

Our ref: 2533

25 August 2025

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Chief Executive Officer

Mareeba Shire Council

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Email: [info@msc.qld.gov.au](mailto:info@msc.qld.gov.au)

Att: Mr Brian Millard

Dear Brian,

Development Permit – Reconfiguring a lot (2 lot into 12 lots and new road) at  
McGrath Road, Mareeba– Lot 21 on SP320486 and Lot 22 on SP320486

Innovate Urban acts on behalf of A & S Grist in relation to the abovementioned development application.

The application seeks a Development Permit for Reconfiguring a Lot (2 lots into 12 lots and new road) to facilitate a development that will create:

- Lots 6 and 12 that contain existing Dwelling houses and associated infrastructure;
- Ten vacant lots ranging in size from 2,516m<sup>2</sup> to 4,149m<sup>2</sup>; and
- New road.

The subject site is located in the Emerging community zone under the Mareeba Shire Planning Scheme v4. The proposal has been assessed against the applicable assessment benchmarks and satisfies the Purpose and Overall Outcomes of the relevant codes, including:

- Emerging Community Zone Code;
- Mareeba Local Plan Code;
- Bushfire Hazard Overlay Code;
- Environmental Significance Overlay Code;
- Flood Hazard Overlay Code;
- Regional Infrastructure Corridors and Substations Overlay Code;
- Reconfiguring a Lot Code; and

- Works, Services and Infrastructure Code.

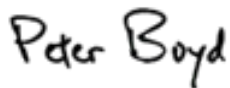
The proposal represents a logical and practical reconfiguration that maintains the current residential use of the land on proposed lots 6 and 12 while facilitating future development on the vacant lots. All proposed lots are of sufficient size and configuration to accommodate Dwelling houses and associated infrastructure.

As demonstrated in the attached planning report, the development complies with the applicable assessment benchmarks and does not compromise the long-term development intent for the area.

Accordingly, we request Council's favourable consideration and approval of the application, subject to reasonable and relevant conditions.

Should you require any further information, please do not hesitate to contact me on 0402 809 203.

Kind regards,

A handwritten signature in black ink that reads "Peter Boyd". The signature is written in a cursive, slightly slanted style.

Peter Boyd  
Director



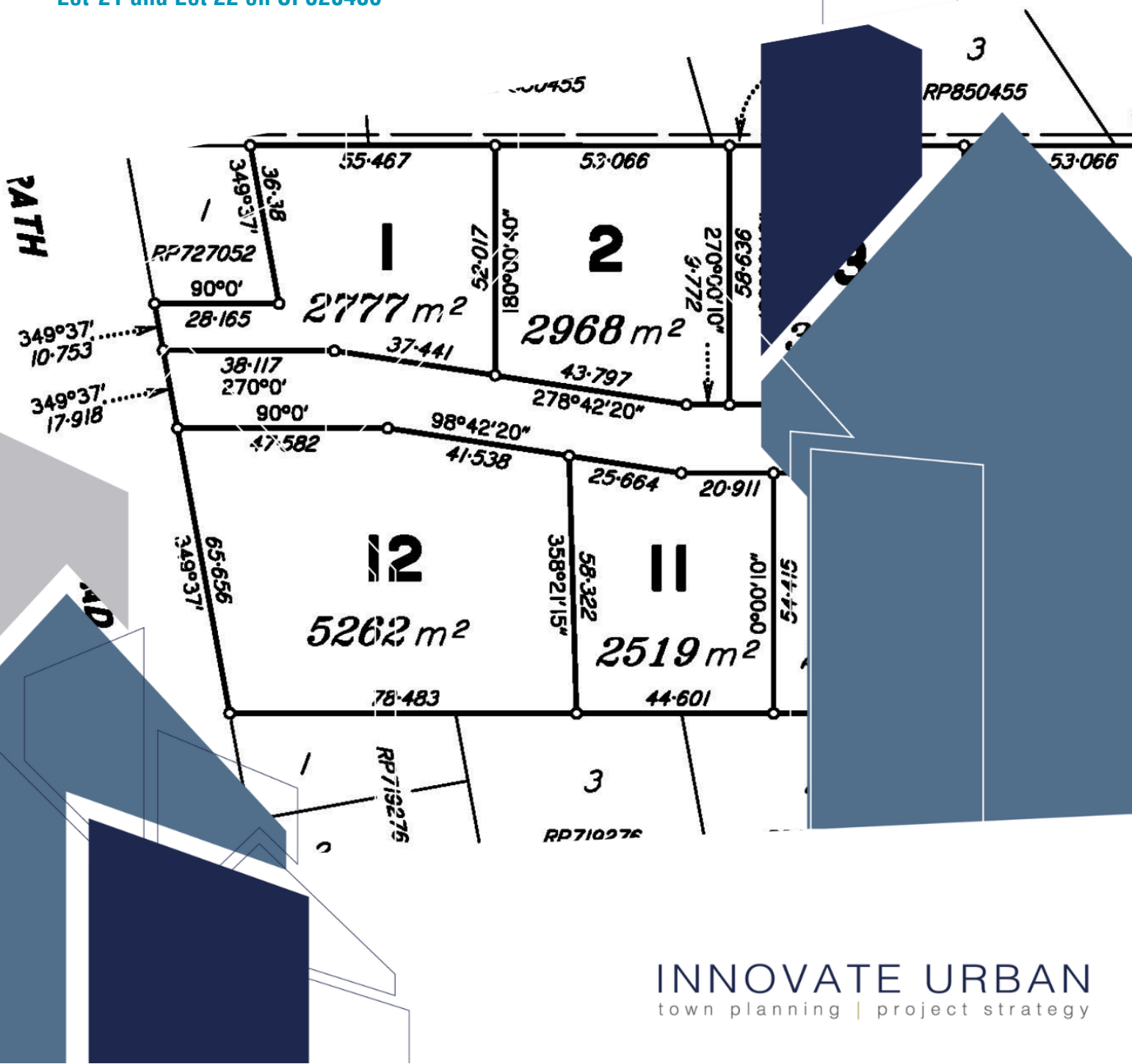
# PLANNING REPORT

August 2025

Development Permit for Reconfiguring a Lot  
(2 lots into 12 lots and new road)

McGrath Road, Mareeba

Lot 21 and Lot 22 on SP320486



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	Contact	Peter Boyd



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## Application Summary

Application details	
Proposal	Reconfiguring a Lot (2 lots into 12 lots and new road)
Approval sought	Development Permit
Applicant	A & S Grist
Address	McGrath Road, Mareeba
Real Property Description	Lot 21 on SP320486 Lot 22 on SP320486
Lot size	Lot 21 – 47,040m <sup>2</sup> Lot 22 – 15,430m <sup>2</sup>
Zone	Emerging Communities
Existing use	Lot 21 – Dwelling houses and associated outbuildings Lot 22 – Dwelling houses and associated outbuildings
Level of assessment	Impact assessment
Referral triggers	None



## Executive summary

This application has been prepared on behalf of the applicants, A & S Grist seeking a Development Permit for Reconfiguring a lot (2 lots into 12 lots and new road) on land at McGrath Road, Mareeba described as Lot 21 and Lot 22 on SP320486.

The application seeks a Development Permit for Reconfiguring a Lot (2 lots into 12 lots and new road) to facilitate development that will create:

- Lots 6 and 12 that contain existing Dwelling houses and associated infrastructure;
- Ten vacant lots ranging in size from 2,516m<sup>2</sup> to 4,149m<sup>2</sup>; and
- New road.

The proposed plan of development is provided as **Attachment 5**.

In compliance with Table 5.6.1 – Reconfiguring a lot, the application is identified as requiring Impact assessment.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in DA Form 1 provided as **Attachment 1**. The application is subject to Impact assessment and public notification is required.



# 1.0 Proposed Development

## 1.1 Nature of proposal

This application seeks a Development Permit for Reconfiguring a lot (2 lots into 12 lots and new road) on land at McGrath Road, Mareeba. The application seeks a Development Permit for Reconfiguring a Lot (2 lots into 12 lots and new road) to facilitate:

- Lots 6 and 12 that contain existing Dwelling houses and associated infrastructure;
- Ten vacant lots ranging in size from 2,516m<sup>2</sup> to 4,149m<sup>2</sup>; and
- New road.

The 47,040m<sup>2</sup> site is in the Emerging communities zone. This application demonstrates that the proposal satisfies the Acceptable Outcomes, Performance Outcomes and Overall outcomes of the applicable assessment benchmarks applicable for the assessment of the application. It is requested that Council approve the application subject to reasonable and relevant conditions.

## 1.2 The site and surrounds

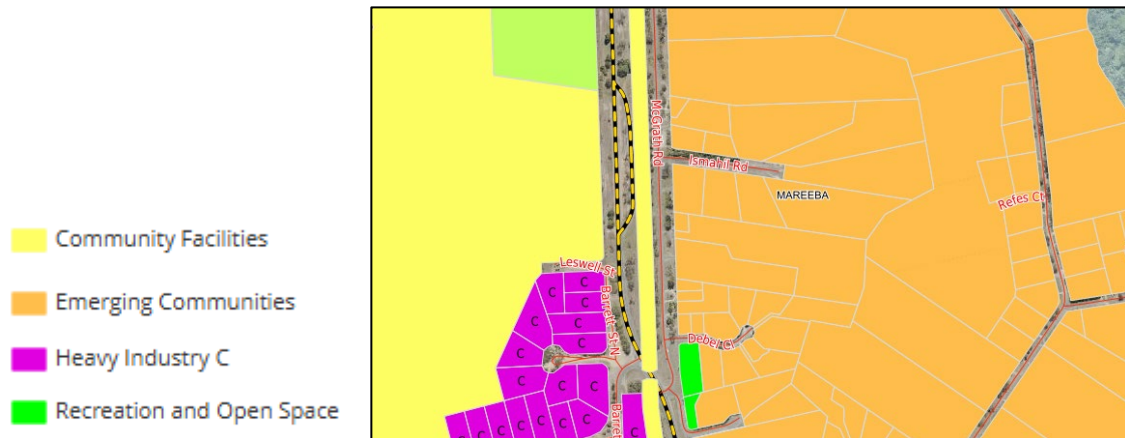
The subject land is located at McGrath Road, Mareeba, described as Lot 21 on SP320486 and Lot 22 on SP320486. The site has an area of 47,040m<sup>2</sup>, with a 93m frontage to McGrath Road. The site contains two Dwelling houses and associated outbuildings, infrastructure connections and wastewater treatment systems.



**Figure 1 – Site (Source: Queensland Globe, August 2025)**



The subject site is in the Emerging communities zone, with land to the north and south developed with Dwelling houses and associated outbuildings. Land to the east is also in the Emerging communities zone and land to the west beyond the Mulligan Highway is included in the Community facilities zone.

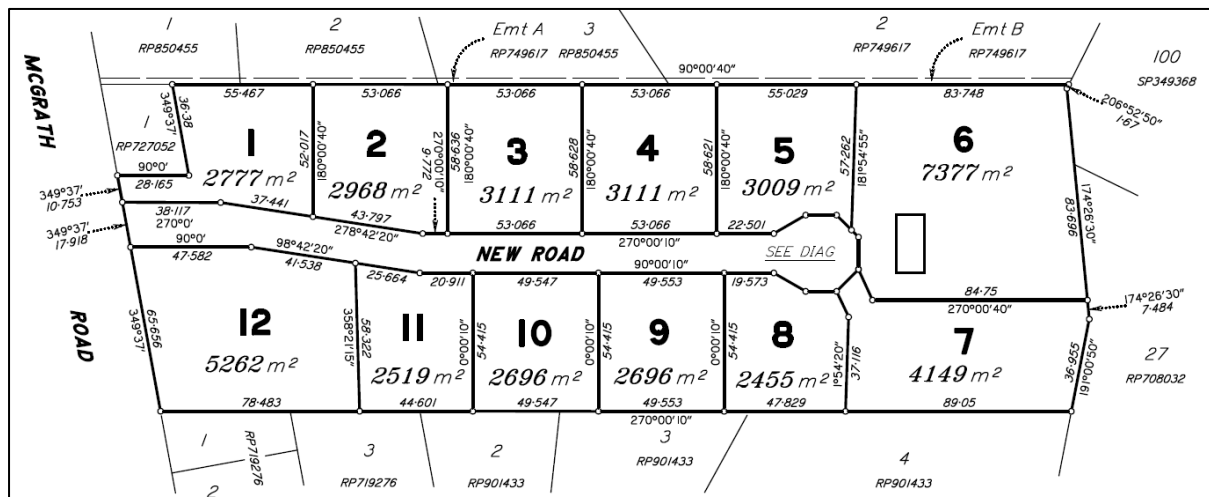


**Figure 2: Planning scheme zone mapping**

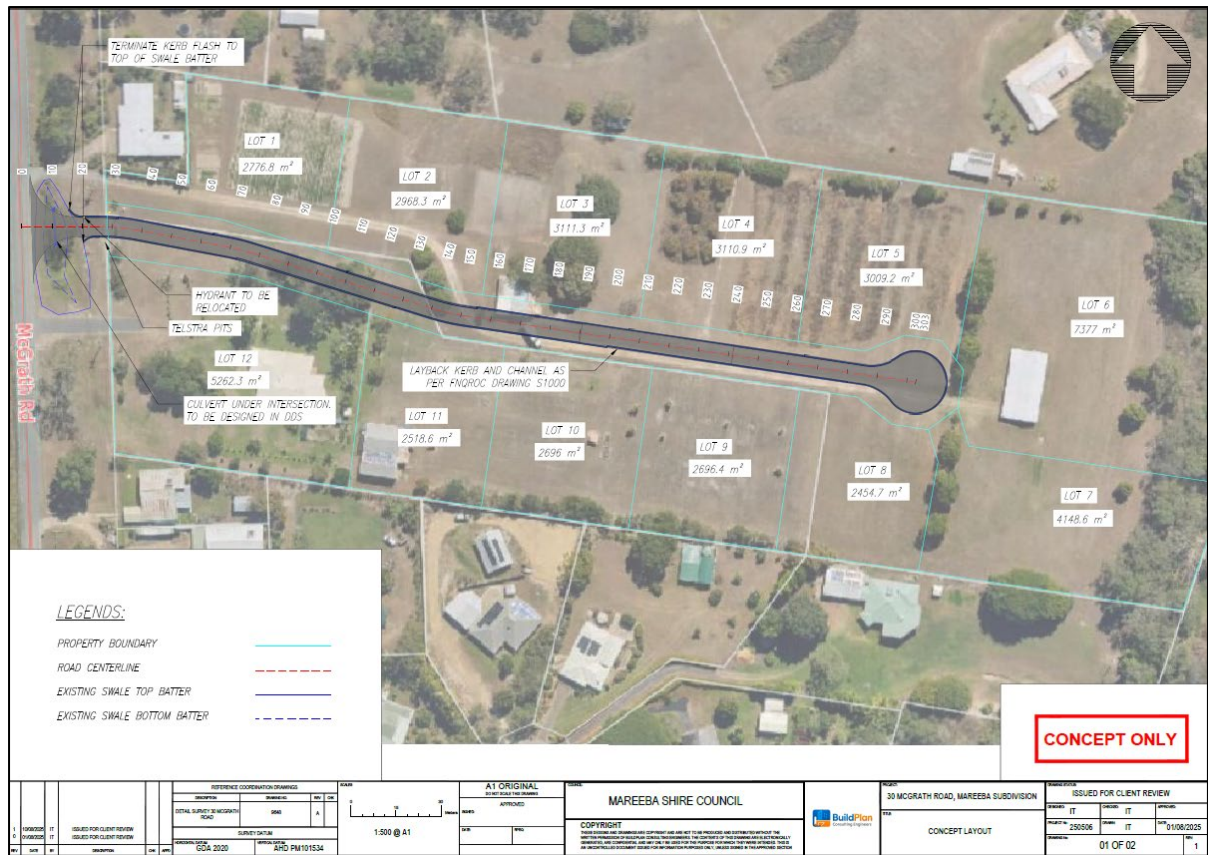
### 1.3 Development Permit for Reconfiguring a Lot

The application seeks a Reconfiguring a Lot (2 lots into 12 lots and new road), as identified on the plan of proposed development.

The proposal will result in the creation of 12 lots ranging in size from 2,455m<sup>2</sup> to 7,377m<sup>2</sup>. Proposed lots 6 and 12 contain existing Dwelling houses and associated outbuildings. The plan of development is provided as **Attachment 3**.



**Figure 3: Extract of Plan of Development (Twine Surveys)**



**Figure 4: Road Layout (BuildPlan Consulting Engineers)**



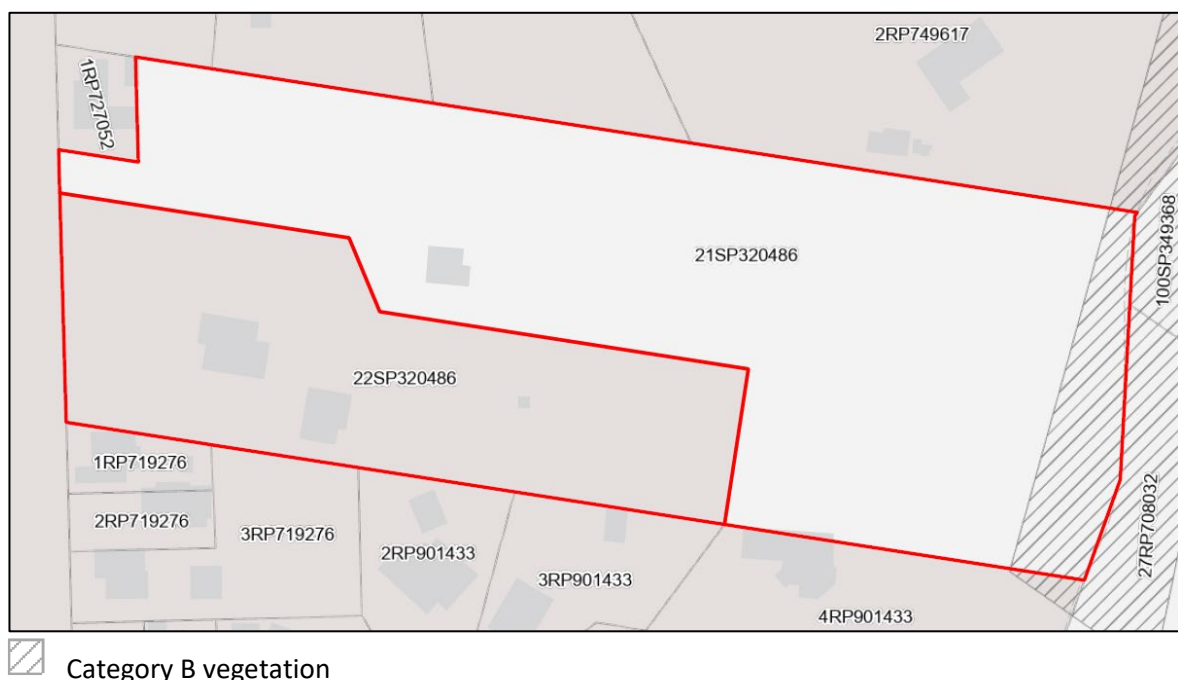
## 2.0 Planning Considerations

### 2.1 Far North Queensland Regional Plan

The Mareeba Shire Planning Scheme advances the Far North Queensland Regional Plan. The proposed development advances the Far North Queensland Regional Plan by providing housing choice for the region.

### 2.2 State Interest

The Queensland Planning Regulation 2017 and State Development Assessment Provisions (SDAP) set out the matters of State interest for development assessment. Although the site is identified as containing Category B regulated vegetation, referral is not required under Schedule 10 of the Planning Regulation as the site does not have an area of 5ha or more.



**Figure 6: Extract of Regulated vegetation management map**

### 2.3 State Planning Policy

In accordance with section 2.1 of the Mareeba Shire Planning Scheme, the Minister has identified that all aspects of the State Planning Policy (SPP) have been integrated into the planning scheme. For this development, an assessment against the provisions of the SPP is not required as relevant matters are dealt with under the assessment benchmarks of the planning scheme.

## 2.4 Mareeba Shire Planning Scheme

In accordance with the Mareeba Shire Planning Scheme, the site is subject to a number of Overlay codes. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Attachment 2**.

Planning Scheme	Code	Applicability
Zone Codes	6.2.4 Emerging community zone code	✓
Local Plan	7.2.2 Mareeba local plan code	✓
Overlay Codes	8.2.3 Bushfire hazard overlay code	✓
	8.2.4 Environmental significance overlay code	✓
	8.2.6 Flood hazard overlay code	✓
	8.2.9 Regional infrastructure corridors and substations overlay code	✓
Development Codes	9.4.2 Landscaping code	✓
	9.4.3 Parking and access code	✓
	9.4.4 Reconfiguring a lot code	✓
	9.4.5 Works, services and infrastructure code	✓

## 2.5 Assessment Considerations

The assessment of the application against the applicable assessment benchmarks provided as **Attachment 2** demonstrates that the proposed development advances the purpose and overall outcomes sought by the Rural residential zone code.

### Emerging communities zone code

The proposed development maintains the character of the area and provides a logical lot layout that supports the intent of the Emerging community zone. Proposed Lots 6 and 12 contain existing dwellings with the balance lots being of sufficient area and dimensions to support future residential development. The proposal does not prejudice the coordinated provision of infrastructure and aligns with the overall outcomes of the zone.

### **Mareeba local plan code**

The development is consistent with the structure and intent of the Mareeba Local Plan by ensuring that future urban development is appropriately staged and integrated. The proposal maintains the established character of the surrounding area and provides opportunity for development on land that has access to existing urban areas, without compromising the intent of long-term planning for the locality.

### **Bushfire hazard overlay code**

The proposed lots provide sufficient cleared area and separation from mapped hazardous vegetation to facilitate safe building areas and fire management zones. The development provides for bushfire mitigation measures including water supply and emergency access, consistent with the requirements of the Code.

### **Environmental significance overlay**

The proposed development avoids any areas of ecological significance. The proposed development does not result in the clearing of native vegetation or encroachment into sensitive habitat areas.

### **Flood hazard overlay code**

The application is supported by a Stormwater Management Plan Report that includes a pre-development and post-development assessment against the Queensland Urban Drainage Manual. This report finds that post-development peak flows will not exceed pre-development flows.

### **Regional infrastructure corridors and substations overlay code**

The proposed layout avoids encroachment on the regional infrastructure corridor identified in the overlay. The development does not impede the functionality or expansion of regional infrastructure and appropriately addresses any separation or buffering requirements.

### **Landscaping code**

Existing vegetation is retained, and future development will be capable of incorporating landscaping consistent with the character of the area and the requirements of the code.



### Parking and access code

The proposed development retains existing access arrangements for proposed Lot 12 with all other lots being accessed from the new road. The lot layout ensures that all lots have legal and practical access to a gazetted road.

### Reconfiguring a lot code

The proposed development seeks to establish lots of practical shape, area, and frontage, capable of accommodating existing and future development consistent with the intent of the Emerging community zone. The proposed lot layout will provide for a logical and practical pattern of development that aligns with the intent of the Emerging community zone. No new infrastructure is required to support the development.

### Works, services and infrastructure code

The proposed development seeks to create lots that are capable of being serviced by reticulated water supply, electricity and telecommunications, with on-site wastewater treatment systems provided to service future Dwelling house development. No additional trunk infrastructure is required as part of the development, and stormwater runoff will continue to be managed on-site in accordance with best practice in accordance with the Stormwater Management Plan prepared by BuildPlan Consulting Engineers.

## 2.6 Schedule 12A Assessment benchmarks

Schedule 12A of the *Planning Regulation 2017* sets benchmarks for reconfiguring a lot to ensure subdivisions deliver connected, liveable neighbourhoods with safe movement networks, open space access, and quality streetscapes. The proposal has been assessed against these benchmarks, with outcomes summarised in the table below:

Assessment Benchmark	Response
Connectivity for pedestrians is provided through a grid-like street layout responding to the local landscape.	As an infill site pedestrian connectivity is limited to McGrath Road. The proposed layout reflects this and responds to the topography of the site.
Block lengths are a maximum of 250 metres.	The development does not involve the creation of new blocks.
Footpaths are provided on at least one side of local neighbourhood roads and on both sides of main streets.	The nature and scale of the proposed development does not necessitate the provision of footpaths.
Provision of at least one street tree every 15 metres on both sides of all streets.	The provision of street trees can be conditioned.



Blocks are within 400 metres of a park or open space to the extent topography and other physical constraints reasonably permit.	The subject site is within 130m of Dunigan Park and all proposed lots are within 450m of Dunigan Park.
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## 3.0 Infrastructure

The site is not within the Priority Infrastructure Area (PIA) of the Local Government Infrastructure Plan (LGIP).

### 3.1 Stormwater

The proposed development has been informed by a site-specific Stormwater Management Plan prepared by BuildPlan Consulting Engineers (Rev B, dated 22 July 2025) provided as **Attachment 3**. The plan confirms that the proposed reconfiguration will not result in an increase in stormwater runoff that would cause an actionable nuisance to adjoining properties.

The existing site has minimal formal stormwater infrastructure, and the proposal maintains the general drainage patterns with no introduction of new impervious areas. The assessment concludes that the site can be developed with appropriate on-site stormwater controls at the time of future building works, ensuring that peak flows are not worsened and that overland flow is safely conveyed across the site.

Accordingly, the proposal complies with the relevant provisions of the Works, Services and Infrastructure Code and standard best practice stormwater management principles.

### 3.2 Water Supply

Water supply for each lot will be provided via the existing reticulated supply.

### 3.3 Sewerage

The existing on-site wastewater treatment systems will be retained with required boundary setbacks being provided. New on-site wastewater treatment systems will be provided to the vacant lots when Dwelling houses are constructed.

### 3.4 Electricity and telecommunications

All lots will be connected to electricity and telecommunication networks.

### 3.5 Traffic and transport

The existing vehicle access crossover will be maintained for Lot 12 with a new road constructed to provide access to Lots 1-11.

## 4.0 Conclusion

The proposed reconfiguration of Lot 21 and Lot 22 on SP320486 to create 12 residential lots and a new road represents a logical and practical development outcome that aligns with the planning intent for the Emerging Community Zone. The layout supports housing choice and diversity while facilitating development in a manner consistent with Council's planning intent for the area.

An assessment against the applicable codes of the Mareeba Shire Planning Scheme v4 demonstrates that the development achieves the relevant performance and overall outcomes, without generating significant impacts on infrastructure, amenity, or the environment. The design appropriately responds to site constraints including hazards, avoids areas of ecological significance, and ensures that all proposed lots are functional, serviceable, and capable of accommodating future dwellings.

The provision of a new road supports an orderly and efficient subdivision pattern. The proposal represents good land use planning and is consistent with Council's planning framework.

It is respectfully requested that the application be approved subject to reasonable and relevant conditions.





# Attachment 1

## 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).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	A & S Grist
Contact name (only applicable for companies)	C/- Innovate Urban Pty Ltd
Postal address (P.O. Box or street address)	PO Box 8170
Suburb	Cairns City
State	QLD
Postcode	4870
Country	
Contact number	0402 809 203
Email address (non-mandatory)	<a href="mailto:peter@innovateurban.com.au">peter@innovateurban.com.au</a>
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2536
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

#### 3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**  
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		28	McGrath Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	22	SP320486	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		30	McGrath Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	21	SP320486	Mareeba Shire Council

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

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

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

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

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring 2 lots into 12 lots and new road

e) Relevant plans

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

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

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

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

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

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

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

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

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

**Division 1 – Material change of use**

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

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

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

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

- ☐ Yes
- ☐ No

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

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

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

**Division 2 – Reconfiguring a lot**

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

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

Two

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

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

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

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	12			

**10.2) Will the subdivision be staged?**☐ Yes – provide additional details below☒ No

How many stages will the works include?

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

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

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

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

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

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

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

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

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

**14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)**☐ Yes – specify number of new lots: \_\_\_\_\_☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland  
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

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

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

**Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:**

- ☐ Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- ☐ Ports – Brisbane core port land

**Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:**

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

**Matters requiring referral to the relevant port operator, if applicant is not port operator:**

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

**Matters requiring referral to the Chief Executive of the relevant port authority:**

- ☐ Ports – Land within limits of another port *(below high-water mark)*

**Matters requiring referral to the Gold Coast Waterways Authority:**

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

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



## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Development application	RAL/25/0016	19 August 2025	Mareeba Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

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

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

### 23) Further legislative requirements

#### **Environmentally relevant activities**

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

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

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

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

#### **Hazardous chemical facilities**

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

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

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

#### **Clearing native vegetation**

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

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

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

#### **Environmental offsets**

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

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

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

#### **Koala habitat in SEQ Region**

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

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

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

### **Water resources**

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

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

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

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

### **Waterway barrier works**

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

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

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

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

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

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

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

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

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

### **Referable dams**

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

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

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

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

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - ☐ A certificate of title

☒ No

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

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

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

Name of the heritage place:		Place ID:	
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### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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

☒ No

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

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

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

☐ No

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

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

## 25) Applicant declaration

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

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

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

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

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

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

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

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	

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

I,

RENZO FANNA

as owner of the premises identified as follows:

Lot 22 on SP320486 located at McGrath Road, Mareeba

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

A & S Grist

on the premises described above for:

Reconfiguring a Lot

*R. Fanna.*

Signature

*10-8-25*

Date

# Attachment 2

## Assessment against the applicable assessment benchmarks



## **6.2.4 Emerging community zone code**

### **6.2.4.1 Application**

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

### **6.2.4.2 Purpose**

- (1) The purpose of the Emerging community zone code is to:
  - (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future
  - (b) manage the timely conversion of non-urban land to urban purposes.
  - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) Mareeba Shire Council's purpose of the Emerging community zone code is to provide for the sequenced release of land to meet community need and market demand for new urban development in designated urban growth areas.

Urban development may occur in the zone in accordance with an approved structure plan but the primary purpose of the zone and the code is to reserve land for future urban development, the majority of which is likely to occur beyond the life of the planning scheme.

Urban growth areas are identified within the towns of Kuranda and Mareeba. These areas are subject to Local plan codes which include further provisions.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Land that has the potential for development for urban purposes although may contain pockets of land unsuitable for development due to scenic or environmental constraints is preserved until detailed planning studies have occurred;
  - (b) Interim development does not compromise the future development potential of the land for urban purposes;
  - (c) Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;
  - (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
  - (e) Development is supported by an internal road network and does not compromise the safety or efficiency of State-controlled or Local government collector roads;
  - (f) Land is developed in an orderly sequence and, for all but minor proposals, in accordance with a structure planning process;
  - (g) Land is developed in a sustainable manner to reflect the desired land use pattern of the local government area by integrating development sites, community infrastructure, open space and important natural features;



- (h) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community or the precinct is identified for non-residential uses and is planned for as part of a structure plan;
- (i) Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced as part of the development of the zone; and
- (j) Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, cyclists, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations.

#### 6.2.4.3 Criteria for assessment

**Table 6.2.4.3—Emerging community zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Applicant comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1.1</b> Development, except where involving industrial activities, has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve buildings or structures. Existing structures comply with the nominated height.
	<b>AO1.2</b> Industrial development has a maximum building height of 10 metres.	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve Industrial development.
<b>Outbuildings and residential scale</b>		
<b>PO2</b> Domestic outbuildings: <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are in scale with the character and amenity of the area.</li> </ul>	<b>AO2.1</b> On lots less than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> <li>(a) 150m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres above natural ground level.</li> </ul>	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve domestic outbuildings.
	<b>AO2.2</b> On lots greater than 2 hectares, domestic outbuildings do not exceed 200m <sup>2</sup> in gross	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve domestic outbuildings.

Performance outcomes	Acceptable outcomes	Applicant comment
	floor area.	
<b>Siting, where not involving a Dwelling House</b>		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
<b>PO3</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) opportunities for casual surveillance of adjoining public spaces;</li> <li>(e) air circulation and access to natural breezes;</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with road corridors.</li> </ul>	<b>AO3.1</b> Buildings and structures are setback from a State controlled road a minimum of 40 metres where a site is 2 hectares or larger.  Note—Where on a site with an area of less than 2 hectares, the setbacks of the Queensland Development Code apply.  <b>AO3.2</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 6 metres from a frontage to a sealed road that is not a State-controlled road;</li> <li>(b) 20 metres from a frontage to any other road; and</li> <li>(c) 10 metres from a boundary to an adjoining lot.</li> </ul>	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve buildings or structures.  <b>Complies with Acceptable Outcome.</b> The proposed development does not involve buildings or structures. Proposed lots 6 and 12 will contain established dwelling houses and domestic outbuilding/s.  The setbacks to the road frontage and from adjoining allotments will not change.
<b>Accommodation density</b>		
<b>PO4</b> The density of Accommodation activities does not preclude the future re-development of the land for urban purposes consistent with Structure Plans approved in accordance it PO7.	<b>AO4</b> Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m <sup>2</sup> site area.  Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.	<b>Complies with Acceptable Outcome.</b> The proposed development maintains the existing site density which is less than 1 dwelling per 1,250m <sup>2</sup> .
<b>For assessable development</b>		
<b>PO5</b> Development where not involving urban purposes: <ul style="list-style-type: none"> <li>(a) does not compromise the future</li> </ul>	<b>AO5</b> Non-urban development is limited to Animal husbandry or Cropping.	<b>Complies with Acceptable Outcome.</b> The proposed development is for urban purposes.

Performance outcomes	Acceptable outcomes	Applicant comment
development potential of the land for urban purposes; and (b) is compatible with residential uses.		
<b>PO6</b> Development involving urban purposes provides: (a) residential areas with a mix of lot sizes to allow for housing mix; and (b) industrial areas with a mix of industrial uses.	<b>AO6</b> No acceptable outcome provided.	<b>Complies with Performance Outcome.</b> The proposed development is for urban purposes and provides for a mix of lot sizes.
<b>Structure planning</b>		
<b>PO7</b> Development occurs as outlined in a Structure Plan that: (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning; (b) takes into consideration land use need and the type, scale, density of proposed urban development; (c) includes a road network that: (i) is logically designed; (ii) can be delivered sequentially; (iii) includes an urban morphology that is consistent with the surrounding area; (iv) provides pedestrian links to centres and open space; (d) locates any non-residential development: (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; and (iii) to provide the day to day needs of the immediate residential	<b>AO7</b> No acceptable outcome provided.	<b>Complies with Performance Outcome.</b> The proposed development reflects the only design option as there are no other road frontages. The development reflects the established pattern of development.

Performance outcomes	Acceptable outcomes	Applicant comment
<p>community;</p> <p>(e) scales any non-residential development to:</p> <p>(i) be consistent with the scale of surrounding residential development;</p> <p>(ii) not undermine the viability of nearby centres or the centres network; and</p> <p>(iii) not unduly detract from the amenity of nearby residences.</p>		
<b>Building design</b>		
<p><b>PO8</b></p> <p>Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p><b>AO8</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with Performance Outcome.</b></p> <p>The proposed development does not involve new buildings or structures.</p>
<b>Amenity</b>		
<p><b>PO9</b></p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy;</p> <p>(g) lighting;</p> <p>(h) odour; and</p> <p>(i) emissions.</p>	<p><b>AO9</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with Performance Outcome.</b></p> <p>The subject site is located between the established development at Ismahil Road and Debel Close.</p> <p>The proposed development is consistent with the established amenity of the local area.</p>
<b>PO10</b>	<b>AO10</b>	<b>Complies with Performance Outcome.</b>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	No acceptable outcome is provided.	<p>The subject site is located between the established development at Ismahil Road and Debel Close.</p> <p>There are no known existing negative environmental impacts that are to be addressed by the development.</p>

## 7.2.2 Mareeba local plan code

### 7.2.2.1 Application

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

### 7.2.2.2 Purpose

- (1) The purpose of the Mareeba local plan code is to:
  - (a) facilitate the continued use of the historic stables area adjacent to the Mareeba Racecourse for residential horse keeping;
  - (b) facilitate the continued development of the Mareeba Airport;
  - (c) facilitate efficient development that accords with local lifestyle and amenity expectations;
  - (d) identify and direct urban growth opportunities;
  - (e) facilitate a more vibrant and integrated town centre;
  - (f) enhance accessibility to, and activation of, the Barron River and Centenary Lakes as important physical assets for Mareeba;
  - (g) enhance Mareeba's heritage and cultural elements; and
  - (h) facilitate the development of an appropriate site for special industry.
- (2) Ten precincts have been identified in the Mareeba local plan to achieve this purpose:
  - (a) The Town centre core precinct will be maintained as the retail and cultural heart of Mareeba. Development will be managed to increase the walkability of the precinct and better integrate the street and built environments. Character elements of the precinct will be maintained and new buildings or works to existing buildings will be respectful of character values.
  - (b) The Town centre fringe precinct consists of commercial and residential uses. The precinct will facilitate destination specific commercial development where it can be demonstrated that design measures can be incorporated to adequately mitigate any impacts upon residential amenity. The precinct will not detract from the role of the Town centre core precinct as the town's primary retail and commercial precinct.
  - (c) The Mareeba Airport precinct includes the existing airport facilities and an area on the south west side of the runway that is intended to be development for aviation based industry. The precinct will facilitate the continuing development of the Mareeba Airport, for passenger and freight movements, and other activities associated with the airport's primary function including industry, where it is demonstrated that these uses do not compromise efficient aircraft operation.
  - (d) The Mareeba northern investigation precinct is intended to support long term future urban development beyond the life of the planning scheme. Development in this precinct (particularly subdivision) is limited so that the future urban intent is not compromised.
  - (e) The Mareeba north-eastern expansion precinct, the Mareeba south-eastern expansion precinct and the Mareeba south-western expansion precinct are intended for urban residential development. These precincts are constrained by a range of important features including slopes, gullies, watercourses, open space and riparian linkages and the Mareeba Bypass. Development in these precincts preserves and enhances these features while supporting the development of a walkable and well connected transport network. Development in the Mareeba north-eastern expansion precinct supports the construction of a new bridge over the Barron River connecting Hastie Road with Lloyd Street to

enable greater access to the town centre while small scale local centres are encouraged in the Mareeba south-western expansion precinct.

- (f) The Stable precinct defines an established area of residential properties incorporating horse stables adjoining the Mareeba Racecourse. The precinct is intended to protect the ongoing use of the stables on these properties, in association with residential uses.
- (g) The Industrial park precinct provides for the expansion, establishment and operation of General industry and Heavy industry uses within this precinct, where they are appropriately separated from incompatible uses.
- (h) The Noxious and hazardous industry precinct provides for the expansion, establishment and relatively unconstrained operation of Special industry in the precinct where the use is sufficiently isolated from other land uses and potential on and off site impacts can be adequately managed. Uses other than Special industry and High impact industry should not occur in this precinct in order to prevent compromising the intended function of the precinct.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Development recognises and protects the town centre as Mareeba's most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture;
- (b) Development within the Town centre core precinct promotes greater walkability and integration between street and built environments through the consolidation and effective design of retail and commercial facilities;
- (c) Development within the Town centre fringe precinct, accommodates destination- specific premises that requires car and service vehicle access;
- (d) Development provides opportunities for greater utilisation of, and improved public access to, the Barron River and open spaces;
- (e) Development protects Mareeba's heritage places and tourist and cultural assets and enhances opportunities for their public appreciation;
- (f) Development facilitates the continuing growth of the Mareeba Airport for passenger and freight movements and industry associated with the airport's primary function. Activities in the Mareeba Airport precinct will be limited to ensure they do not compromise efficient aircraft operation;
- (g) Development in the Stable precinct facilitates the combination of stables and houses whilst maintaining a low density to minimise impacts;
- (h) Development provides for the expansion, establishment and relatively unconstrained operation of Special industry in the Noxious and hazardous industry precinct; and
- (i) The establishment and operation of a range of industries in the Industrial park precinct is supported.

### 7.2.2.3 Criteria for assessment

**Table 7.2.2.3—Mareeba local plan - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Applicant Comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>If affected by the vegetated buffer area element</b>		
<b>PO1</b> Industrial development is appropriately screened from view to minimise impacts on the: (a) visual amenity and character of the local plan area; and (b) amenity of nearby land uses.	<b>AO1</b> A minimum 5 metre wide vegetated buffer area is provided in all areas of the site affected by the vegetated buffer element.	Not applicable.
<b>If in the Stable precinct</b>		
<b>PO2</b> Development facilitates the co-location of houses and stables while maintaining an appropriate level of amenity, having regard to emissions of: (a) noise; (b) odour; and (c) light	<b>AO2</b> Stables house no more than 10 animals and are: (a) separated by a minimum distance of 3 metres from any residential building on the same site; (b) separated by a minimum distance of 5 metres from any residential building on an adjoining site; and (c) setback a minimum of 6 metres from any road frontage.	Not applicable.
<b>If on a site with a frontage to the Byrnes Street core element</b>		
<b>PO3</b> Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by: (a) providing vehicular access from an alternative frontage; (b) minimising the size of necessary vehicle access; and (c) maximising the area of the frontage used for pedestrian focussed activities.	<b>AO3.1</b> Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except for pedestrian access-ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres.  Note—Refer to Figure A for further detail.	Not applicable.
	<b>AO3.2</b> Vehicular access is not provided from Byrnes Street where a site has more than one frontage.	Not applicable.



Performance outcomes	Acceptable outcomes	Applicant Comment
<b>If on a site affected by the Town centre fringe 6 metre setback element</b>		
<b>PO4</b> Larger destination-specific premises that require increased provision for car and service vehicle access are supported where it can be demonstrated that sufficient separation is provided between the use and adjoining residential uses to adequately mitigate any potential impacts on the amenity of adjoining premises, having regard to: (a) noise; (b) odour; (c) light; and (d) overlooking and privacy.	<b>AO4</b> Buildings and structures are setback a minimum of 6 metres from the boundary affected by the Town centre fringe 6 metre setback element.	Not applicable.
<b>If in the Town centre fringe precinct</b>		
<b>PO5</b> Development's address to the primary street frontage ensures: (a) car parking areas are not a dominant feature; and (b) sources of visual interest and casual surveillance of the street frontage are provided.	<b>AO5.1</b> No more than 50% of car parking is to be located between the building and the primary street frontage.	Not applicable.
	<b>AO5.2</b> Buildings include uses that orientated toward the primary street frontage with entrances and windows addressing the street.	Not applicable.
<b>For assessable development</b>		
<b>PO6</b> Development in the Mareeba local plan area: (a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire; (b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct; (c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and (d) contributes to the vibrancy and local identity of the Mareeba community.	<b>AO6</b> No acceptable outcome is provided.	Not applicable.

Performance outcomes	Acceptable outcomes	Applicant Comment
<b>PO7</b> Development does prejudice the future construction of the Mareeba Bypass.	<b>AO7</b> Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.	<b>Not applicable.</b>
<b>PO8</b> Development integrates the following elements identified on the Mareeba local plan maps: (a) open space elements; (b) indicative collector roads as higher order road linkages; (c) indicative minor roads in a similar design as shown as mapped; and (d) possible connections as important road linkages between developments.	<b>AO8</b> No acceptable outcome is provided.	<b>Not applicable.</b>
<b>PO9</b> Development integrates small-scale local retail centres that: (a) service the local neighbourhood; and (b) do not prejudice the ongoing operation of the Mareeba town centre.	<b>AO9</b> No acceptable outcome is provided.	<b>Not applicable.</b>
<b>If in the Stable precinct</b>		
<b>PO10</b> Development does not involve a density of residential development that is likely to prejudice the ongoing use of land within the precinct for stables, having regard to the existing level of amenity.	<b>AO10.1</b> Development does not result in a higher accommodation density than currently exists.	<b>Not applicable.</b>
	<b>AO10.2</b> Development does not result in the creation of any new lots.	<b>Not applicable.</b>
<b>If in the Mareeba Airport precinct</b>		
<b>PO11</b> Development does not prejudice the ongoing operations or future development intentions of the Mareeba Airport.	<b>AO11</b> Development is limited to activities which have a direct associated with aviation.	<b>Not applicable.</b>
<b>If in the Town centre core precinct</b>		
<b>PO12</b> Development is to be of a scale and form which	<b>AO12</b> No acceptable outcome is provided.	<b>Not applicable.</b>

Performance outcomes	Acceptable outcomes	Applicant Comment
complements the character of the precinct, having regard to: (a) building location; (b) building height; (c) interface with the street; and (d) scale of windows, doors and structural elements		
<b>PO13</b> The character and style of buildings in the main street, including those representing the booming tobacco period of the 1950's and 1960's is maintained and protected.	<b>AO13.1</b> Buildings are re-used for new uses without alteration to their : (a) height; (b) width (at street frontage); (c) vertical or horizontal patterning; and (d) materials.  Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	<b>Not applicable.</b>
	<b>AO13.2</b> Development on sites identified as building façade to be retained that retains the external (street facing) facade(s) of the building will qualify for a 10% reduction on car parking.	<b>Not applicable.</b>
<b>If in the Town centre fringe precinct</b>		
<b>PO14</b> Development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.	<b>AO14</b> No acceptable outcome is provided.	<b>Not applicable.</b>
<b>If in the Noxious and hazardous industry precinct</b>		
<b>PO15</b> Appropriate provision is made for siting, managing and buffering uses in the Noxious and hazardous industry precinct to limit impacts on adjoining properties, having regard to: (a) noise; (b) hours of operation; (c) traffic;	<b>AO15</b> No acceptable outcome is provided.	<b>Not applicable.</b>

Performance outcomes	Acceptable outcomes	Applicant Comment
(d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.  Note—A facility management plan can be prepared to demonstrate that the ongoing operation of the use will maintain compliance with this outcome.		
<b>If in the Industrial park precinct</b>		
<b>PO16</b> Development that attracts the public into the Industrial park precinct does not develop within the Industrial park precinct.	<b>AO16</b> No acceptable outcome is provided.	<b>Not applicable.</b>
<b>If in the Northern investigation precinct</b>		
<b>PO17</b> Development does not compromise the long term future urban intent of this precinct.	<b>AO17</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The proposed development does not compromise the long-term urban intent of the precinct.
<b>If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct</b>		
<b>PO18</b> Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare.  Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.	<b>AO18</b> No acceptable outcome is provided.	<b>Not applicable.</b>
<b>PO19</b> Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.	<b>AO19</b> No acceptable outcome is provided.	<b>Not applicable.</b>
<b>PO20</b> The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	<b>AO20</b> No acceptable outcome is provided.	<b>Not applicable.</b>

Performance outcomes	Acceptable outcomes	Applicant Comment
<b>PO21</b> The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by: <ul style="list-style-type: none"> <li>(a) being based on a street grid network;</li> <li>(b) having walkable block sizes;</li> <li>(c) providing safe, efficient and provides for the needs of all users;</li> <li>(d) having a high level of connectivity for all users; and</li> <li>(e) being linked to destinations such as shops, open space and schools.</li> </ul>	<b>AO21</b> No acceptable outcome is provided.	<b>Not applicable.</b>

### 8.2.3 Bushfire hazard overlay code

#### 8.2.3.1 Application

- (1) This code applies to assessing development where:
- (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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

#### 8.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
  - (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
  - (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
  - (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

#### 8.2.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water supply for fire-fighting purposes</b>		
<b>PO1</b> Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.	<b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b> <b>AO1.1</b> Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	<b>Complies with Acceptable Outcome AO1.1.</b> The development maintains the existing connections to the reticulated water supply network and new connections will be provided as required.

Performance outcomes		Acceptable outcomes	Applicant comment
<p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>		<p><b>AO1.2</b> Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> <li>(a) a separate tank; or</li> <li>(b) a reserve section in the bottom part of the main water supply tank; or</li> <li>(c) a dam; or</li> <li>(d) a swimming pool.</li> </ul> <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	
<b>For assessable development</b>			
<b>Land use</b>			
<p><b>PO2</b> Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) the bushfire risk compatibility of development;</li> <li>(b) the vulnerability of and safety risk to persons associated with the use; and</li> <li>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO2</b> All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) child care centre; or</li> <li>(b) community care centre; or</li> <li>(c) correctional facility; or</li> <li>(d) educational establishment; or</li> <li>(e) emergency services; or</li> <li>(f) hospital; or</li> <li>(g) residential care facility; or</li> <li>(h) retirement facility; or</li> <li>(i) rooming accommodation; or</li> <li>(j) shopping centre; or</li> <li>(k) tourist park; or</li> <li>(l) tourist attraction.</li> </ul>	<p><b>Complies with Acceptable Outcome.</b> The identified uses are not proposed.</p>	
<b>Lot design</b>			

Performance outcomes	Acceptable outcomes	Applicant comment
<p><b>PO3</b> Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> <li>(a) is responsive to the nature and extent of bushfire risk; and</li> <li>(b) allows efficient emergency access to buildings for fire-fighting appliances.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO3.1</b> No new lots are created.</p> <p>OR</p> <p><b>AO3.2</b> All lots include a building envelope that achieves a radiant heat flux level of 29kW/m<sup>2</sup> at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m<sup>2</sup> is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	<p><b>Complies with Acceptable Outcome AO3.1.</b> The development includes lots within the Bushfire Hazard Area. It is requested that Council condition the development to achieve the Acceptable Outcome.</p>
Firebreaks and access		
<p><b>PO4</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> <li>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</li> <li>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should</li> </ul>	<p><b>AO4.1</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, roads are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) with a maximum gradient of 12.5%;</li> <li>(b) to not use cul-de-sacs; and</li> <li>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p><b>AO4.2</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the</p>	<p><b>Complies with Acceptable Outcomes.</b> The internal road will be designed and constructed in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>



Performance outcomes	Acceptable outcomes	Applicant comment
<p>access in one direction be blocked in the event of a fire; and</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</li> <li>ii. the minimum cleared width not less than 6 metres;</li> <li>iii. the formed width is not less than 2.5 metres;</li> <li>iv. the formed gradient is not greater than 15%;</li> <li>v. vehicular access is provided at both ends;</li> <li>vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.</li> </ul> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>Bushfire hazard overlay maps (OM-003a-o)</b>, firebreaks are provided:</p> <ul style="list-style-type: none"> <li>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</li> <li>(b) a minimum cleared width of 20 metre;</li> <li>(c) a maximum gradient of 12.5%; and</li> <li>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul>	
<b>Hazardous materials</b>		
<p><b>PO5</b></p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO5</b></p> <p>The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>.</p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The proposed development does not involve the processing or storage of dangerous goods or hazardous materials</p>
<b>Landscaping</b>		
<p><b>PO6</b></p> <p>Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay</b></p>	<p><b>AO6</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with Performance Outcome.</b></p> <p>No additional landscaping is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p><b>maps (OM-003a-o)</b> does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> <li>(a) fire ecology;</li> <li>(b) slope of site; and</li> <li>(c) height and mix of plant species.</li> </ul> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>		
<b>Infrastructure</b>		
<p><b>PO7</b></p> <p>Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO7</b></p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> <li>(a) water supply;</li> <li>(b) sewer;</li> <li>(c) electricity;</li> <li>(d) gas; and</li> <li>(e) telecommunications</li> </ul>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The infrastructure associated with water supply and wastewater treatment will be located below ground.</p>
<b>Private driveways</b>		
<p><b>PO8</b></p> <p>All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be</p>	<p><b>AO8</b></p> <p>Private driveways:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60 metres from the street frontage;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5 metres;</li> <li>(d) have a minimum vertical clearance of 4.8 metres;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with</li> </ul>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The existing private driveway to Lot 12 will be maintained. New driveways will not exceed 60m in length.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	(f) the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and serve no more than three dwellings or buildings.	

## 8.2.4 Environmental significance overlay code

### 8.2.4.1 Application

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

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

### 8.2.4.2 Purpose

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

The Environmental significance overlay code ensures that:

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

### 8.2.4.3 Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Applicant comment
<p>water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
<b>Regulated vegetation intersecting a watercourse</b>		
<p><b>PO3</b></p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b></p> <p>A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The proposed lot layout results in lots of sufficient area and dimensions outside of the 10m setback to the top of the high bank.</p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.2</b></p> <p>No clearing of native vegetation is undertaken within the minimum setback identified at <b>AO3.1</b>.</p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>It is not proposed to clear vegetation as part of the proposed development.</p>
<b>Waterways and wetlands</b>		
<p><b>PO4</b></p> <p>'High ecological significance wetlands'</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The development maintains the setback to the waterway.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by:</p> <ul style="list-style-type: none"> <li>(a) maintaining adequate separation distances between waterways/wetlands and development;</li> <li>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</li> <li>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</li> <li>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</li> <li>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO4.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	
	<p><b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b> <b>AO4.2</b> A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	Not applicable as the site is not within a High ecological wetland buffer.
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b> <b>AO4.3</b> No stormwater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	<p><b>Complies with Acceptable Outcome.</b> The application is supported by a Stormwater Management Plan Report that includes a pre-development and post-development assessment against the Queensland Urban Drainage Manual.</p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway</b></p>	<p><b>Complies with Acceptable Outcome.</b> The proposed development does not alter the onsite</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	<p><b>Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b>  <b>AO4.4</b>            No wastewater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	wastewater treatment.
<b>For assessable development</b>		
<b>Wildlife Habitat</b>		
<p><b>PO5</b>            Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</li> <li>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</li> <li>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(d) mitigates the impact of other forms of</li> </ul>	<p><b>AO5</b>            No acceptable outcome is provided</p>	<p><b>Not applicable as the site is not within a Wildlife Habitat area.</b></p>



Performance outcomes	Acceptable outcomes	Applicant comment
<p>potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
<b>Legally secured offset areas</b>		
<p><b>PO6</b> Development within a 'Legally secured offset area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>Not applicable as the site is not a Legally secured offset area.</b></p>
<b>Protected areas</b>		
<p><b>PO7</b> Development within a 'Protected area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b></p>	<p><b>AO7</b> No acceptable outcome is provided</p>	<p><b>Not applicable as the site is not a Protected area.</b></p>

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

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(c) corridor' or 'Habitat linkage'; the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>		

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

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

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

## 8.2.6 Flood hazard overlay code

### 8.2.6.1 Application

- (1) This code applies to assessing development where:
- (a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

### 8.2.6.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development in the 'Extreme flood hazard area':
    - i. maintains and enhances the hydrological function of the land;
    - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
    - iii. is limited to:
      - A. flood proofed Sport and recreation activities;
      - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
      - C. flood proofed Utility installations, Substations or Major electricity infrastructure;
      - D. conservation and natural area management; and
      - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
  - (b) Development in the 'High flood hazard area':
    - i. maintains the hydrological function of the land;
    - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;

- iii. is limited to:
  - A. flood proofed Sport and recreation activities and Club uses;
  - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
  - C. a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;
  - D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
  - E. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
  - F. flood proofed Utility installations, Substations or Major electricity infrastructure;
  - G. conservation and natural area management; and
  - H. replacement of existing lawful development;

where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

- iv. protects surrounding land and land uses from increased flood hazard impacts;
- v. elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.

(c) Development in the 'Significant flood hazard area':

- i. minimises risk to life and property from flood events;
- ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
- iii. is limited to:
  - A. Sport and recreation activities;
  - B. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
  - C. Rural activities;
  - D. Accommodation activities, excluding Residential care facility and Retirement facility;
  - E. flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;
  - F. flood proofed Utility installations, Substations or Major electricity infrastructure;
  - G. conservation and natural area management;
- iv. locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and

- v. locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.
- (d) Development in the 'Low flood hazard area':
- i. minimises risk to life and property from flood events;
  - ii. locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and
  - iii. locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.
- (e) Development in the 'Potential flood hazard area':
- i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
  - ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
  - iii. locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and
  - iv. locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.

### 8.2.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>All flood hazard areas</b>		
<b>PO1</b> Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	<b>AO1</b> The processing or storage of dangerous goods or hazardous materials is: <ul style="list-style-type: none"> <li>(a) not undertaken in a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b>; or</li> <li>(b) is located above the defined flood level plus 0.3 metre freeboard.</li> </ul>	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve the processing or storage of dangerous goods or hazardous materials.
<b>PO2</b> Essential community infrastructure is able to function effectively during and immediately after flood events.	<b>AO2</b> Design levels for buildings must comply with the flood immunity standards specified in <b>Table 8.2.6.3.B</b> and <b>Table 8.2.6.3.C</b> where within a flood hazard area identified on the	<b>Complies with Acceptable Outcome.</b> The development maintains the flood immunity of the existing buildings.

Performance outcomes	Acceptable outcomes	Applicant comment
	<b>Flood hazard overlay maps (OM-006a-o).</b>	
<b>Extreme flood hazard area</b>		
<b>PO3</b> Development, where involving a Material change of use within an 'Extreme flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b> , is appropriate to the flood hazard risk having regard to the: <ul style="list-style-type: none"> <li>(a) likelihood and frequency of flooding;</li> <li>(b) flood risk acceptability of development;</li> <li>(c) vulnerability of and safety risk to persons associated with the use;</li> <li>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and</li> <li>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</li> </ul>	<b>AO3.1</b> Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the <b>Flood hazard overlay maps (OM006a-o)</b> : <ul style="list-style-type: none"> <li>(a) Accommodation activities;</li> <li>(b) Commercial activities;</li> <li>(c) Community activities except where for a Club with a maximum gross floor area of 100m<sup>2</sup>;</li> <li>(d) Industrial activities;</li> <li>(e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.</li> </ul>	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve a stated use within the Extreme flood hazard area.
	<b>AO3.2</b> Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for: <ul style="list-style-type: none"> <li>(a) Environment facility;</li> <li>(b) Park; or</li> <li>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</li> </ul>	<b>Complies with Acceptable Outcome.</b> The proposed development is not for a Sport and recreation activity.
<b>PO4</b> Development is located and designed to: <ul style="list-style-type: none"> <li>(a) maintain and enhance the flood conveyance capacity of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) not increase the flood impact on adjoining premises;</li> </ul>	<b>AO4.1</b> Buildings, including extensions to existing buildings, are: <ul style="list-style-type: none"> <li>(a) not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>; or</li> <li>(b) elevated above the defined flood level, with 0.3 metres freeboard from</li> </ul>	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve buildings within the Extreme flood hazard area.

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;</p> <p>(e) reduce property damage; and</p> <p>(f) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <ol style="list-style-type: none"> <li>gross floor area; or</li> <li>the number of dwellings or bedrooms on the premises.</li> </ol>	<p>the defined flood level provided for habitable rooms within a dwelling.</p>	
	<p><b>AO4.2</b></p> <p>All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The proposed development does not involve building work.</p>
	<p><b>AO4.3</b></p> <p>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The proposed development does not involve building work.</p>
	<p><b>AO4.4</b></p> <p>Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for the purposes of public open space.</p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The development does not increase the number of lots in the Extreme flood hazard area.</p>
<p><b>PO5</b></p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ol style="list-style-type: none"> <li>flood storage capacity of land;</li> <li>flood conveyance function of land;</li> <li>flood and drainage channels;</li> <li>overland flow paths; and</li> <li>flood warning times.</li> </ol>	<p><b>AO5</b></p> <p>Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>Complies with Acceptable Outcome.</b></p> <p>The development does not involve filling within the Extreme Flood Hazard.</p>
<b>High flood hazard area</b>		



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

Performance outcomes	Acceptable outcomes	Applicant comment
<p>adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p> <p>OR</p> <p><b>AO7.2</b> Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	
	<p><b>AO7.3</b> All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	<p><b>Complies with Acceptable Outcome.</b> The proposed development does not involve building work.</p>
	<p><b>AO7.4</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>	<p><b>Complies with Acceptable Outcome.</b> The proposed development does not involve building work.</p>
	<p><b>AO7.5</b> New temporary, relocatable or impermanent</p>	<p><b>Complies with Acceptable Outcome.</b> The proposed development does not involve building work.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	buildings and structures are to be anchored with the ability to withstand transportation by floodwater.  Note—Building work must be certified by a qualified structural engineer.	
	<b>AO7.6</b> Dwellings do not exceed four bedrooms.	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve building work.
	<b>AO7.7</b> Building work on an existing dwelling does not comprise additional bedrooms.	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve building work.
	<b>AO7.8</b> Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve building work.
	<b>AO7.9</b> Development does not increase the number of lots in the 'High flood hazard area; as identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for the purposes of public open space.	<b>Complies with Acceptable Outcome.</b> The development does not increase the number of lots in the High flood hazard area.
<b>PO8</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	<b>AO8</b> Filling above ground level is not undertaken in the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> .	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve filling within the flood hazard area.
<b>Significant flood hazard area</b>		
<b>PO9</b> Development, involving a Material change of use, within a 'Significant flood hazard area' on the <b>Flood hazard overlay maps</b>	<b>AO9</b> The following uses are not located within a 'Significant flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-</b>	<b>Complies with Acceptable Outcome.</b> The development does not involve a stated use within the Significant flood hazard area.

Performance outcomes	Acceptable outcomes	Applicant comment
<p><b>(OM006a-o)</b> is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) likelihood and frequency of flooding;</li> <li>(b) flood risk acceptability of development;</li> <li>(c) vulnerability of and safety risk to persons associated with the use;</li> <li>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</li> <li>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</li> </ul>	<p><b>o):</b></p> <ul style="list-style-type: none"> <li>(a) Residential care facility;</li> <li>(b) Retirement facility;</li> <li>(c) Child care centre;</li> <li>(d) Hospital; or</li> <li>(e) Community use.</li> </ul>	
<b>Significant flood hazard area, Low flood hazard area or Potential flood hazard area</b>		
<p><b>PO10</b> Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</li> <li>(e) reduce the carriage of debris in flood waters;</li> <li>(f) reduce property damage; and</li> <li>(g) provide flood immune access to buildings.</li> </ul> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> and there is no defined</p>	<p><b>AO10.1</b> Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> <li>(a) elevated above the defined flood level; and</li> <li>(b) the defined flood event does not exceed a depth of 600mm; and</li> <li>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.</li> </ul> <p>OR</p> <p><b>AO10.2</b> Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <ul style="list-style-type: none"> <li>(a) administrative areas; or</li> <li>(b) services, plant and equipment associated with the building.</li> </ul> <p>Note—AO10.2 accepts that the cost of flood impact is</p>	<p><b>Not applicable as the development does not involve building work.</b></p>

Performance outcomes	Acceptable outcomes	Applicant comment
flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.	an operational cost of the Commercial activity or Industrial activity.  Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.	
	<b>AO10.3</b> All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.  Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.	Not applicable as the development does not involve building work.
<b>PO11</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	<b>AO11</b> Development does not involve in excess of 50m <sup>3</sup> of fill above ground level per 1,000m <sup>2</sup> of site area.	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve filling within the flood hazard area.
<b>For assessable development</b>		
<b>Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.</b>		
<b>PO12</b> Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and: (a) indicates the position and path of all safe evacuation routes off the site; and	<b>AO12</b> No acceptable outcome is provided.	Not applicable as the proposed development does not increase the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</p> <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay map (OM006a-o)</b> is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>		
<b>Significant flood hazard area, Low flood hazard area or Potential flood hazard area</b>		
<p><b>PO13</b> Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</li> <li>(e) reduce the carriage of debris in flood waters;</li> <li>(f) reduce property damage; and</li> <li>(g) provide flood immune access to buildings.</li> </ul> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> and there is no defined</p>	<p><b>AO13</b> No acceptable outcome is provided.</p>	<p><b>Complies with Performance Outcome.</b> The application is supported by a Stormwater Management Plan Report that includes a pre-development and post-development assessment against the Queensland Urban Drainage Manual.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.		

**Table 8.2.6.3B Flood immunity levels**

Development Category	Minimum design floor or pavement levels (mAHD)
Category A	1% AEP + 0.5 metres
Category B	1% AEP + 0.3 metres
Category C	1% AEP
Category D	1% AEP
Category E	2% AEP

Note—Refer Table 8.2.6.3D for building classification by Category.

**Table 8.2.6.3C Community infrastructure flood immunity levels**

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for:	
• Emergency Shelters	0.1% AEP
• Police facilities	0.5% AEP
• Other Emergency services	0.1% AEP + 0.5 metres
Hospital	0.1% AEP+ 0.5 metres
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	0.5% AEP
Special industry (where for power station)	0.5% AEP

Development Type	Minimum design floor or pavement levels (mAHD)
Substations	0.5% AEP
Utility installation (where for a sewage treatment plant)	Defined flood level
Utility installation (where for a water treatment plant)	0.5% AEP
Utility installation (other)	Alternative outcome required.
Air services	Alternative outcome required.

**Table 8.2.6.3D Development category**

Building Code of Australia Building classification <sup>(1)</sup>	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 1–4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services <sup>(2)</sup> control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport, unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services <sup>(2)</sup> of a Class 2 or Class 3 building only	Category A
	Basement parking entry	Category C + 0.3 metres
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry	Category C



	Essential electrical services <sup>(2)</sup>	Class 8 – Category Class 5 & 6 – Category A
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services <sup>(2)</sup>	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a Residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a child care centre	0.2% AEP flood
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services <sup>(2)</sup>	Category A

<b>Building Code of Australia Building classification<sup>(1)</sup></b>	<b>Development types and design levels, assigned design floor or pavement levels</b>	<b>Category – refer to Table 8.2.6.3B for flood planning levels</b>
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

<sup>(1)</sup> Refer to the Building Code of Australia for definitions of building classifications.

<sup>(2)</sup> Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

### 8.2.9 Regional infrastructure corridors and substations overlay code

#### 8.2.9.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is affected by a constraint category identified on the **Regional infrastructure corridors and substations overlay maps (OM- 009a-d)**; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Energy is appropriately reflected in Overlay Map 9 and is required to be mapped by State Government in response to Infrastructure State Interests.

#### 8.2.9.2 Purpose

- (1) The purpose of the Regional infrastructure corridors and substations overlay code is to ensure that:
  - (a) ‘Stock routes’ facilitate the proper and safe movement of stock and maintain public health and safety; and
  - (b) ‘Major electricity infrastructure’ and ‘Substations’ are protected from development that may prejudice its ongoing operation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) ‘Stock routes’ are maintained free of impediments, obstructions or diversions;
  - (b) development, other than for rural activities, is not located where it will increase the health and safety risk of people by exposure to vector borne disease; and
  - (c) ‘Major electricity infrastructure’ and ‘Substations’ are appropriately separated from other land uses.

#### 8.2.9.3 Criteria for assessment

**Table 8.2.9.3 – Regional infrastructure corridors and substations overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Applicant comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>Where on land comprising or adjoining a stock route</b>		
<b>PO1</b> Development maintains: <ol style="list-style-type: none"><li>(a) the operational efficiency and safety of a ‘Stock route’ identified on the <b>Regional infrastructure corridors and substations overlay maps (OM-009a-d)</b>; and</li><li>(b) public health and safety.</li></ol>	<b>AO1.1</b> Buildings and structures are setback from a ‘Stock route’ identified on the <b>Regional infrastructure corridors and substations overlay maps (OM-009a-d)</b> : <ol style="list-style-type: none"><li>(a) where in the Conservation zone, Rural zone or Rural residential zone and on a site with a land area of 2 hectares or greater, a</li></ol>	Not applicable as the site does not adjoin a stock route.

	<p>minimum of:</p> <p>(i) 50 metres where involving Accommodation activities; or</p> <p>(ii) 20 metres where not involving Accommodation activities; or</p> <p>(b) a minimum of 6 metres otherwise.</p> <p><b>AO1.2</b> Any new access from a road servicing a 'Stock route' identified on the <b>Regional infrastructure corridors and substations overlay maps (OM-009a-d)</b> includes a gate or grid to prevent stock entry to premises.</p> <p><b>AO1.3</b> Boundary fencing to prevent stock entry to premises is maintained along a 'Stock route' identified on the <b>Regional infrastructure corridors and substations overlay maps (OM-009a-d)</b>.</p>	
<b>Where on land comprising or adjoining major electricity infrastructure or a substation</b>		
<p><b>PO2</b> Development:</p> <p>(a) allows for the continued operation of the 'Major electricity infrastructure' or 'Substation' identified on the <b>Regional infrastructure corridors and substations overlay maps (OM-009a-d)</b>; and</p> <p>(b) is located and designed to ensure a high quality of amenity is achieved for the use.</p>	<p><b>AO2.1</b> Where involving Forestry for wood production, development is setback 1.5 times the maximum anticipated height of the tree at harvest from 'Major electricity infrastructure' identified on the <b>Regional infrastructure corridors and substations overlay maps (OM-009a-d)</b>.</p> <p><b>AO2.2</b> Buildings and structures are setback a minimum of 20 metres from 'Major electricity infrastructure' or a 'Substation' identified on the <b>Regional infrastructure corridors and substations overlay maps (OM-009a-d)</b>.</p>	<p>Not applicable as the development does not involve Forestry for wood production</p> <p><b>Complies with Acceptable Outcome.</b> No structures are proposed within 20m of the adjoining 'Major electricity infrastructure'.</p>

## **9.4.2 Landscaping code**

### **9.4.2.1 Application**

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

### **9.4.2.2 Purpose**

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

### 9.4.2.3 Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Applicant comment
(e) provide shade for pedestrians; and (f) includes a range and variety of planting.	Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	
<b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that: <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b> .  <b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries: <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul> <b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	<b>Complies with Performance Outcome.</b> The application is for reconfiguring a lot only.
<b>PO4</b> Car parking areas are improved with a variety of landscaping that: <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<b>AO4.1</b> Landscaping is provided in car parking areas which provides: <ul style="list-style-type: none"> <li>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>:               <ul style="list-style-type: none"> <li>(i) shade structures are provided</li> </ul> </li> </ul>	<b>Complies with Performance Outcome.</b> The application is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant comment
	<p>(ii) for 50% of parking spaces; and a minimum of 10% of the parking area as landscaping.</p> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p> <p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> <li>(a) is suitable for the intended purpose and local conditions;</li> <li>(b) contributes to the natural character of the Shire;</li> <li>(c) includes native species;</li> <li>(d) includes locally endemic species, where practical; and</li> <li>(e) does not include invasive plants or weeds.</li> </ul>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p><b>AO5.2</b> A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p><b>Complies with Performance Outcome.</b> The application is for reconfiguring a lot only.</p>
<p><b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>AO6.1</b> Tree planting is a minimum of</p> <ul style="list-style-type: none"> <li>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</li> <li>(b) 4 metres from any inspection chamber.</li> </ul> <p><b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p><b>Complies with Performance Outcome.</b> The application is for reconfiguring a lot only.</p>



Performance outcomes	Acceptable outcomes	Applicant comment
	<b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: <ul style="list-style-type: none"> <li>(a) a height of less than 4 metres; and</li> <li>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</li> </ul>	
<b>For assessable development</b>		
<b>PO7</b> Landscaping areas are designed to: <ul style="list-style-type: none"> <li>(a) be easily maintained throughout the ongoing use of the site;</li> <li>(b) allow sufficient area and access to sunlight and water for plant growth;</li> <li>(c) not cause a nuisance to occupants of the site or members of the public; and</li> <li>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<b>AO7</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The application is for reconfiguring a lot only.

**Table 9.4.2.3B—Side and rear boundary landscape treatments**

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

Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

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

### 9.4.3 Parking and access code

#### 9.4.3.1 Application

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

#### 9.4.3.2 Purpose

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

#### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
<b>For accepted development subject to requirements and assessable development</b>		
<b>Car parking spaces</b>		
<b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol style="list-style-type: none"><li>(f) nature of the use;</li><li>(g) location of the site;</li><li>(h) proximity of the use to public transport services;</li><li>(i) availability of active transport</li></ol>	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> .  Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	<b>Complies with Acceptable Outcome.</b> The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.

Performance outcomes	Acceptable outcomes	Applicant comment
(j) infrastructure; and accessibility of the use to all members of the community.		
<b>Vehicle crossovers</b>		
<b>PO2</b> Vehicle crossovers are provided to:: (d) ensure safe and efficient access between the road and premises; (e) minimize interference with the function and operation of roads; and (f) minimise pedestrian to vehicle conflict.	<b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	<b>Complies with Acceptable Outcome.</b> The development maintains the existing vehicular access arrangements for proposed Lot 12 and Lot 6 will be provided with new access crossover from the new road.
	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	<b>Complies with Acceptable Outcome.</b> Each lot has a road frontage.
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	<b>Complies with Acceptable Outcome.</b> The proposed development does not involve an identified use.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (d) the intensity of anticipated vehicle movements; (e) the nature of the use that they service; and (f) the character of the surrounding locality.	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	<b>Complies with Acceptable Outcome.</b> The development maintains the existing vehicular access arrangements for proposed Lot 12 and Lot 6 will be provided with new access crossover from the new road.
<b>For assessable development</b>		
<b>Parking area location and design</b>		

Performance outcomes	Acceptable outcomes	Applicant comment
<b>PO4</b> Car parking areas are located and designed to: <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation; and</li> <li>(b) be consistent with the character of the surrounding locality.</li> </ul>	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking. <b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities. <b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances. <b>AO4.4</b> Parking and any set down areas are: <ul style="list-style-type: none"> <li>(a) wholly contained within the site;</li> <li>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</li> <li>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</li> <li>(d) provided at the side or rear of a building in all other instances.</li> </ul>	<b>Complies with Performance Outcome.</b> The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.
<b>Site access and manoeuvring</b>		
<b>PO5</b> Access to, and manoeuvring within, the site is designed and located to: <ul style="list-style-type: none"> <li>(a) ensure the safety and efficiency of the external road network;</li> <li>(b) ensure the safety of pedestrians;</li> </ul>	<b>AO5.1</b> Access and manoeuvrability is in accordance with : <ul style="list-style-type: none"> <li>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</li> <li>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle</li> </ul>	<b>Complies with Performance Outcome.</b> The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.

Performance outcomes	Acceptable outcomes	Applicant comment
(c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	Facilities.	
	Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	
	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	
	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	
	<b>AO5.4</b> Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	
<b>PO6</b> Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the	<b>AO6.1</b> Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	<b>Complies with Performance Outcome.</b> The proposed new road will be designed and constructed in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.
	<b>AO6.2</b> For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	
	<b>AO6.3</b>	

Performance outcomes	Acceptable outcomes	Applicant comment
<p>use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p> <p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p> <p><b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p> <p><b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p> <p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	
<b>Servicing</b>		
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	<p><b>Complies with Performance Outcome.</b> The proposed development is for reconfiguring a lot. Service vehicles will not access the site.</p>



Performance outcomes	Acceptable outcomes	Applicant comment
(c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear. <b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	
<b>Maintenance</b>		
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles. <b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	<b>Complies with Performance Outcome.</b> The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.
<b>End of trip facilities</b>		
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> . <b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	<b>Complies with Performance Outcome.</b> The proposed development does not require end of trip facilities.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>		
<b>PO10</b>	<b>AO10</b>	<b>Not applicable as not involving an identified use.</b>

Performance outcomes	Acceptable outcomes	Applicant comment
The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>		
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	<b>Not applicable as not involving an identified use.</b>

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

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

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

#### **9.4.4 Reconfiguring a lot code**

##### **9.4.4.1 Application**

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

##### **9.4.4.2 Purpose**

- (1) The purpose of the Reconfiguring a lot code is to ensure that land is:
  - (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
  - (b) provided with access to appropriate movement and open space networks; and
  - (c) contributes to housing diversity and accommodates a range of land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
  - (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
  - (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
  - (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
  - (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
  - (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
  - (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
  - (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
  - (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;

- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
  - i. topography;
  - ii. climate responsive design and solar orientation;
  - iii. efficient and sustainable infrastructure provision;
  - iv. environmental values;
  - v. water sensitive urban design;
  - vi. good quality agricultural land; and
  - vii. the character and scale of surrounding development.

#### 9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
<b>Area and frontage of lots</b>		
<b>PO1</b> Lots include an area and frontage that: <ul style="list-style-type: none"> <li>(a) is consistent with the design of lots in the surrounding area;</li> <li>(b) allows the desired amenity of the zone to be achieved;</li> <li>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</li> <li>(d) allow the site to be provided with sufficient access;</li> <li>(e) considers the proximity of the land to:               <ul style="list-style-type: none"> <li>(i) centres;</li> <li>(ii) public transport services; and</li> <li>(iii) open space; and</li> </ul> </li> </ul>	<b>AO1.1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b> .	<b>Complies with Performance Outcome PO1.</b> The proposed development does not provide lots that have a minimum area and frontage in accordance with Table 9.4.4.3B. <ul style="list-style-type: none"> <li>a. The proposed lots are consistent with the established pattern of development of the surrounding area with each lot being of a suitable area and dimensions to be development in accordance with the Emerging communities zone.</li> <li>b. The proposed lots allow the desired amenity of the zone to be achieved.</li> <li>c. Each of the proposed lots is of sufficient area, dimension and shape to accommodate all buildings, structures and works associated with the intended future residential</li> </ul>

Performance outcomes		Acceptable outcomes	Applicant comment
(f) allows for the protection of environmental features; and (g) accommodates site constraints.			land use. d. Each of the proposed lots has access to a constructed road. e. The site is in proximity to Mareeba town centre. f. The proposed development does not require clearing of native vegetation and maintains the environmental features of the site. g. Can accommodate site constraints.
<b>Existing buildings and easements</b>			
<b>PO2</b> Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	<b>AO2.1</b> Each land use and associated infrastructure is contained within its individual lot.	<b>Complies with Acceptable Outcome.</b> Each lot can accommodate the relevant infrastructure within the individual lot.	
	<b>AO2.2</b> All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	<b>Complies with Acceptable Outcome.</b> The existing structures to be retained are not regulated by setback requirements of the Emerging communities zone.	
<b>PO3</b> Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within	<b>AO3</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The subject site does not contain existing easements.	

Performance outcomes	Acceptable outcomes	Applicant comment
the easement.		
<b>Boundary realignment</b>		
<b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	<b>AO4</b> No acceptable outcome is provided.	<b>Not applicable.</b>
<b>Access and road network</b>		
<b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity;</li> <li>(d) privacy of adjoining premises; and</li> <li>(e) service provision.</li> </ul>	<b>AO5</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The development has been designed to maintain safety, manage drainage, protect amenity and privacy, and allow for efficient service provision.
<b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that: <ul style="list-style-type: none"> <li>(a) is consistent with that provided in the surrounding area;</li> <li>(b) maximises efficiency and safety; and</li> <li>(c) is consistent with the nature of the intended use of the lot.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Complies with Acceptable Outcome.</b> Each lot can be provided with vehicular access in accordance with Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>PO7</b> Roads in the Industry zone are designed	<b>AO7</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The subject site is not within the industry zone.

Performance outcomes	Acceptable outcomes	Applicant comment
<p>having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intended use of the lots;</li> <li>(b) the existing use of surrounding land;</li> <li>(c) the vehicular servicing requirements of the intended use;</li> <li>(d) the movement and turning requirements of B-Double vehicles.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>		
<b>Rear lots</b>		
<p><b>PO8</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p><b>Complies with Acceptable Outcome.</b> The development does not include a rear lot.</p>
	<p><b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.</p>	
	<p><b>AO8.3</b> Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul>	
	<p><b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p>	



Performance outcomes	Acceptable outcomes	Applicant comment
	<p>Note—Figure A provides further guidance in relation to the desired outcome.</p> <p><b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.</p> <p><b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.</p>	
<b>Crime prevention and community safety</b>		
<p><b>PO9</b> Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> <li>(a) sightlines;</li> <li>(b) the existing and intended pedestrian movement network;</li> <li>(c) the existing and intended land use pattern; and</li> <li>(d) potential entrapment locations.</li> </ul>	<p><b>AO9</b> No acceptable outcome is provided.</p>	<p><b>Complies with Performance Outcome.</b> The proposed development is for reconfiguring a lot. The design does not impact on sightlines, the existing and intended pedestrian movement network, the existing and intended land use pattern or provide potential entrapment locations.</p>
<b>Pedestrian and cycle movement network</b>		
<p><b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO10</b> No acceptable outcome is provided.</p>	<p><b>Complies with Performance Outcome.</b> The proposed development does not involve the creation of new road that would form part of the pedestrian and cycle movement network. As such, it will not prejudice the achievement of a safe, attractive and efficient network, and is consistent with the benchmark.</p>
<b>Public transport network</b>		

Performance outcomes	Acceptable outcomes	Applicant comment
<b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: <ul style="list-style-type: none"> <li>(a) does not prejudice the future provision of the identified infrastructure;</li> <li>(b) appropriately treats the common boundary with the future corridor; and</li> <li>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</li> </ul>	<b>AO11</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The subject site does not include or adjoin a future public transport corridor or future public transport site.
<b>Residential subdivision</b>		
<b>PO12</b> Residential lots are: <ul style="list-style-type: none"> <li>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</li> <li>(b) located to increase variety and avoid large areas of similar lot sizes.</li> </ul>	<b>AO12</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The proposed reconfiguration provides a mix of lot sizes that support housing choice and diversity.
<b>Rural residential zone</b>		
<b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m <sup>2</sup> precinct, the 1 hectare precinct or the 2 hectare precinct.	<b>AO13</b> No acceptable outcome is provided.	Not applicable as the proposed development is not in the Rural residential zone.
<b>Additional provisions for greenfield development only</b>		

Performance outcomes	Acceptable outcomes	Applicant comment
<b>PO14</b> The subdivision design provides the new community with a local identity by responding to: <ul style="list-style-type: none"> <li>(a) site context</li> <li>(b) site characteristics</li> <li>(c) setting</li> <li>(d) landmarks</li> <li>(e) natural features; and</li> <li>(f) views.</li> </ul>	<b>AO14</b> No acceptable outcome provided.	Not applicable as the proposed development is not for greenfield development.
<b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	<b>AO15</b> No acceptable outcome provided.	
<b>PO16</b> The road network is designed to: <ul style="list-style-type: none"> <li>(a) minimise the number of cul-de-sacs;</li> <li>(b) provide walkable catchments for all residents in cul-de-sacs; and</li> <li>(c) include open cul-de-sacs heads.</li> </ul> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<b>AO16</b> No acceptable outcome provided.	
<b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	<b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	
<b>PO18</b>	<b>AO18</b>	

Performance outcomes	Acceptable outcomes	Applicant comment
The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	No acceptable outcome provided.	
<b>PO19</b> Provision is made for sufficient open space to: <ul style="list-style-type: none"> <li>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</li> <li>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</li> <li>(c) meet regional, district and neighbourhood open space requirements.</li> </ul>	<b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.  <b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	
<b>PO20</b> A network of parks and community land is provided: <ul style="list-style-type: none"> <li>(a) to support a full range of recreational and sporting activities;</li> <li>(b) to ensure adequate pedestrian, cycle and vehicle access;</li> <li>(c) which is supported by appropriate infrastructure and embellishments;</li> <li>(d) to facilitate links between public open spaces;</li> <li>(e) which is co-located with other existing</li> </ul>	<b>AO20</b> No acceptable outcome is provided.	

Performance outcomes	Acceptable outcomes	Applicant comment
or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;		

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

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m <sup>2</sup>	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	350m <sup>2</sup>	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	600m <sup>2</sup>	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m <sup>2</sup>	5 metres
	All other lots	800m <sup>2</sup>	16 metres
	Rear lot	600m <sup>2</sup>	5 metres
Medium density residential	All other lots	400m <sup>2</sup>	10 metres
	All lots	1,500m <sup>2</sup>	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m <sup>2</sup> precinct		
	All lots	4,000m <sup>2</sup>	40 metres

#### 9.4.5 Works, services and infrastructure code

##### 9.4.5.1 Application

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

##### 9.4.5.2 Purpose

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

##### 9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
For accepted development subject to requirements and assessable development		
Water supply		
PO1	AO1.1	Complies with Acceptable Outcome.

Performance outcomes		Acceptable outcomes	Applicant comment
<p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>		<p>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:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul>	<p>The development maintains the existing connections to the reticulated water supply network. New connections to the vacant lots will be provided in accordance with Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
	<p><b>AO1.2</b></p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(c) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(d) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(iv) with a minimum capacity of 90,000L;</li> <li>(v) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(vi) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>		<p><b>Not applicable.</b></p>
Wastewater disposal			
<p><b>PO2</b></p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> </ul>	<p><b>AO2.1</b></p> <p>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</p>		<p>AO2.1 is not applicable as the subject site is not connected to reticulated sewer.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
(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.	other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	
	<b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	<b>Complies with Acceptable Outcome.</b> The development maintains the existing onsite wastewater systems for Lots 6 and 12. Each vacant lot has sufficient area to provide required infrastructure in accordance with ASNZ 1547 On-Site Domestic Wastewater Management.
<b>Stormwater infrastructure</b>		
<b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	<b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Complies with Acceptable Outcome.</b> The application is supported by a Stormwater Management Plan Report that includes a pre-development and post-development assessment against the Queensland Urban Drainage Manual.
	<b>AO3.2</b> On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Complies with Acceptable Outcome.</b> The application is supported by a Stormwater Management Plan Report that includes a pre-development and post-development assessment against the Queensland Urban Drainage Manual.
<b>Electricity supply</b>		



Performance outcomes		Acceptable outcomes	Applicant comment
<b>PO4</b> Each lot is provided with an adequate supply of electricity		<b>AO4</b> The premises: (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid; or (f) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and (vi) it can be demonstrated that no adverse impact on visual amenity will occur.	<b>Complies with Acceptable Outcome.</b> The development will be serviced by the electricity supply network.
<b>Telecommunications infrastructure</b>			
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure		<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	<b>Complies with Acceptable Outcome.</b> The development will be provided with telecommunications network connections.
<b>Existing public utility services</b>			
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.		<b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Complies with Acceptable Outcome.</b> The proposed development does not affect the efficient functioning of public utility mains, services or installations.
<b>Excavation or filling</b>			

Performance outcomes	Acceptable outcomes	Applicant comment
<b>P07</b> Excavation or filling must not have an adverse impact on the: (g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises.	<b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	<b>Complies with Acceptable Outcome.</b> The development does not involve excavation or filling.
	<b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	<b>Complies with Acceptable Outcome.</b> The development does not involve excavation or filling.
	<b>A07.3</b> Earthworks batters: (f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (i) have a slope no greater than 1 in 4; and (j) are retained.	<b>Complies with Acceptable Outcome.</b> The development does not involve excavation or filling.
	<b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	<b>Complies with Acceptable Outcome.</b> The development does not involve excavation or filling.
	<b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Complies with Acceptable Outcome.</b> The development does not involve excavation or filling.
	<b>A07.6</b>	<b>Complies with Acceptable Outcome.</b>

Performance outcomes		Acceptable outcomes	Applicant comment
		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.	No retaining walls are proposed.
		<b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<b>Complies with Acceptable Outcome.</b> No excavation or filling is proposed.
<b>For assessable development</b>			
<b>Transport network</b>			
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.		<b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<b>Complies with Acceptable Outcome.</b> The existing access crossover to Lot 12 will be retained.
		<b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	<b>Complies with Acceptable Outcome.</b> Footpath is not required as the site is not within the Centre Zone or Recreation and Open Space Zone.
<b>Public infrastructure</b>			
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise		<b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Complies with Acceptable Outcome.</b> The application is for reconfiguring a lot. Any future works will be undertaken in accordance with the relevant provisions of the FNQROC Regional Development Manual.

Performance outcomes	Acceptable outcomes	Applicant comment
adverse impacts.		
<b>Stormwater quality</b>		
<b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<b>Complies with Acceptable Outcome.</b> The application is supported by a Stormwater Management Plan Report that includes a pre-development and post-development assessment against the Queensland Urban Drainage Manual.
	<b>AO10.2</b> For development on land greater than 2,500m <sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning</li> </ul>	<b>Complies with Acceptable Outcome.</b> The application is supported by a Stormwater Management Plan Report that includes a pre-development and post-development assessment against the Queensland Urban Drainage Manual.

Performance outcomes	Acceptable outcomes	Applicant comment
	<p>Guideline and the Queensland Water Quality Guideline;</p> <p>(b) is consistent with any local area stormwater water management planning;</p> <p>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>	
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p><b>Complies with Performance Outcome.</b> The proposed development does not include storage areas for stormwater detention.</p>
<b>Excavation or filling</b>		
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>Not applicable as the proposed development does not involve excavation or filling.</p>
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p>	

Performance outcomes		Acceptable outcomes	Applicant comment
		(c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.		<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	
		<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	
		<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.		<b>AO14</b> Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.		<b>AO15</b> No acceptable outcome is provided.	<b>Complies with Performance Outcome.</b> The proposed reconfiguring a lot does not involve development that could spread weeds, seeds or other pests.
<b>Contaminated land</b>			
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable		<b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or	<b>Complies with Acceptable Outcome.</b> The proposed development is not located where soils are contaminated.

Performance outcomes		Acceptable outcomes	Applicant comment
levels of contaminants		(b) safety risk to users; or contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	
<b>Fire services in developments accessed by common private title</b>			
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	Not applicable as the proposed development does not involve common private title.	
	<b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.		

# Attachment 3

## Stormwater Management Plan – BuildPlan Consulting Engineers







# STORMWATER MANAGEMENT PLAN REPORT

22 and 30 McGrath Road, Mareeba, Queensland

Prepared by  
BuildPlan Consulting Engineers

Controlled Copy No.: 1

Revisions: B

### Report Information:

<b>Prepared For</b>	Steve Grist
<b>Prepared By</b>	BuildPlan Consulting Engineers www. buildplanconsulting.com.au
<b>Report Title</b>	22 and 30 McGrath Road, Mareeba Stormwater Management Plan Report
<b>Project Reference</b>	250506

### Revision Record:

<b>Rev</b>	<b>Review Date</b>	<b>Description</b>	<b>Prepared By</b>	<b>Checked By</b>	<b>Approved By</b>
A	22/07/2025	Issued for Client Comment	Muhammad Irtza Tahir	Muhammad Irtza Tahir	
B	22/07/2025	Issued for Client Comment	Muhammad Irtza Tahir	Muhammad Irtza Tahir	

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## 1.0 Introduction

This Stormwater Management Plan (SWMP) has been prepared on behalf of Steve Grist to support the proposed residential subdivision of Lot 21 on SP320486 and Lot 22 on SP320486, located at 22 and 30 McGrath Road, Mareeba.

The purpose of this report is to assess the site's stormwater drainage characteristics under both pre development and post development conditions, and to establish a suitable drainage strategy for the proposed development. The assessment has been carried out in accordance with the Queensland Urban Drainage Manual (QUDM, 2007) and the FNQROC Development Manual – Design Manual D4: Stormwater Drainage, which form the basis for stormwater design within the Mareeba Shire Council area.

This report defines contributing catchments, calculates peak discharge rates for relevant Average Recurrence Intervals (ARI), and determines appropriate stormwater infrastructure to manage both minor and major flows. The design approach ensures that there is no increase in peak runoff to downstream properties, no adverse impact on the capacity of receiving systems, and that stormwater is discharged in a manner that does not cause nuisance or environmental harm, in accordance with QUDM criteria for lawful point of discharge.

The SWMP forms part of the engineering documentation supporting the development application and provides the technical basis for subsequent detailed design and operational works approvals.

## 2.0 The Site

The land subject to this stormwater assessment comprises two adjoining allotments, Lot 21 on SP320486 and Lot 22 on SP320486, located at 22 and 30 McGrath Road, Mareeba. The combined site area is approximately 47040 m<sup>2</sup>. The site is located on the southern side of McGrath Road within the Mareeba Shire Council local government area.

Lot 22 contains two existing residential dwellings, while Lot 21 contains two shed like structures. The remainder of the site consists of grassed open areas with some scattered vegetation. The topography is relatively flat with no significant elevation constraints across the development footprint. A defined watercourse is located along the eastern boundary of the site.

The surrounding land uses are predominantly low-density residential. To the north, across McGrath Road, are established residential properties. The eastern boundary adjoins other rural residential lots. Land to the south and west comprises a mix of larger rural lots and vegetated land associated with the adjoining drainage corridor. The site is currently accessed from McGrath Road.

Refer to Figure 1 below for the site locality.



Figure 1: Locality Plan (Source: Queensland Globe)

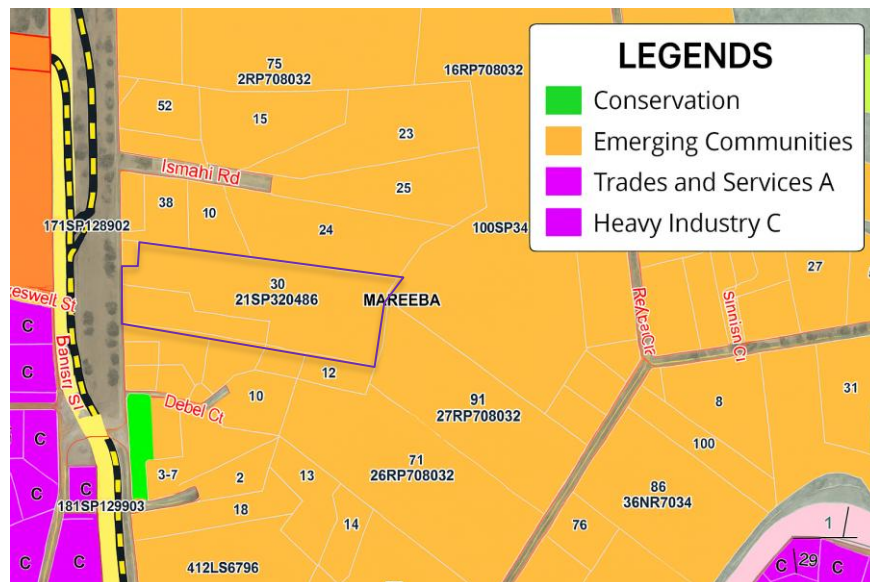


Figure 2: Locality Zoning (Source: Mareeba Shire Council Planning Scheme Map)



### 3.0 Existing Stormwater Infrastructure

There are no underground drainage systems such as pits, pipes, or kerb and channel along the McGrath Road frontage or within the development area.

Stormwater runoff is currently conveyed as overland sheet flow across the natural surface. Runoff from the western portion of the site generally drains toward McGrath Road, where it enters a shallow vegetated swale located within the road verge. Some runoff from central and northern parts of the site also flows directly toward the northern boundary. Runoff from the eastern portion of the site drains toward the existing watercourse located along the eastern boundary.



Figure 3: Existing stormwater infrastructure surrounding the subject site (Source: Topographic LiDAR Survey)





Figure 4: Existing Swale alongside Mcgrath Road (Source: Google Maps)

#### 4.0 Flooding

Based on the Mareeba Shire Council flood hazard overlay mapping, the subject site is predominantly located within a Very Low Hazard Flood Zone. A small portion along the northern boundary encroaches into a High Hazard Flood Zone; however, this represents a minor fraction of the total site area.

Given the limited extent of flood-affected land, the site is considered to be effectively flood free for development purposes, with no significant flood hazard constraints impacting the proposed development layout.

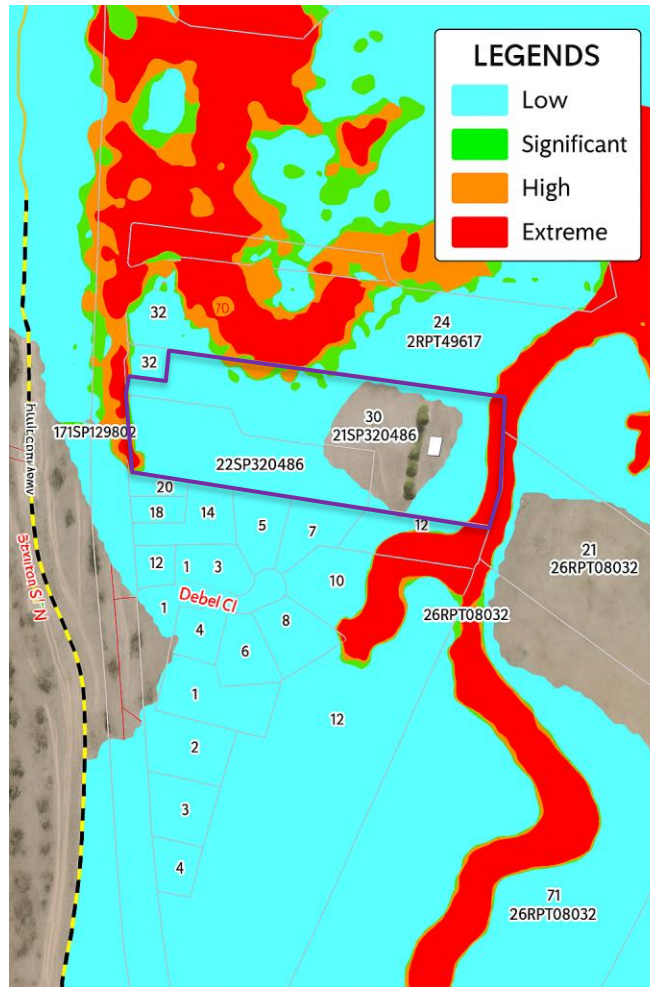


Figure 6: Flood Hazard (Source: Mareeba Shire Council Overlay Mapping)

## 5.0 Proposed Development

The proposed development involves the subdivision of Lot 21 on SP320486 and Lot 22 on SP320486, located at 22 and 30 McGrath Road, Mareeba, into twelve (12) rural residential allotments. The subdivision layout includes the construction of an internal access road with full length layback kerb and channel to FNQROC standards, which intersects McGrath Road and provides direct access to all proposed lots.

Each proposed allotment is serviced via the new internal road, with lot sizes tailored to accommodate the rural residential zoning and the surrounding development pattern. The road reserve has been designed to maintain efficient traffic flow and allow for appropriate infrastructure placement. The proposed internal road reserve has a total width of 15.5 m, consistent with the FNQROC Standard Drawing S1005 for a Type 2 Access Street, which is suitable for developments comprising 20 to 74 dwellings

Lot sizes range from approximately 2,670 m<sup>2</sup> to 7,260 m<sup>2</sup>, with a majority of lots exceeding 2,600 m<sup>2</sup>, providing ample area for residential dwellings and ancillary structures. The layout allows for future development staging if required and ensures that all lots meet local planning requirements.

A summary of the proposed lot areas is provided below:

- Lot 1 – 2,913 m<sup>2</sup>
- Lot 2 – 2,685 m<sup>2</sup>
- Lot 3 – 2,685 m<sup>2</sup>
- Lot 4 – 2,687 m<sup>2</sup>
- Lot 5 – 2,670 m<sup>2</sup>
- Lot 6 – 7,260 m<sup>2</sup>
- Lot 7 – 4,133 m<sup>2</sup>
- Lot 8 – 2,990 m<sup>2</sup>
- Lot 9 – 3,103 m<sup>2</sup>
- Lot 10 – 3,113 m<sup>2</sup>
- Lot 11 – 3,327 m<sup>2</sup>
- Lot 12 – 4,689 m<sup>2</sup>

The subdivision layout has been designed based on existing cadastral data sourced from the Queensland Government. Final lot boundaries are subject to confirmation through onsite survey by a registered surveyor.



Figure 5: Proposed configuration of Lot 21 and Lot 22 on SP320486

## 6.0 Stormwater Assessment

A stormwater assessment has been undertaken using the Rational Method in accordance with the Queensland Urban Drainage Manual (QUDM, 2017) to evaluate pre and post development peak flows. The analysis focuses on the 1% Annual Exceedance Probability (AEP) event (Q100), consistent with standard local authority requirements for assessing major drainage systems.

This assessment informs the basis for determining lawful discharge conditions and verifies that post-development peak flows will not exceed pre-development flows. It also supports the design of required mitigation measures to ensure compliance with relevant FNQROC and QUDM performance standards.

### Hydraulic Assessment

Hydraulic modelling has been undertaken using the Rational Method in accordance with QUDM guidelines. The following equation was adopted:

$$Q_y = (C_y \times t_{ly} \times A) / 360$$

Where:

$Q_y$  = peak discharge ( $m^3/s$ ) for an average recurrence interval (ARI) of 'y' years

$C_y$  = runoff coefficient for ARI 'y'

$t_{ly}$  = average rainfall intensity (mm/h) for a storm of duration 't' and ARI 'y'

A = catchment area (ha)



t = storm duration (minutes), determined by the estimated time of concentration for each catchment

Rainfall intensity data has been sourced from the Bureau of Meteorology's Intensity Frequency Duration (IFD) data. Catchment parameters, including area, slope, and surface condition, were determined using available survey data and aerial imagery. Peak flows have been calculated for pre and post development scenarios to identify any change in discharge requirements.

### 6.1 Pre-Development Stormwater Assessment

The existing site is relatively flat, with an average slope of approximately 0.9% across the development area, based on available contour data. The site does not exhibit uniform drainage characteristics and has been divided into four distinct catchments for pre development assessment purposes. These catchments have been delineated based on topographic survey data and natural surface gradients.

- Catchments 1 and 2 are located at the rear (eastern side) of the site and drain toward the existing watercourse situated along the eastern boundary.
- Catchment 3 drains in a northerly direction, with surface runoff discharging as uncontrolled sheet flow across the northern boundary into neighboring properties. This flow then continues into the swale along Ismahil Road before ultimately entering the existing open stormwater pits located on the frontage of Ismahil Road.
- Catchment 4 is located at the western end of the site and drains directly towards McGrath Road, where runoff enters the existing verge swale. From there, the flow continues eastward along the McGrath Road swale, transitions into the Ismahil Road swale, and ultimately discharges into the existing open stormwater pits located along the Ismahil Road frontage

Catchment delineation was informed by detailed survey data and aerial imagery obtained from Queensland Globe. The site is generally vegetated with a mix of residential dwellings and ancillary structures, with limited impervious cover. Based on a review of aerial imagery and consistent with QUDM Table 4.05.03, the site is assumed to be classified as medium density bushland with low soil permeability.

An impervious fraction of up to 8% has been adopted for Catchment 4, where existing buildings and minor structures are concentrated. Lower impervious fractions have been assumed for the remaining catchments, reflecting the predominately pervious condition of the site in its current form.

Refer to Figure 6 for existing contours and indicative pre-development flow paths.



Figure 7: Pre-Development Stormwater Runoff

Time of concentration for each catchment has been determined in accordance with Section 4.06 of the Queensland Urban Drainage Manual (QUDM, 2017), considering relevant flow path characteristics. Peak discharge was calculated for multiple critical storm durations to account for variability in catchment response. The adopted design flow for each catchment corresponds to the maximum peak flow calculated across the assessed durations for the 1% AEP (Q100) event, consistent with standard hydraulic design practice

Table 1: Pre-development catchment peak flow

Catchment Area	Catchment Area (ha)	Time of Concentration (min)	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration = TOC	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 60 Min	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 30 Min	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 5 Min	Design Peak Flow (m <sup>3</sup> /s)
1	1.2	108.8	0.16	0.25	0.38	0.70	0.70
2	0.43	108.1	0.06	0.09	0.14	0.25	0.25
3	1.35	5.9	0.78	0.28	0.42	0.78	0.78
4	2.08	14.3	0.89	0.44	0.65	1.20	1.20

## 6.2 Post-Development Stormwater Assessment

A concept civil design has been prepared for the proposed development. The internal road has been designed with a consistent longitudinal grade of 1.0%. Residential lots will generally be graded at a minimum of 0.5% towards the rear and side property boundaries. From the property boundary lines to the top of kerb, a minimum grade of 1% will be provided to ensure surface runoff from the lots is directed towards the road corridor

Lots 6 and 7 naturally fall towards an existing watercourse located at their rear, with an approximate slope of 0.8%. These lots will retain their existing grading to preserve the natural drainage pattern. Lot 12, which contains an existing dwelling, currently drains towards the existing swale along McGrath Road. No regrading is proposed at this stage; however, the final treatment of Lot 12 will be confirmed at a later stage and is not expected to significantly alter the post development drainage regime.

Post development catchment areas, surface flow paths, and proposed grading are illustrated in the concept design contours and catchment plan provided below. No underground stormwater drainage network (pits and pipes) is proposed for this development. Stormwater runoff from each lot will be directed to the kerb via overland flow, from where it will be conveyed through the roadside gutter to existing swale drains along the development frontage. Lots 6 and 7, where flow will continue to discharge to the rear watercourse consistent with existing conditions



Figure 8: Post-Development Stormwater Surface Runoff

In accordance with Section 4.08 of the Queensland Urban Drainage Manual (QUDM) and the requirements of the FNQROC Development Manual, a post development stormwater assessment has been undertaken using a range of critical storm durations. The analysis aimed to identify the temporal pattern that produces the maximum peak discharge for each sub catchment. The adopted design peak flow rate for each catchment corresponds to the maximum flow rate derived from all modelled storm durations, ensuring a conservative and robust outcome in line with QUDM guidance.

The post-development site has been divided into three hydrological catchments based on proposed grading and natural flow paths:

- Catchment 1 encompasses Lots 6 and 7, which drain to the rear of the site into an existing watercourse. This flow regime remains unchanged post development.
- Catchments 2 and 3 comprise the northern, central, and western lots, which will be regraded to direct stormwater runoff towards the proposed internal road. Surface flows from these regraded lots will drain overland to the front boundary, where they will enter the kerb and channel system and be discharged into the existing swale along McGrath Road. From there, runoff continues along the same downstream flow path as in the pre-development condition via the McGrath Road and Ismahil Road swales—before ultimately entering the existing open stormwater pits on Ismahil Road. Although the final discharge location remains unchanged, the regrading and controlled drainage layout eliminate uncontrolled sheet flow across adjoining private land and ensure compliance with QUDM’s lawful point of discharge requirements

No pits and pipe network is proposed. Instead, the development utilises overland flow and swale-based conveyance in accordance with Mareeba Shire Council’s preference for passive drainage systems where feasible.

Post development hydraulic calculations, including estimated peak discharge rates for each sub catchment, are summarised in the table below.



Table 2: Post-development catchment peak flow

Catchment Area	Catchment Area (ha)	Time of Concentration (min)	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration = TOC	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 60 Min	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 30 Min	Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 5 Min	Designed Peak Flow Peak Flow (m <sup>3</sup> /s)
1	1.2	5.0	0.77	0.28	0.42	0.77	0.77
2	1.95	12.2	0.93	0.46	0.68	1.25	1.25
3	1.99	12.1	0.95	0.47	0.69	1.28	1.28

In accordance with QUDM Section 4.08 – Design Storm Selection and the FNQROC ‘no worsening’ drainage policy, a comparison has been undertaken to quantify the change in peak stormwater discharge resulting from the proposed development. This assessment identifies the extent to which post-development peak flows exceed pre development conditions and forms the basis for defining appropriate mitigation measures in subsequent sections. For the post development scenario, a conservative imperviousness of 70% has been assumed across the site. This accounts for all hardstand surfaces including building roofs, driveways, footpaths, road pavements, kerb and channel, and associated concrete areas. The remaining 30% has been treated as pervious to reflect landscaped and unsealed areas.

The calculated peak flow rates for both pre and post development scenarios are summarised in the table below, highlighting the increase in runoff that requires mitigation.

Table 3: Post-development catchment peak flow

Descript ion	Designed Q100 Peak Flow (m <sup>3</sup> /s) Pre-Developm ent	Designed Q100 Peak Flow (m <sup>3</sup> /s) Post Developm ent	Pre-Developm ent Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 60 Min	Post Developm ent Q100 Peak Flow (m <sup>3</sup> /s) Storm Duration 60 Min	Increa se in Design ed Flow Peak Flow (m <sup>3</sup> /s)	Increase in Q100 60 Minutes Peak Flow (m <sup>3</sup> /s)	Design ed Flow Detenti on Volum e Required (m <sup>3</sup> )
Flow to Existing Stormwa ter Pits at Ismahil Road	1.98	2.54	0.72	0.92	0.55	0.20	166.43
Flow to water Course at Rear	0.95	0.77	0.35	0.28	-0.18	-0.06	

As shown in the table above, the designed Q100 peak flow discharging to the existing swale along McGrath Road increases from 1.98 m<sup>3</sup>/s (pre development) to 2.54 m<sup>3</sup>/s (post development), an increase of 0.55 m<sup>3</sup>/s. This increase represents the maximum peak flow, which occurs during the Q100 5-minute storm event, and is therefore adopted for detention design in accordance with conservative engineering practice and QUDM guidelines.

Although the Q100 peak flow based on a 60-minute storm duration shows a smaller increase of only 0.20 m<sup>3</sup>/s (from 0.72 m<sup>3</sup>/s to 0.92 m<sup>3</sup>/s), the 5-minute event produces the critical peak discharge and is used to ensure the system is designed for the worst-case scenario.

For the purpose of detention volume estimation, it is conservatively assumed that the increased peak flow of 0.55 m<sup>3</sup>/s remains constant for the entire 5-minute duration of the storm event. Based on this assumption, the required detention volume has been calculated as 166.4 m<sup>3</sup> to mitigate the increase in runoff and prevent any worsening of downstream conditions. This detention volume is further validated in the following section using dynamic computer modelling to ensure compliance with Mareeba Shire Council, FNQROC, and QUDM performance requirements.

### 6.3 Detention and Mitigation Measures

A comprehensive stormwater analysis has been carried out using Autodesk Storm and Sanitary Analysis (SSA) software to assess post development runoff characteristics and

determine detention requirements. The time of concentration ( $T_c$ ) and coefficient of runoff ( $C$ ) were calculated in accordance with QUDM guidelines and input into the software along with site specific catchment data.

Rainfall intensity data was sourced from the Bureau of Meteorology (BoM) using the latest Intensity Frequency Duration (IFD) curves for the site location. The SSA model was used to simulate multiple storm events, and to generate runoff hydrographs, calculate peak flow rates, and determine the detention volumes required to mitigate post development flows.

The calculated detention volumes for each storm event are summarised in the table below. Notably, the required detention volume determined from dynamic modelling exceeds the volume calculated using the simplified Q100 5-minute event assumption, confirming that the proposed detention system will be capable of safely managing runoff under worst case post development conditions.

Table 4: Required Detention Volumes

Flow Towards Existing Swale at McGrath Road	Post Peak Flow ( $\text{m}^3/\text{s}$ )	Pre-Peak Flow ( $\text{m}^3/\text{s}$ )	Increase in Peak Flow ( $\text{m}^3/\text{s}$ )	Peak Flow to Existing Swale Post Development ( $\text{m}^3/\text{s}$ )	Total Outflow Volume ( $\text{m}^3$ )	Detention Volume Required ( $\text{m}^3$ )	Detention Volume Required (Liters)
Catchment 3 in Pre-Development		0.73					
Catchment 4 in Pre-Development		0.90					
Catchment 2 in Post Development	0.98			0.80	712.44	128.44	128440
Catchment 3 in Post Development	1.00			0.80	730.80	146.80	146800
Total	1.98	1.63	0.35	1.60	1443.24	275.24	275240

The hydrographs generated from the model are also presented in the figures below

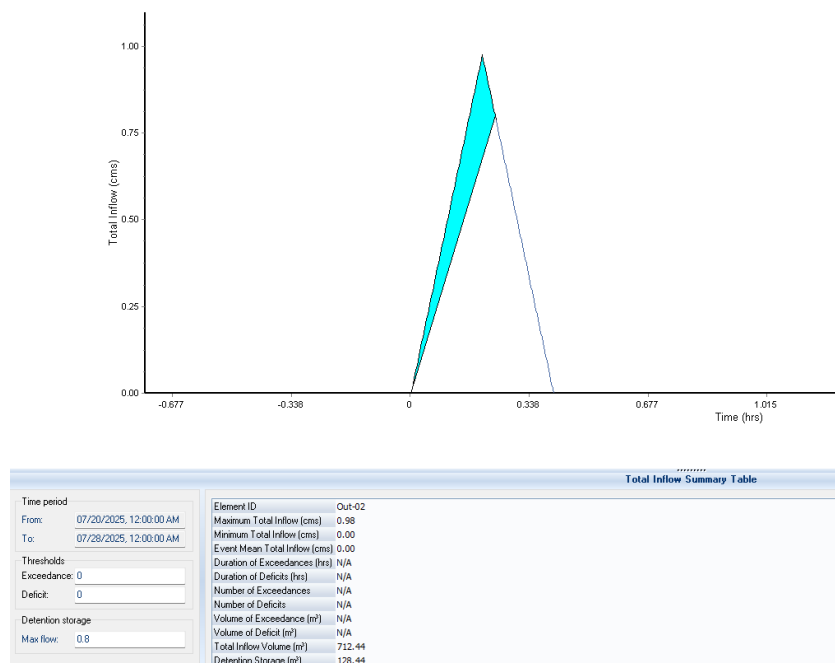


Figure 9: Post Development Catchment 2 Calculated Detention Volume

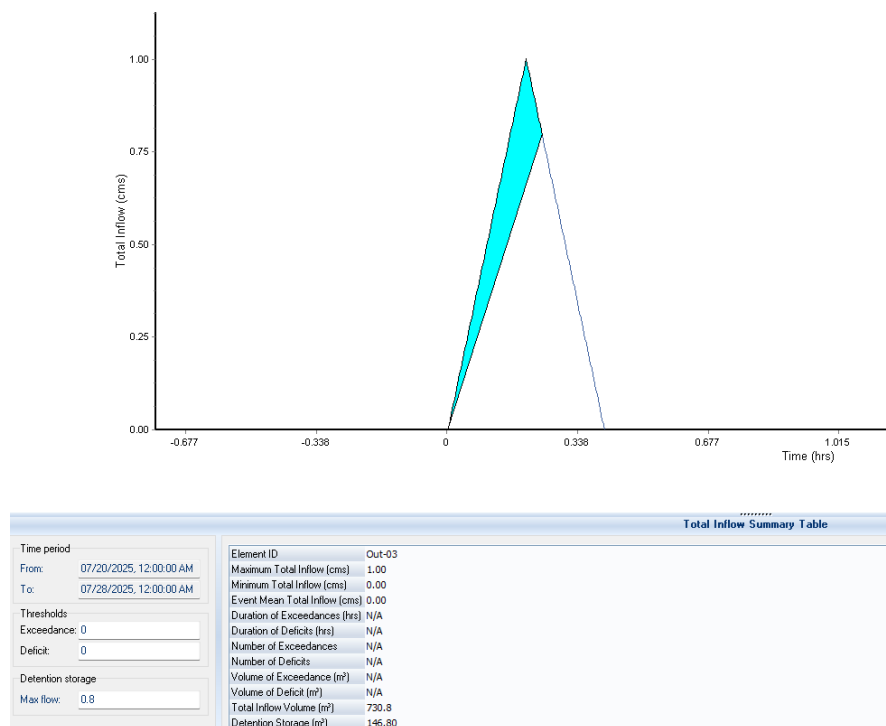


Figure 10: Post Development Catchment 3 Calculated Detention Volume

Based on the computer modelling results, the total detention volume required to mitigate post development peak flows is estimated to be 275,240 litres (275.24 m<sup>3</sup>). This volume is necessary to ensure compliance with the "no worsening" drainage objective outlined in the Queensland Urban Drainage Manual (QUDM), by preventing any increase in peak discharge rates to the lawful point of discharge.

To meet this requirement, it is proposed that each dwelling be fitted with a 30,000 litres rainwater tank, which is consistent with typical rainwater harvesting infrastructure for rural residential properties. The installation of rainwater tanks on Lots 6 and 7 is considered optional and may be undertaken at the discretion of the future property owners. This is due to the absence of any increase in impervious surface area and a reduction in post development runoff to the rear watercourse by approximately 0.18 m<sup>3</sup>/s, resulting from a smaller contributing catchment area.

This results in a total of  $10 \times 30,000$  litres = 300,000 litres of onsite detention capacity, which exceeds the required volume of 275,240 litres. The system is therefore considered adequate to attenuate increased flows and maintain compliance with QUDM's no worsening requirements.

As per Mareeba Shire Council's Planning Scheme Policy Infrastructure Works, the ongoing maintenance and performance of lot-scale rainwater detention systems (such as rainwater tanks) are the responsibility of individual property owners. This aligns with Council's standard approach for managing stormwater on privately owned rural and semi-rural allotments.

#### 6.4 Lawful Point of Discharge

The proposed stormwater management strategy complies with the requirements of QUDM Section 3.3.2 – Lawful Point of Discharge by directing runoff to established drainage features that meet both functional and legal criteria for lawful discharge.

Two lawful discharge points have been identified for the development:

- The existing open stormwater pits located along the frontage of Ismahil Road, which form part of Mareeba Shire Council's public drainage network. Under pre-development conditions, site runoff reaches these pits either directly as uncontrolled flow across neighboring properties or indirectly via the McGrath Road and Ismahil Road swales. The proposed development formalises this drainage route by regrading lots to direct runoff to the internal road, where it is captured by the kerb and channel system and conveyed through the McGrath and Ismahil Road swales before entering the lawful point of discharge at the pits. This controlled flow path eliminates reliance on private land and complies with QUDM's definition of lawful discharge

- The natural watercourse at the rear of Lots 6 and 7, which continues to receive runoff from these lots under post development conditions. The discharge regime remains consistent with pre development flow paths, and no increase in peak flow or impervious area is proposed for these catchments, thereby meeting QUDM's requirement to avoid adverse downstream impacts.

All stormwater flows have been routed to these discharge locations via clearly defined overland flow paths and road drainage systems. Detention measures have been incorporated into the design to ensure compliance with QUDM's "no worsening" requirement, maintaining or reducing pre development flow rates at each discharge point.

Accordingly, the development satisfies both the technical and legal conditions for lawful discharge under QUDM and is consistent with Mareeba Shire Council's stormwater management expectations

## 6.5 Roadway Flow Capacity Assessment

In accordance with Section 7.04 of the Queensland Urban Drainage Manual (QUDM), capacity assessments have been undertaken for both minor and major storm events to ensure compliance with roadway flow limits and to confirm that the road reserve can safely convey the design flows. Peak flow to the kerb and channel from lots are summarized in table below

Table 5: Required Detention Volumes

Description	Designed Q5 Peak Flow (m <sup>3</sup> /s) Post Development	Designed Q100 Peak Flow (m <sup>3</sup> /s) Post Development	Designed Flow Detention Volume Required (m <sup>3</sup> )	Peak Flow Intercepted by Rain Water Tanks (m <sup>3</sup> /s)	Minor Storm Peak Flow to Kerb and Gutter (m <sup>3</sup> /s)	Major Storm Peak Flow to Kerb and Gutter (m <sup>3</sup> /s)
Catchment 2	0.77	1.25	150	0.5	0.27	0.98
Catchment 3	0.79	1.28	150	0.5	0.29	0.99

### 6.5.1 Minor Storm Event (Q5) Assessment

For minor roads, QUDM permits stormwater runoff from a minor storm event (Q5) to flow across the entire pavement width, provided there is zero flow depth at the road crown. The design peak flows from Catchments 2 and 3 for the Q5 storm (5-minute duration, in line with FNQROC guidelines) were calculated as  $0.77 \text{ m}^3/\text{s}$  and  $0.79 \text{ m}^3/\text{s}$ , respectively.

Each catchment was assigned a  $150 \text{ m}^3$  detention volume (5 x 30,000 Liters Rain Water Tanks) and  $0.5 \text{ m}^3/\text{s}$  of flow was intercepted via lot scale rainwater tanks, reducing the residual peak flows to the kerb and gutter to  $0.27 \text{ m}^3/\text{s}$  (Catchment 2) and  $0.29 \text{ m}^3/\text{s}$  (Catchment 3). A capacity check using QUDM Equation 7.03 confirmed that the kerb and channel system can safely convey up to  $0.47 \text{ m}^3/\text{s}$  while maintaining zero flow depth at the crown. As these residual peak flows are well within this limit, the drainage design is compliant and considered safe for the Q5 event.

### 6.5.2 Major Storm Event (Q100) Assessment

For major storm events (Q100), QUDM requires that flow be fully contained within the road reserve, with a maximum flow depth of 250 mm and a minimum freeboard of 300 mm to adjacent building floor levels.

Post detention major peak flows to the kerb and gutter were calculated as  $0.98 \text{ m}^3/\text{s}$  and  $0.99 \text{ m}^3/\text{s}$  for Catchments 2 and 3, respectively. Capacity calculations were performed for one side of the road (i.e., a single traffic lane, adjacent kerb and channel, and one verge strip) using Manning's Equation, yielding a total capacity of  $1.24 \text{ m}^3/\text{s}$ . As both major peak flows are less than this capacity, it is confirmed that the full extent of major event runoff can be safely conveyed within the road reserve before being directed to the existing swale.

Accordingly, the proposed stormwater management strategy is considered compliant with QUDM for both minor and major storm events and satisfies the relevant capacity and safety criteria.

## 7.0 Stormwater Quality Management

Stormwater quality for the proposed subdivision has been addressed through a site-appropriate, best practice approach consistent with FNQROC Design Manual D5, the Queensland Urban Drainage Manual (QUDM), and WSUD (Water Sensitive Urban Design) principles. The adopted strategy relies on passive treatment measures that are well established and widely accepted for low density rural subdivisions, ensuring long term protection of receiving environments without the need for complex end of line treatments

### 7.1 Construction Phase Water Quality Management

An Erosion and Sediment Control Plan (ESCP) will be prepared and submitted as part of the Operational Works application, in accordance with FNQROC Stormwater Quality Management strategies and the IECA Best Practice Guidelines. Key measures will include:

- Sediment fences, diversion drains, stabilised access points, etc
- Site stockpile protection and temporary sediment basins (if required)
- Ongoing maintenance and inspection, particularly during the wet season.

These controls are intended to minimise the release of sediment or pollutants during construction and will remain in place until site stabilisation is complete. All temporary measures will be maintained in accordance with the approved ESCP and removed once permanent ground cover is established.

### 7.2 Post-Development Water Quality Management

The development adopts a source control focused drainage strategy using simple and robust measures designed to intercept and manage stormwater runoff close to the point of generation. This approach reduces reliance on downstream infrastructure and reflects FNQROC's acceptable design solutions for rural residential sites.

Permanent water quality controls include:

- Rainwater tanks (30,000 L) on all lots except Lots 6 and 7. These provide onsite retention and initial runoff capture directly from roof areas, reducing the volume and velocity of discharge from individual properties.
- Grassed filter strips between property boundaries and kerb. These strips promote natural infiltration and filtering of runoff from driveways and landscaped areas before entering the formal drainage system.
- Vegetated swale drains within the McGrath Road verge, receiving flow from kerb and channel. These slow runoffs and support additional sediment deposition and surface water polishing through vegetation contact.
- Natural discharge from Lots 6 and 7 to the rear watercourse remains unaltered from pre development conditions, with no increase in impervious area or flow requiring mitigation.

These measures are consistent with the FNQROC stormwater quality management Manual, which allow for site specific and passive treatment strategies where stormwater is managed at the source, and flows are directed through vegetated buffers or swales prior to discharge.



### 7.3 Compliance and WSUD Integration

The design approach reflects best practice stormwater management for rural residential subdivisions by integrating Water Sensitive Urban Design (WSUD) principles throughout the site layout and drainage strategy. It emphasises:

- Non-structural, low maintenance measures that manage runoff at the source
- Vegetation based flow paths that encourage natural filtration, infiltration, and flow attenuation
- Use of rainwater tanks and grassed buffers to reduce runoff volume and improve water quality before it reaches receiving environments.

These measures are consistent with the FNQROC Design Manual D5 Acceptable Design Solutions and the intent of the State Planning Policy (SPP) to manage stormwater quality through practical and effective onsite treatments. The strategy ensures that stormwater is treated through multiple passive mechanisms prior to leaving the site and aligns with Council expectations for this development typology.

### 8.0 Statement

I hereby certify that the engineering advice contained within this report has been prepared with due care, in accordance with accepted engineering practice, and based on the best available information at the time of writing.

Prepared by:

Muhammad Irtza Tahir  
BuildPlan Consulting Engineers  
July 2025

### 9.0 References

- Bureau of Meteorology (BoM). Rainfall Intensity–Frequency–Duration (IFD) Data System. Australian Government. Available at: <http://www.bom.gov.au>
- FNQROC (Far North Queensland Regional Organisation of Councils). Development Manual – Design Manual D4: Stormwater Drainage and Design Manual D5: Stormwater Quality Management
- Institute of Public Works Engineering Australasia (IPWEA) & Queensland Government (2007)
- Queensland Urban Drainage Manual (QUDM), Second Edition
- International Erosion Control Association (IECA). Best Practice Erosion and Sediment Control Guidelines for Australia
- Mareeba Shire Council. Mareeba Shire Council Planning Scheme and Flood Hazard Overlay Mapping

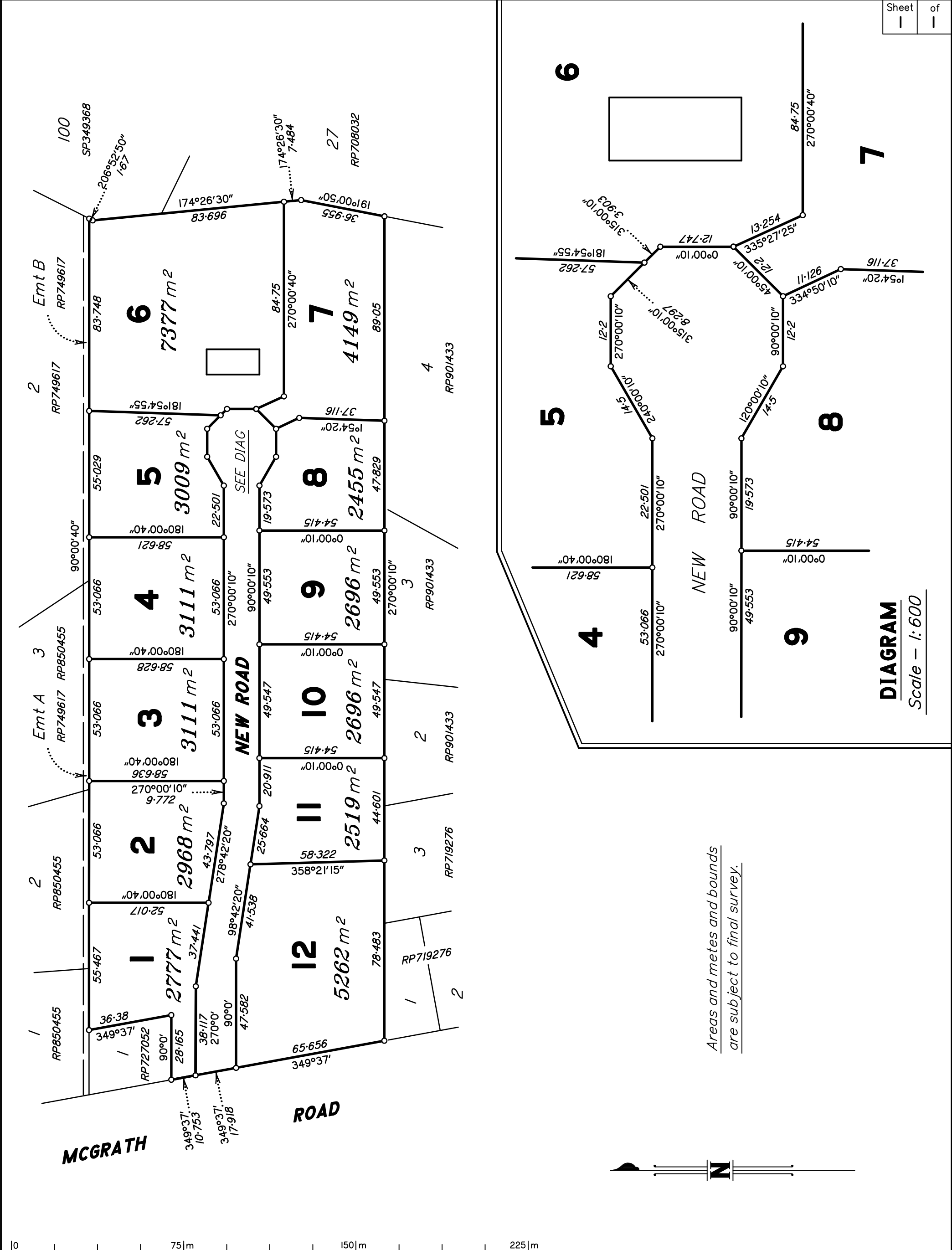
- Queensland Government. Queensland Globe – Interactive Mapping Platform. Department of Resources. Accessed at: <https://qldglobe.information.qld.gov.au>

# Attachment 4

## Plan of Development



CVT



LOCAL GOVERNMENT: MSC  
LOCALITY: Mareeba  
Scale 1: 1500 (A3)  
Reference: 9648 LL6 – Rev A  
Date – 10.08.2025

**DEVELOPMENT PLAN**  
*Plan of Lots 1 – 12*  
*Cancelling Lots 21 & 22 on SP320486*

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