H: Development is connected to infrastructure that provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;	 Compliance achieved. For the following reasons: The proposed development will manage wastewater on Site. The proposed development will utilise a WormSmart wastewater treatment system developed by 'Wormsmart Biological Septic Systems'.



Purpose/Outcomes	Assessment Response
Overall Outcome I : Development is connected to infrastructure that provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;	 Compliance achieved. For the following reasons: The proposed development is provided with stormwater drainage system that will not adversely impact on the water quality or ecological processes.
Overall Outcome J : Development is provided with electricity and telecommunications services that meet desired requirements;	 Compliance achieved. For the following reasons: The proposed development will be provided with connections to National Broadband Network and Ergon Energy electricity infrastructure.
Overall Outcome K : Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;	 Compliance achieved. For the following reasons: The proposed development will be provided with connections to Ergon Energy electricity infrastructure along the eastern (road frontage) boundary. the connection to the electrical network will not have significant impact on the environment, social or amenity of the surrounding area.
Overall Outcome L : Development does not affect the efficient functioning of public utility mains, services or installations; and	 Compliance achieved. For the following reasons: The proposed development will not affect the efficient functioning of public utility mains, service es or installations.
Overall Outcome M : Work associated with development does not cause adverse impacts on the surrounding area.	 Compliance achieved. For the following reasons: Any works associated with the proposed development old not cause adverse impacts on the surrounding area.

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M2 – Assessment Against Performance Outcomes and Acceptable Outcomes

M2.1 – Zone Code

Assessments of the Proposal against the Acceptable Outcomes (AO) and Performance Outcomes (PO) of the zone code of the Planning Scheme are provided in the **Table M2.1.1**. The assessments take into consideration any relevant Planning Scheme Policies. Where an AO is not listed, assessments against the relevant PO are provided.

Table M2.1.1:6.2.10 Rural Residential Zone Code

Performance Outcomes	Acceptable Outcomes	Assessment Comments
For accepted development subject to requirements and a	ssessable development	
Height		
P01	A01	☑ Complies with AO1.
 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	 Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level. 	 For the following reasons: The proposed development is for a dwelling house that has a maximum building height from the subfloor level of approximately 3.4 metres.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
Outbuildings and residential scale		
 P02 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Rural residential zone. 	 A02.1 On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m2 in gross floor area; and (b) 5.5 metres above natural ground level. A02.2 On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m2 in gross floor area; and (b) 8.5 metres above natural ground level. 	 Not Applicable AO2.1. For the following reasons: The proposed development does not involve the development of a domestic outbuilding on a lot less than 2 hectares. Not Applicable AO2.2. For the following reasons: The Site is not a lot that is greater than 2 hectares and the proposed development does not involve the development of a domestic outbuilding.
Siting	402	∇ Complian with $AO2(a)$ (b) and (a)
 PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and 	 A03 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State- controlled Road; (b) 6 metres from a frontage to any other road; 	 Complies with AO3(a), (b) and (e). For the following reasons: The Site is located 517 metres west of the Kennedy Highway which is a State-Controlled Road, which meets the requirement in AO3(a).

10 metres from a boundary to an adjoining lot in the

2 hectare precinct, 1 hectare precinct or the Rural

5 metres from a boundary to an adjoining lot in the

3 metres from a side or rear boundary otherwise.

zone or Conservation zone;

4,000m2 precinct; and

•

٠

AO3(b).

The proposed development is setback from the

Shiva Close (local road) boundary approximately 78

metres, which meets the 6m setback requirement in

The proposed development will have the following

side boundary setbacks, which meets the side

setback requirement of AO3(e):

(b) access to sunlight and daylight for the site and adjoining sites;

(c)

(d)

(e)

- (c) privacy and overlooking;
- (d) opportunities for casual surveillance of adjoining public spaces;
- (e) air circulation and access to natural breezes;
- (f) appearance of building bulk; and
- (g) relationship with road corridors.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
		 (i) Southern boundary setback (side) – 16m. (ii) Northern boundary setback (side) – 37m.
		⊠ Not Applicable AO3(c) and (d).
		For the following reasons:
		 The Site does not adjoin a lot in the 2-hectare precinct, 1-hectare precinct, rural zone or conservation zone. The Site does not adjoin a lot in the 4,000m² precinct.
		⊠ Fails to Comply with AO3(e).
		For the following reasons:
		 The proposed development has a setback to the western boundary of 2.712 metres, which does not meet the 3 metres rear setback requirement under AO3(e).
		⊠ Complies with PO3.
		For the following reasons:
		• The proposed development is located on a lot that adjoins a residential lot to the north and south, a road to the east and the Barron River to the west. Therefore, because the proposed development is sited along the western side of the Site and will not impact the use of the adjoining premises with respect to the following:
		 access to sunlight and daylight for the site and adjoining sites; privacy and overlooking;



Performance Outcomes	Acceptable Outcomes	Assessment Comments
Accommodation density		 (iii) opportunities for casual surveillance of adjoining public spaces; (iv) air circulation and access to natural breezes; The proposed development will not impact the road corridor.
P04 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	A04 Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	 Complies with AO4. For the following reasons: The proposed development will provide for 1- dwelling house, which achieves the maximum density of 1-dwelling per lot.
For assessable development		
Site cover		
P05	A05	⊠ Complies with PO5.
 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	No acceptable outcome is provided.	 For the following reasons: The proposed development would make efficient use the Site to the extent that the proposed development will utilise the existing cleared area and driveway within the Site, so that the balance of



Performance Outcomes	Acceptable Outcomes	Assessment Comments
		 the Site remains unimproved and does not affect the environmental values of the Site. The proposed development is consistent with the bulk and scale of the surrounding buildings. The proposed development appropriately balances built and natural features.
Building design		
P06	A06	⊠ Complies with PO6.
Building facades are appropriately designed to:	No acceptable outcome is provided.	For the following reasons:
 (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 		• The proposed development will include building facades that have been designed to maintain the character of the surrounding area, include architectural variation and will encourage the use of outdoor spaces.
P07	A07	⊠ Complies with PO7.
Development complements and integrates with the	No acceptable outcome is provided.	For the following reasons:
established built character of the Rural residential zone, having regard to:		The proposed development will incorporate roof pitches, cause, building materials, windows, and
(a) roof form and pitch;		pitches, eaves, building materials, windows and doors that does not conflict with the established
(b) eaves and awnings;(c) building materials, colours and textures; and		built character of the rural residential zone.The proposed development is sited along the
(d) window and door size and location.		western boundary of the Site where the proposed development would not be visible from the street.



	Performance Outcomes	Acceptable Outcomes	Assessment Comments
Non	-residential development		
P08		A08	⊠ Not Applicable with PO.
Non	-residential development:	No acceptable outcome is provided.	For the following reasons:
(a) (b) (c)	is consistent with the scale of existing development; does not detract from the amenity of nearby residential uses; does not impact on the orderly provision of non- residential development in other locations in the shire; and		• The proposed development is not for a non- residential development.
(d) (e)	directly supports the day to day needs of the immediate residential community; or has a direct relationship to the land on which the use is proposed.		

Amenity

P09	A09	⊠ Complies with PO9(a), (c), (e), (f), (g), (h) and (i).
Development must not detract from the amenity of the	No acceptable outcome is provided.	For the following reasons:
 local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; 		 The proposed development is for a dwelling which will not generate significant noise that will detract from the amenity of the surrounding area. The proposed development is for a dwelling which will generate traffic typical of a dwelling that aligns with traffic generation of the surrounding dwellings.
(f) privacy;		The proposed development is located on the
(g) lighting;		western side of the site, incorporates large setbacks
(h) odour; and		to the adjoining lots and has a scale and bulk that
(i) emissions.		would not impact on visual amenity.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
		 The proposed development is setback 37 metres from the adjoining lot to the north and 16 metres from the lot to the south. Therefore, the proposed development will not impact on the privacy of the surrounding lots. The proposed development incorporates internal and outdoor lighting that does not detract from the amenity of the local area. The proposed development is for a dwelling house that would not create odour that would not detract from the amenity of the local area. The proposed development is for a dwelling house that would not generate emissions that would not detract from the amenity of the local area. Mot Applicable with PO9(b), (d).
		The proposed development is for a dwelling house which will not incorporate hours of operation or advertising devices.
P010	A010	oxtimes Complies with PO.
 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; 	No acceptable outcome is provided.	 For the following reasons: The Ecological Assessment by Nature North - Survey & Monitoring concluded that if constructed within the property's existing cleared area and designed to minimise wastewater and storm water reporting to the creek, the planned dwelling is unlikely to have any adverse impact on the ecological values of the property or area. Therefore, the proposed



Performance Outcomes	Acceptable Outcomes	Assessment Comments
 (f) privacy; (g) lighting; (h) odour; and (i) emissions. 		development will not adversely affect the surrounding environment with regards to: (i) noise; (ii) hours of operation; (iii) traffic; (iv) advertising devices; (v) visual amenity; (vi) privacy; (vii) lighting; (viii) odour; and (ix) emissions.



M2.2 – Overlay Codes

Assessments of the Proposal against the Acceptable Outcomes (AO) and Performance Outcomes (PO) of the relevant overlay codes of the Planning Scheme are provided in the **Table M2.2.1** to **Table M2.2.3**. The assessments take into consideration any relevant Planning Scheme Policies. Where an AO is not listed, assessments against the relevant PO are provided.

Table M2.2.1: 8.2.4 Environmental Significance Overlay Code

Performance Outcomes	Acceptable Outcomes	Assessment Comments
For accepted development subject to requirements and a	ssessable development	
Regulated vegetation		
 PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless: (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. 	A01.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).	 Not Applicable with AO1.1. For the following reasons: The Site is not located within an area mapped as containing 'Regulated Vegetation' on the Environmental Significance overlay Map (OM-004i).



Performance Outcomes	Acceptable Outcomes	Assessment Comments
 PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. 	A02 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).	 Not Applicable with AO2. For the following reasons: The Site is not located within an area mapped as containing 'Regulated Vegetation' on the Environmental Significance overlay Map (OM-004i).
Regulated vegetation intersecting a watercourse PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) A03.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).	 Not Applicable with AO3.1. For the following reasons: The site is not located within the MSES Waterway Buffer on the "Environmental Significance Overlay'. The Site is adjacent to the Barron River to the west which is identified as Stream order 6 and 7. The proposed development is setback approximately 100 metres from the bank of the Barron River, which complies with the minimum setback of 50m for stream order 5 or mor identified in Table 8.2.4.3B.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.	 Not Applicable with AO3.2. For the following reasons: The site is not located within the MSES Waterway Buffer on the "Environmental Significance Overlay'. The proposed development is located within an area of the Site that is cleared of vegetation. Therefore, the proposed development will not result in the further clearing of the Site.
Waterways and wetlands		
 P04 'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native faure (tarrestrial on d equatic) may manatic 	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).	 Not Applicable with AO4.1. For the following reasons: The site is not located within the MSES Waterway Buffer on the "Environmental Significance Overlay'. The Site is adjacent to the Barron River to the west which is identified as Stream order 6 and 7. The proposed development is setback approximately 100 metres from the bank of the Barron River, which complies with the minimum setback of 50m for stream order 5 or mor identified in Table 8.2.4.3B.
 native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and 	Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2	 Not Applicable AO4.2. For the following reasons: The proposed development is not located near or within the High Ecological Significance 200m buffer.

development and the edge of a 'High ecological



Performance Outcomes	Acceptable Outcomes	Assessment Comments
(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.	significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).	
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance – Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).	 Not Applicable with AO4.3. For the following reasons: The site is not located within the MSES Waterway Buffer on the "Environmental Significance Overlay'. The proposed development will not be discharged into the waterway identified on Environmental Significance – Waterway Overlay Maps (OM-004p-z).



Performance Outcomes	Acceptable Outcomes	Assessment Comments
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.4 No wastewater is discharged to a 'Waterway' on Environmental Significance – Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z). PO3 through appropriate wastewater management / treatment (where possible).	 Not Applicable with AO4.4. For the following reasons: The site is not located within the MSES Waterway Buffer on the 'Environmental Significance Overlay'. The proposed development will not result in wastewater being discharged into the waterway.



Perfo	ormance	Outcomes	

Acceptable Outcomes

Assessment Comments

For assessable development

Wildlife Habitat

P05		A05	☑ Complies with PO52
	lopment within a 'Wildlife habitat' area identified on nvironmental Significance Overlay Maps (OM-004a-	No acceptable outcome is provided	 For the following reasons: The proposed development does not involve the clearing of native vegetation. The proposed
(a)	Protects and enhances the habitat of endangered, vulnerable and near threatened (evnt) species and local species of significance;		 development will be located within an area of the Site that has already been cleared. The construction of the proposed development is not
(b)	Incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;		expected to significantly impact the environmental impacts. As concluded in the Ecological Assessment by Nature North – Survey & Monitoring, if constructed within the property's existing cleared
(c)	Maintains or enhances wildlife interconnectivity at a local and regional scale; and		area and designed to minimise wastewater and storm water reporting to the creek, the planned
(d)	Mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting)		dwelling is unlikely to have any adverse impact on the ecological values of the property or area.

Legally secured offset areas

P06	A06	⊠ Not Applicable with PO6.
Development within a 'Legally secured offset area'	No acceptable outcome is provided.	For the following reasons:
identified on the Environmental Significance Overlay		



Performance Outcomes	Acceptable Outcomes	Assessment Comments
Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.		• The site is not located within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o).
Protected areas		
P07	A07	⊠ Not Applicable with PO7.
Development within a 'Protected area' identified on the	No acceptable outcome is provided	For the following reasons:
Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:		• The site is not located within a 'Protected area' identified on the Environmental Significance Overlay
 (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. 		Maps (OM-004a-o).
Ecological corridors and Habitat linkages		
P08	A08	⊠ Not Applicable with PO8.
Development located:	No acceptable outcome is provided	For the following reasons:
(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural		• The Site is located within the Rural Residential Zone however the Site is not located within a 'Ecological

residential zone; and



	Performance Outcomes	Acceptable Outcomes	Assessment Comments
(b)	within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o) does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:		corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004i).
	 the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; 		
	 (ii) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage'; 		
	 (iii) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; 		
	 (iv) 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 		
	 (v) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity. 		



Table M2.2.2:8.2.8Hill and Slope Overlay Code

Performance Outcomes	Acceptable Outcomes	Assessment Comments
For assessable development		
Slope stability		
P01	A01	⊠ Complies with PO1.
 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a- o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater. 	No acceptable outcome is provided.	 For the following reasons: The proposed development will be located in an area of the Site cleared of vegetation. The proposed development will be placed on stumps within he development area to conform with the sloping land and not impact the long-term stability of the Site.
P02	A02.1	🛛 Not Applicable.
Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM- 008a- o) having regard to:	Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM- 008a-o) .	 For the following reasons: The proposed development is for a dwelling house not a child care centre or educational establishment.



Performance Outco	omes	Acceptable Outcomes	Assessment Comments
 (a) the nature and scale of the prop (b) the gradient of the land; (c) the extent of land disturbance (d) stormwater discharge and its p 	proposed; potential for erosion. A02.2 Developn greater th A02.3 No lot les	nent is not located on land with a gradient of nan 25%. s than 2,000m2 is created in a 'Hill and slope rtified on the Hill and slope overlay maps (OM-	 Complies with AO2.2. For the following reasons: The proposed development is located along the western boundary of the Site, where the Site slopes to the centre of the Site from the western boundary. The western side of the Site has a slope of The Site has a slope of 17.5% which is not greater than 25%. Not Applicable AO2.3. For the following reasons: The proposed development does not involve
Community infrastructure and esse	008a-o). ntial services		subdivision.
P03	A03		\boxtimes Not Applicable with PO3.
Community infrastructure and essent within a 'Hill and slope area' identifier overlay maps (OM-008a-o) are able to during and immediately after landslid	d on the Hill and slope o function effectively	table outcome is provided.	 For the following reasons: The proposed development does not involve the development of community infrastructure and essential services.

essential services.



Table M2.2.3: 8.2.10 Residential Dwelling House and Outbuilding Overlay Code

Performance Outcomes	Acceptable Outcomes	Assessment Comments		
or accepted development subject to requirements and assessable development				
Height				
P01	A01	\boxtimes Complies with AO1.		
Building height takes into consideration and respects the following:	Development has a maximum building height of: (a) 8.5 metres; and	For the following reasons:The proposed development is for a dwelling house		
 (a) the height of existing buildings on adjoining premises; 	(b) 2 storeys above ground level.	that has a maximum building height from the sub-floor level of approximately 3.4 metres.		
(b) the development potential, with respect to height, on adjoining premises;				
(c) the height of buildings in the vicinity of the site;				
(d) access to sunlight and daylight for the site and adjoining sites;				
(e) privacy and overlooking; and				
(f) site area and street frontage length.				

Outbuildings and residential scale

P02		A02.1	🛛 Not Applicable AO2.1.
Dom (a)	estic outbuildings: do not dominate the lot on which they are located; and	Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:	 For the following reasons: The proposed development does not involve the development of a domestic outbuilding.
(b)	are consistent with the scale and character of development in the zone in which the land is located.	 (a) 100m2 in gross floor area; and (b) 5.5 metres in height above natural ground level. 	development of a domestic outbulking.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
	 A02.2 Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m2 in gross floor area; and (b) 5.5 metres above natural ground level. 	 Not Applicable AO2.2. For the following reasons: The proposed development does not involve the development of a domestic outbuilding.
	 A02.3 Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m2 in gross floor area; and (b) 8.5 metres above natural ground level. 	 Not Applicable AO2.3. For the following reasons: The proposed development does not involve the development of a domestic outbuilding.

Gross floor area

P03		A03	\boxtimes Complies with AO3.
Buildings and structures occupy the site in a manner that:		Gross floor area does not exceed 600m2.	For the following reasons:
(b) is co	kes efficient use of land; onsistent with the bulk and scale of surrounding ldings; and		 The proposed development has a gross floor area of 59.5m², which does not exceed 600m².
(c) app	propriately balances built and natural features.		



Performance Outcomes	Acceptable Outcomes	Assessment Comments
Secondary dwellings		
 PO4 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding 	 A04.1 The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. 	 Not Applicable AO4.1. For the following reasons: The proposed development does not involve the development of a secondary dwelling.
area; Car parking	A04.2 A secondary dwelling has a maximum gross floor area of 100m2.	 Not Applicable AO4.2. For the following reasons: The proposed development does not involve the development of a secondary dwelling.
 PO5 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	A05 Car parking spaces are provided in accordance with the following minimum rates: (a) one covered space per dwelling house; and (b) one space per secondary dwelling.	 Fails to Comply with AO5. For the following reasons: The proposed development does not provide for a covered parking space for the dwelling and because the proposed development does not involve a secondary dwelling a second parking space will not be provided for a secondary dwelling. Complies with PO5. For the following reasons: The proposed development provides for 1 car parking space for the dwelling house, which



Performance Outcomes	Acceptable Outcomes	Assessment Comments
		accommodates the demand likely generated by the proposed development having regard to the nature of the use, location of the site, proximity of the use to public transport services, availability of active transport infrastructure and accessibility of the use to all members of the community.
Vehicle crossovers		
 P06 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. 	AO6.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	 Not Applicable with AO6.1. For the following reasons: The proposed development does not result in the construction of a new driveway. The Site is already provided by an existing driveway, where part of the eastern side of the driveway is concrete sealed as the driveway is traversing over steep land and the western side of the driveway is compacted dirt/gravel.
	A06.2 Development on a site with two or more road frontages provides vehicular access from the lowest order road.	 Not Applicable with AO6.2. For the following reasons: The proposed development only has one road frontage.
	A06.3 A secondary dwelling shares a vehicle crossover with the primary dwelling.	 Not Applicable with AO6.3. For the following reasons: The proposed development does not involve a secondary dwelling.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
 PO7 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. 	A07 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 8.2.10.3B.	 Not Applicable with AO7. For the following reasons: The proposed development will not involve any road and access works because the Site is already provided by an existing driveway, where part of the eastern side of the driveway is concrete sealed as the driveway is traversing over steep land and the western side of the driveway is compacted dirt/gravel.
Water supply PO8	A08.1	⊠ Complies with AO8.1.
 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated water supply service area.	 For the following reasons: The Council Infrastructure assets map obtained from the Dial Before You Dig enquiry identifies that there is a Council water main line which connects to the eastern (road frontage) boundary. Therefore, the proposed development will be connected to the Council's reticulated water supply system in accordance with the Design Guidelines and be connects in accordance with the specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
	A08.2 Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	 Not Applicable A08.1. For the following reasons: The Site is located within the rural residential zone and is within a reticulated water supply service area.

Wastewater disposal

P09	A09.1	🖂 Not Applicable AO9.1.
 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.	 For the following reasons: The proposed development is located outside the reticulated sewerage service area and is therefore not connected to the council's reticulate sewerage system.



A09.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area. For the following reasons: • The proposed development is located in the Rural generation of Site. The proposed development is socated in the Rural on Site. The proposed development wastewater treat developed by 'Wornsmart Bio Systems'. • Wornsmart Bio Systems'. • Wornsmart Bio System Site Domestic Wastewater reatment this revolutionary secondary thas been meticulously develop standards as well as maintain principles held by Wornsmart Bio System Site Site Site Site Site Site Site Site	opment will utilise a tment system iological Septic : Systems describes that eing: it specialists, introduce treatment system that oped to meet Australian ning the fundamental et, that being tainable, user friendly, eal free (unless e regulator). is a fully self-contained alled with minimal ion to your property. In maintenance is required Unlike most secondary mart plus system does g Depending on the still enjoy all the ongoing original Wormsmart imp outs required, aintenance, organic



Performance Outcomes	Acceptable Outcomes	Assessment Comments	
Stormwater infrastructure			
P010 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.	A010.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	 Not Applicable with AO10.1. For the following reasons: The Site is not located within a priority infrastructure area of the Planning Scheme. 	
	 A010.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	 Complies with AO10.2. For the following reasons: On site drainage will be conveyed to a lawful point of discharge. The drainage systems will be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	
Electricity supply			
P011 Each lot is provided with an adequate supply of electricity	A011 The premises:	⊠ Complies with AO11 For the following reasons:	

(a) (b)	is connected to the electricity supply network; or has arranged a connection to the transmission grid;	•	The proposed development will be connected to the Ergon Energy electrical infrastructure adjacent to the
(c)	or where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy		north-east corner of the Site there is Pit Boundary (No. 19007) and Pole (No. 2072196). The map further identifies that along the eastern (road frontage) boundary there is a LV Cable (up to 1kV).



Performance Outcomes	Acceptable Outcomes	Assessment Comments		
	demands associated with the use) may be provided as an alternative to reticulated electricity where:			
	 (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 			
Telecommunications infrastructure				
P012 Each lot is provided with an adequate supply of telecommunication infrastructure.	A012 Development is provided with a connection to the national broadband network or telecommunication services.	 Complies with AO12. For the following reasons: The proposed development will be connected to the National Broadband Network located along the eastern Site boundary which connects to the Site internally along the northern boundary. 		
Existing public utility services				
P013	A013	🛛 Not Applicable AO13.		
Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	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.	 For the following reasons: The proposed development will not result in any public utility mains being relocated as a result of the proposed development. 		



Performance Outcomes	Acceptable Outcomes	Assessment Comments
Excavation and filling		
P014 Excavation or filling must not have an adverse impact on	A014.1 Excavation or filling does not occur within 1.5 metres of	⊠ Not Applicable 14.1. For the following reasons:
the:(a) streetscape;(b) scenic amenity;	any site boundary.	The proposed development does not involve excavation or filling.
 (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	A014.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	 Not Applicable 14.2. For the following reasons: The proposed development does not involve excavation or filling.
	A014.3	⊠ Not Applicable 14.3.
	 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	 For the following reasons: The proposed development does not involve the creation of earthworks batters.
	A014.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:	⊠ Not Applicable 14.4. For the following reasons:
	(a) adjoining premises; or	The proposed development does not involve filling.



Performance Outcomes	Acceptable Outcomes	Assessment Comments
	(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	
	A014.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	 Not Applicable 14.5. For the following reasons: The proposed development does not involve the creation of batters and berms.
	A014.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	 Not Applicable 14.6. For the following reasons: The proposed development does not involve retaining walls.
	A014.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	 Not Applicable 14.7. For the following reasons: The proposed development does not involve excavation or filling.



Appendix N State Referral Triggers Assessment



N1 – Assessment of State Referral Triggers

The Parts and Divisions of Schedule 10 of the *Planning Regulations 2016* that are relevant to the DA are identified in **Table N1**.

Table N1: Assessment Against the Relevant State Referral Triggers

Matter	Schedule 10 Reference	Applicability	Relevant Division	Relevant Subdivision
Airport Land	Part 1	No		
Brothels	Part 2	No		
Clearing Native Vegetation	Part 3	No	Division 4	Table 3
Contaminated Lands	Part 4	No		
Environmentally Relevant Activities	Part 5	No		
Fisheries	Part 6	No		
Hazardous Chemical Facilities	Part 7	No		
Heritage Places	Part 8	No		
Infrastructure Related Referrals	Part 9	No		
Koala Habitat Area	Part 10	No		
Noise sensitive place on noise attenuated land	Part 11	No		
Operational Work for reconfiguring a lot	Part 12	No		



Matter	Schedule 10 Reference	Applicability	Relevant Division	Relevant Subdivision
Ports	Part 13	No		
Reconfiguring a lot under Land Title Act	Part 14	No		
SEQ development area	Part 15	No		
SEQ regional landscape and rural production area and SEQ rural living	Part 16	No		
Tidal works or works in a coastal management district	Part 17	No		
Urban design	Part 18	No		
Water related development	Part 19	No		
Wetland protection area	Part 20	No		
Wind farms	Part 21	No		



19 June 2025

Planning and Development Services Mareeba Shire Council PO Box 154 Mareeba QLD 4880 Via email: <u>planning@msc.qld.gov.au</u>

Our Ref: 40199LET01

Dear Sir/Madam

Re: Application for Development Permit for a Material Change of Use at 12 Shiva Close, Kuranda

MasterPlan has been engaged by Alexandra Coghlan to prepare and lodge a Development Application (DA) seeking a Development Permit for Material Change of Use for a Dwelling House from the Mareeba Shire Council (Council) to be located at 12 Shiva Close, Kuranda Queensland, being Lot 11 RP898229 (Site).

Application Package

To facilitate Council's assessment of the application, we **enclose** the following:

- DA Form 1 Development Application details;
- Owners Approval (individual); and
- A Planning Assessment Report, prepared by MasterPlan including Plans of Development (under separate cover).

Application Fee

In accordance with Council's 'Register of fees and charges for Material Change of Use, Council's requisite fee for the proposed "Dwelling House" under Code Assessment is \$1,256.00. The payment will be made to Council upon receipt of the Notice to Pay. Please address payment to Alexandra Coghlan.

14 Sunshine Cove Way Maroochydore QLD 4558 (07) 5443 8546 www.masterplan.com.au Offices in SA | NT | QLD ABN 30 007 755 277

plan@masterplan.com.au



Referrals

The development application will require referral to SARA.

We look forward to receiving Council's confirmation notice in due course.

Should you have any enquiries in relation to the above, please contact the undersigned via email <u>bradmant@masterplan.com.au</u> or 0426 610 025.

Yours sincerely

Bradman Turner MasterPlan SA Pty Ltd

enc: Attachment A – DA Form 1 – Development Application Details Attachment B – Owners Approval (Individual). cc: Alexandra Coghlan (<u>alcoghlan@icloud.com</u>). Fadi Geha – Director – Luxury Pods (<u>fadi@luxurypods.com.au</u>). **Attachment A** DA Form 1



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).

1) Applicant details		
Applicant name(s) (individual or company full name)	Alexandra Coghlan c/- MasterPlan SA Pty Ltd	
Contact name (only applicable for companies)	Bradman Turner	
Postal address (P.O. Box or street address)	14 Sunshine Cove Way	
Suburb	Maroochydore	
State	Queensland	
Postcode	4558	
Country	Australia	
Contact number	07 5443 8546	
Email address (non-mandatory)	bradmant@masterplan.com.au	
Mobile number (non-mandatory)	0426 610 025	
Fax number (non-mandatory)		
Applicant's reference number(s) (if applicable)	40199	
1.1) Home-based business		
Personal details to remain private in accordance with section 264(6) of Planning Act 2016		

PART 1 – APPLICANT DETAILS

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

 \boxtimes Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)


PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA</u>									
	<u>Forms Guide: Relevant plans.</u> 3.1) Street address and lot on plan								
,	eet address				to must be lists				
							icent p	roperty of the	premises (appropriate for development in
	er but adjoining								
	Unit No.	Stree	et No.	Stree	et Name and	Туре			Suburb
a)		12		Shiva	a Close				Kuranda
ч)	Postcode	Lot N	lo.	Plan	Type and N	umber	(e.g. R	P, SP)	Local Government Area(s)
	4881	11		RP89	98229				Mareeba Shire Council
	Unit No.	Stree	et No.	Stree	et Name and	Туре			Suburb
b)									
5)	Postcode	Lot N	lo.	Plan	Type and N	umber	(e.g. R	P, SP)	Local Government Area(s)
e.e	oordinates o g. channel dred lace each set o	ging in N	Aoreton B	ay)		ent in ren	note are	as, over part of a	a lot or in water not adjoining or adjacent to land
	ordinates of			•		e			
Longit		•	Latituc	-		Datur	m		Local Government Area(s) (if applicable)
	\ /			()		Πw	/GS84		
						🗌 🗌 GI	DA94		
						🗌 O1	ther:		
	ordinates of	premis	es by e	asting	and northing	9			
Eastin	g(s)	North	ning(s)		Zone Ref.	Datur	m I		Local Government Area(s) (if applicable)
					54	WGS84			
					55		DA94		
					56	01	ther:		
3.3) Ao	dditional pre	mises							
							pplicat	ion and the d	etails of these premises have been
	ached in a so t required	medule		uevelo	prinent appli	cation			
4) Ider	ntify any of th	ne follo	wing the	at appl	y to the prer	nises a	and pro	ovide any rele	evant details
🛛 In c	or adjacent to	o a wat	ter body	or wa	tercourse or	in or a		-	
Name	of water boo	ly, wat	ercours	e or ac	quifer:		Adja	cent to the Ba	arron River
🗌 On	strategic po	rt land	under t	he <i>Tra</i>	nsport Infras	structur	e Act	1994	
	Lot on plan description of strategic port land:								
Name	Name of port authority for the lot:								
🗌 In a	In a tidal area								
Name	of local gove	ernmer	nt for the	e tidal a	area <i>(if applica</i>	able):			
Name	Name of port authority for tidal area (if applicable)								

On airport land under the Airport Assets (Restructuring and Disposal) Act 2008					
Name of airport:					
Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994					
EMR site identification:					
Listed on the Contaminated Land Register (CLR) under	the Environmental Protection Act 1994				
CLR site identification:					
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 <u>DA Forms Guide.</u>
🔀 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 Recon	figuring a lot	Operational work	Building work			
b) What is the approval type? (tick only on	e box)					
Development permit Prelimi	nary approval	Preliminary approval that	t includes a variation approval			
c) What is the level of assessment?						
Code assessment	assessment (require	es public notification)				
d) Provide a brief description of the prop lots):	oosal (e.g. 6 unit aparti	nent building defined as multi-unit du	welling, reconfiguration of 1 lot into 3			
The proposed development is for a dwe Height – 3.0 and a gross floor area of 59		s the following dimensions, Le	ength – 8.5m, Width – 7.0m,			
e) Relevant plans <i>Note</i> : Relevant plans are required to be submitted <u>Relevant plans.</u>	l for all aspects of this o	levelopment application. For further i	information, see <u>DA Forms guide:</u>			
\boxtimes Relevant plans of the proposed deve	lopment are attach	ed to the development applic	ation			
6.2) Provide details about the second de	evelopment aspect					
a) What is the type of development? (tick	(only one box)					
Material change of use Recon	figuring a lot	Operational work	Building work			
b) What is the approval type? (tick only on	e box)					
Development permit Prelimi	nary approval	Preliminary approval that	t includes a variation approval			
c) What is the level of assessment?						
Code assessment Impact	assessment (require	es public notification)				
d) Provide a brief description of the prop lots):	oosal (e.g. 6 unit aparti	ment building defined as multi-unit du	welling, reconfiguration of 1 lot into 3			
e) Relevant plans <i>Note:</i> Relevant plans are required to be submitted <u>Relevant plans.</u>	for all aspects of this de	evelopment application. For further in	nformation, see <u>DA Forms Guide:</u>			
Relevant plans of the proposed deve	lopment are attach	ed to the development applic	ation			



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	igtimes Yes – complete division 1 if assessable against a local planning instrument			
Reconfiguring a lot	Yes – complete division 2			
Operational work	Yes – complete division 3			
Building work	Yes – complete DA Form 2 – Building work details			

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 char	nge 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 <i>(if applicable)</i>	Gross floor area (m ²) (<i>if applicable</i>)	
Dwelling House	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary	One (1)	59.5m²	
	dwelling.			
8.2) Does the proposed use involve the u	use of existing buildings on the premises?			
🗌 Yes				
No				
8.3) Does the proposed development rela	ate to temporary accepted development u	nder the Planning Reg	ulation?	
Yes – provide details below or include	e 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?

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

 Subdivision (complete 10)
 Dividing land into parts by agreement (complete 11)

 Boundary realignment (complete 12)
 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 a	nd proposed areas for each lo	t comprising the premises?			
Current lot Proposed lot					
Lot on plan description	Area (m²)	Lot on plan description	Area (m²)		
12.2) What is the reason for the boundary realignment?					

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?					
Road work	Stormwater	Water infrastructure			
Drainage work	Earthworks	Sewage infrastructure			
Landscaping	🗌 Signage	Clearing vegetation			
Other – please specify:					
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)					
Yes – specify number of new lots	5:				
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? <i>Note:</i> 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				
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-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	h h			
Environmentally relevant activities (ERA) (only if the ERA Heritage places – Local heritage places	nas been devolved to local government)			
Matters requiring referral to the Chief Executive of the di	stribution optity or transmissi	on ontitu:		
Infrastructure-related referrals – Electricity infrastructur	-	on entity.		
Matters requiring referral to:	<u> </u>			
 The Chief Executive of the holder of the licence, if 	not an individual			
 The holder of the licence, if the holder of the licence 				
☐ Infrastructure-related referrals – Oil and gas infrastruct				
Matters requiring referral to the Brisbane City Council :				
Ports – Brisbane core port land				
Matters requiring referral to the Minister responsible for	administering the Transport II	nfrastructure 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 A	Authority:			
Tidal works or work in a coastal management district (in Gold Coast waters)				
Matters requiring referral to the Queensland Fire and Em	ergency 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				
Referral requirement	Referral agency	Date of referral response		
	l	I		

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

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

 that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

• Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or

• Part 2under 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
Approval Development application			
Approval 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 (<i>e.g. building and construction work is less than \$150,000 excluding GST</i>)				
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

23) Further legislative require	ments		
Environmentally relevant a	ctivities		
	lication also taken to be an application for an environmental authority for an		
-	Activity (ERA) under section 115 of the Environmental Protection Act 1994?		
	nent (form ESR/2015/1791) for an application for an environmental authority		
\boxtimes No	ment application, and details are provided in the table below		
	al authority can be found by searching "ESR/2015/1791" as a search term at <u>www.gld.gov.au</u> . An ERA		
	o operate. See <u>www.business.qld.gov.au</u> for further information.		
Proposed ERA number:	Proposed ERA threshold:		
Proposed ERA name:			
Multiple ERAs are applica this development application	ble to this development application and the details have been attached in a schedule to on.		
Hazardous chemical faciliti	29		
23.2) Is this development app	lication for a hazardous chemical facility?		
Yes – Form 536: Notificati application	on of a facility exceeding 10% of schedule 15 threshold is attached to this development		
🖾 No			
	for further information about hazardous chemical notifications.		
Clearing native vegetation			
	application involve clearing native vegetation that requires written confirmation that <i>netation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under Management Act 1999?		
	oplication includes written confirmation from the chief executive of the Vegetation		
Management Act 1999 (st			
🖾 No			
	lication for operational work or material change of use requires a s22A determination and this is not included, n is prohibited development.		
2. See <u>https://www.qld.gov.au</u>	<u>//environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.		
Environmental offsets			
	lication taken to be a prescribed activity that may have a significant residual impact on matter under the <i>Environmental Offsets Act 2014</i> ?		
Yes – I acknowledge that	an environmental offset must be provided for any prescribed activity assessed as		
_	al impact on a prescribed environmental matter		
No Note: The environmental effect coeff	an af the Queeneland Covernment's website can be appeared at your eld row ou far further information on		
environmental offsets.	on of the Queensland Government's website can be accessed at <u>www.qld.gov.au</u> for further information on		
Koala habitat in SEQ Regio	<u>n</u>		
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?			
	plication involves premises in the koala habitat area in the koala priority area		
	plication involves premises in the koala habitat area outside the koala priority area		
No			
	ination has been obtained for this premises and is current over the land, it should be provided as part of this habitat area guidance materials at <u>www.desi.qld.gov.au</u> 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 <i>Water Act 2000</i> ?
Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development
No Note : Contact the Department of Resources at <u>www.resources.qld.gov.au</u> for further information.
DA templates are available from <u>planning.statedevelopment.qld.gov.au</u> . 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 Form1 Template 2
Taking or menening with water in a waterboards, rate of opring, complete Driff emplete D Taking overland flow water: complete DA Form 1 Template 3.
<u>Waterway barrier works</u> 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 <u>planning.statedevelopment.qld.gov.au</u> . 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 <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
No Note : See guidance materials at <u>www.daf.gld.gov.au</u> 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 <i>Water Act 2000?</i>
 ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☑ No
Note : Contact the Department of Resources at <u>www.resources.qld.gov.au</u> and <u>www.business.qld.gov.au</u> 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 <i>Coastal Protection and Management Act</i> 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 <u>www.desi.qld.gov.au</u> 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 <i>Water Supply (Safety and Reliability) Act 2008</i> (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 <u>www.resources.qld.gov.au</u> for further information.



Tidal work or development within a coastal management district			
23.12) Does this development	t application involve tidal wo	rk or development in a coas	tal 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.gld.gov.au for further information. 			
Queensland and local herita			
23.13) Does this development heritage register or on a place			
 Yes – details of the heritage place are provided in the table below No Note: See guidance materials at <u>www.desi.qld.gov.au</u> for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places. 			
Name of the heritage place:		Place ID:	
Decision under section 62 o	of the Transport Infrastruct	ure Act 1994	
23.14) Does this development	t application involve new or c	hanged access to a state-con	trolled road?
 Yes – this application will be taken to be an application for a decision under section 62 of the <i>Transport</i> <i>Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> 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 app schedule 12A have been cons ⊠ No Note: See guidance materials at www 	sidered		t benchmarks contained in

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 <i>Note</i> : See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 –</u> <u>Building work details</u> have been completed and attached to this development application	☐ Yes ⊠ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application Note : This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA</u> <u>Forms Guide: Planning Report Template</u> .	🖂 Yes
Relevant plans of the development are attached to this development application Note : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide: Relevant plans.</u>	🛛 Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	⊠ Yes □ Not applicable



25) Applicant declaration

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

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

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

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

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

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the Right to Information Act 2009); or
- otherwise required by law.
- This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received:

Reference number(s):

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

QLeave notification and payment 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			

Attachment B Owners Approval



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

Alexandra Coghlan

as owner of the premises identified as follows:

١,

12 Shiva Close, Kuranda Queensland 4881 being Lot 11 on Registered Plan 898229

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

MasterPlan SA Pty Ltd

on the premises described above for:

Material Change of Use for a dwelling house that has the following dimensions, Length – 8.5m, Width – 7.0m, Height – 3.0 and a gross floor area of 59.5m².

[signature of owner and date signed] 16/2024