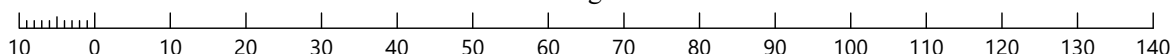




Scale 1:1000 - Lengths are in Metres.



Areas and dimensions are preliminary  
and subject to final survey

Proposed Reconfiguration of a Lot - 1 Lot into 2 Lots  
**47 Barron Falls Road, Kuranda**  
Lot 8 on RP724900

Drawing No: 00284-01 PRO 01

Rev: A

Sheet 1 of 1 sheets

Date: 01/11/2025



**CG** Surveying & Planning

20 Mooreland Place, Kewarra Beach, QLD 4879

0401 035 189

c.gosling@cgsurveying.com.au

www.cgsurveying.com.au

Client: Sarah Rizvi

Sarah Rizvi, Planning consultant  
on behalf of David Love of 47-49 Barron Falls Rd  
KURANDA QLD 4881

3 November 2025

Chief Executive Officer  
Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

Dear Sir,

**RE: Application for Reconfiguring a Lot- 1 lot into 2 lots on Lot 8 on RP724900, 47-49 Barron Falls Rd , Kuranda Qld 4881**

This application is for Reconfiguring a Lot – 1 Lot into 2 Lots over land described as Lot 8 on RP724900, located on Barron Falls Rd within the Rural Residential zone (Precinct B) of Kuranda. The development application comprises of an application form, owner's consent, site plan and this planning report.

Whilst the proposal does not comply with the acceptable minimum lot size or set backs on the zone, it is considered that the proposed development is appropriate in its location and complies with all other applicable planning regulations. The proposed development:

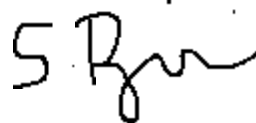
1. Meets the Purpose, Overall Objectives and Performance Outcomes of the Rural Residential Zone Code.
2. Involves no material change of use, as the parent parcel already contains two dwellings. This reconfiguration simply separates existing dwellings onto individual titles rather than shared ownership, creating no change in housing density or additional demand on Council infrastructure.
3. Maintains the existing character and appearance of the area with no visual impact resulting from the development.
4. Satisfies the Purpose and Performance Outcomes of the Reconfiguring a Lot Code.
5. Complies with the provisions of the Landscaping Code, Parking and Access Code, and Works, Services and Infrastructure Code.
6. Does not impact the areas of the site contained within the Hill & Slope and Environmental Significance Overlay mapping.

I trust that the Council's development assessment process will reach the same conclusions. If you require more information, please don't hesitate to contact me.

Yours sincerely,



David Love  
Owner



Sarah Rizvi  
Planning consultant

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

## PLANNING REPORT

This application is for a Reconfiguration of a 1 lot into 2 lots  
On Land described as Lot 8 on RP724900  
Street address: 47-49 Barron Falls Rd, Kuranda Qld 4881.

### The Site

The site is owned by David Love, who also resides at this location. The site is freehold, and is regular in wedge shaped lot with a wide frontage and a narrower rear boundary. The rear section of the lot is covered in native rainforest vegetation and slopes down to over drainage course. The lot has a total land area of 8,273m<sup>2</sup>.

The site contains two dwellings accessed from Barron Falls Road. One dwelling is adjoins the street frontage, while the original dwelling is set further back on the lot. Both dwellings have separate covered carports and driveways, sharing a single crossover from Barron Falls Road.

The lot has a frontage width of 69m onto on a gentle curve of Barron Falls Road, which is a local road linking Barron Falls National Park to the village centre of Kuranda. Barron Falls Road is a tourist route linking visitor traffic to local attractions including Barron Falls, Wrights Lookout, and the Kuranda Amphitheatre, while also serving as a trunk road for residential streets including Tully Court, Kullaroo Close, Ardmore Park Road, and Kuranda Crescent.

The site is separated by a small distance of 123m over three lots to the north from Kuranda Crescent, which falls within the Low-Density Residential Zone. While lots south of Kuranda Crescent such as this one are typically a bit larger, their infrastructure provision and material use remain consistent to Kuranda crescent, despite the difference in zoning.

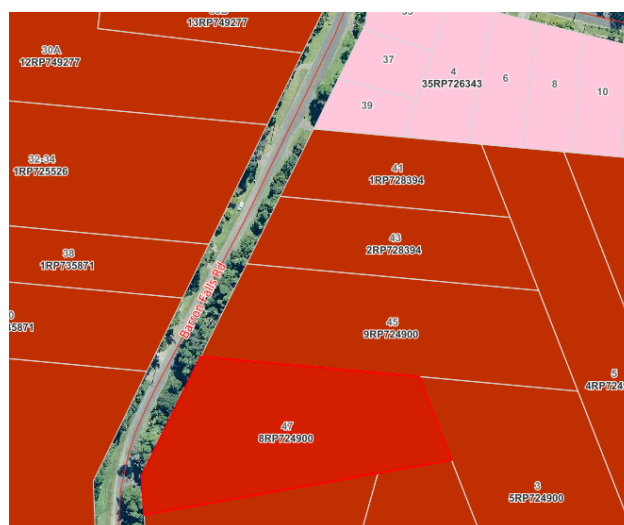


Figure 1: Site within the Rural residential zone (dark red) & proximity to the Low-density residential zone (pink).

The site has excellent access to the local road network and is within close proximity to local services such as shops, medical facilities, parks, open space and community & sporting facilities. The site is connected to Council's water reticulation system and contains an on-site effluent disposal unit,

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881



which is shared by both dwellings. The site benefits from electricity networks along Barron Falls Road, and falls within the service area for the National Broadband Network (NBN).

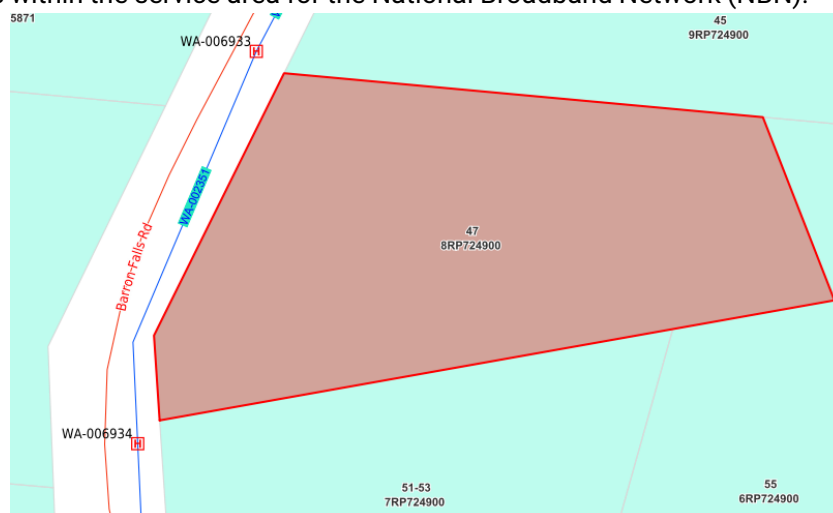


Figure 2: Site in relation to Council's water infrastructure. Blue line illustrates the water main.

### Site history

The original dwelling on site was issued a building permit in 1982 (Application # 8207/ Building permit # 5263). A subsequent building permit was issued in 1986 (Application # 8612/ Building permit # 6793) for the same dwelling with some modifications.

On 5 July 2002, Council issued an approval for a second dwelling on the site (TPO B70 116887). The building was converted from an existing garage to a small dwelling comprising of two bedrooms/ living/ dining/ kitchen area/ toilets and covered car port. The current owner has commissioned building plans to enclose the attached covered car port, to create a larger interior for this dwelling- in line with the typical floor area of a small, conventional dwelling.

Two timber frame carports were issued a building permit in 2007 (BLD/07/0463), so each dwelling benefits from its own, individual double car port and driveway.

### The proposed development

The proposed Reconfiguration of a Lot (1 into 2) would create two lots of 1,203m<sup>2</sup> and 7,070m<sup>2</sup> respectively.

Each subdivided lot would contain:

1. One dwelling and its curtilage
2. A covered timber-frame double carport
3. Shed storage
4. Individual driveway and access crossover off Barron Falls Road

**Proposed Lot 1** will contain an existing dwelling, carport and driveway with an existing access crossover to Barron Falls Road. New electricity connection, metered water connection would be installed at the northern corner, making the lot fully self-reliant and independent from the parent parcel's services. The site will retain an existing on-site effluent disposal system. This lot includes native rainforest vegetation and drainage course at the rear, covered by Environmental Significance and Hill & Slope Overlay mapping in the Mareeba Shire Planning Scheme. Proposed Lot 2 will be accessed by a very short rear access handle.

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

**Proposed Lot 2** will be a rear-access lot containing the secondary dwelling, carport, driveway and access off Barron Falls Road. It retains an existing metered water, electricity pole & meter, and NBN connections. A new access crossover would be constructed connecting to the existing driveway, a few metres from the proposed new boundary with Lot 1. Proposed Lot 2 would be a wide and shallow shape along a flatter, higher natural terrace along the Barron Falls Road frontage.

Both lots will be angular, conventional sized properties, and continue as residential uses. Existing landscaped vegetation along the frontage will continue to provide visual screening of the buildings from the street.

This proposal logically separates two existing dwellings and their ancillary structures onto individual titles, releasing two affordable homes in the lower-to-mid price range. Given Kuranda's housing supply shortage, particularly at this price point, the proposal delivers a social benefit by enabling an additional family to achieve homeownership.

The proposal simply divides existing buildings and associated infrastructure between two titles and owners. It creates no material change of use from the current configuration, except for one additional access crossover off Barron Falls Road.

All developable, flatter land lies at the property's frontage and has been fully developed within existing building footprints. Beyond standard, typical home improvements within the existing building footprints, no further development of the site is envisioned.

Consequently, the rainforest-covered sloping land within the Hill & Slope overlay mapping at the rear of the property will remain undisturbed. These environmental values and site constraints will not be impacted by this proposal, and no clearing of native vegetation will occur as a result of this subdivision.

The property's location supports an additional dwelling due to urban infrastructure provision, largely due to its proximity to Low Density-zoned Kuranda Crescent, separated by only 123m down Barron Falls Road frontage, traversing the frontages of three adjoining residential lots.

The site's urban-level services include:

1. Frontage onto a sealed, dual-carriageway Higher Order Local Road serving Kuranda village and Masons Road rural residential areas.
2. Electricity networks with overhead cables on the opposite side of Barron Falls Rd, and one electricity pole and metered connection already situated at the site's frontage.
3. NBN coverage
4. Water mains along site's frontage.

The site is included in Precinct B of the Rural Residential zone, whose purpose is described in the Mareeba Shire Planning scheme as:

- *The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services.*

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

Despite the site's inclusion in this Zone Precinct, the purpose for Precinct A is more fitting for this site:

- *The 4,000m<sup>2</sup> precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided.*

The proponents request Council recognise this site as an anomaly within this zone precinct, as its characteristics and site-specific context is in contrast with zone intent.

The proposed reconfiguration represents a logical outcome consistent with surrounding settlement pattern and infrastructure provision.

Therefore, the proposal merits approval despite non-compliance with prescribed minimum lot sizes & setbacks of the Zone.

## Planning statement

### LEVEL OF ASSESSMENT

The tables of assessment in the Mareeba Shire Planning scheme determine that the Reconfiguration of a Lot in the Rural Residential Zone (Precinct B- 1 hectare precinct) is Code Assessable.

**Table 5.6.1—Reconfiguring a lot**

| Zone                                                                                                                                                                                                     | Categories of development and assessment                                                                                                                                   | Assessment benchmarks for assessable development and requirements for accepted development |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Emerging community zone</b>                                                                                                                                                                           | <b>Impact assessment</b>                                                                                                                                                   |                                                                                            |
|                                                                                                                                                                                                          | If not:<br>(a) realigning the common boundaries of adjoining lots;<br>or<br>(b) creating an access easement.                                                               | The planning scheme                                                                        |
| <b>Rural residential zone</b>                                                                                                                                                                            | <b>Impact assessment</b>                                                                                                                                                   |                                                                                            |
|                                                                                                                                                                                                          | If:<br>(a) not located in the 4,000m <sup>2</sup> precinct, 1 hectare precinct or 2 hectare precinct; and<br>(b) resulting in the creation of one or more additional lots. | The planning scheme                                                                        |
| <b>Code assessment</b>                                                                                                                                                                                   |                                                                                                                                                                            |                                                                                            |
| Any other reconfiguring a lot not listed in this table.<br>Any reconfiguring a lot listed in this table and not meeting the description listed in the “Categories of development and assessment” column. |                                                                                                                                                                            |                                                                                            |

The relevant codes to this development proposal are identified on page 163 of the Mareeba shire planning scheme, as “The planning scheme”, as this proposal is not classed as Accepted development. This means the proposal will be assessed against the whole planning scheme in its entirety. However, the relevant sections of the Strategic Framework and the development response to the following codes have been unpacked in more detail, in the tables contained herein within this report:

|                            |                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------|
| <b>Strategic Framework</b> | 3.3.7 Element—Residential areas and development<br>3.3.10 Element- Rural residential areas      |
| <b>Zone code</b>           | 6.2.10 The Rural Residential Zone Code                                                          |
| <b>Development codes</b>   | 9.4.4 The Reconfiguring a Lot Development Code<br>9.4.5 Works, Services and Infrastructure Code |
| <b>Overlay codes</b>       | 8.2.8 Hill & Slope Overlay Code<br>8.2.4 Environmental Significance Overlay Code                |

The following section summarises how the proposed development complies with these development codes.

## STRATEGIC FRAMEWORK

The development COMPLIES with all specific outcomes to the two relevant elements of the Strategic Framework, as explained in the table below.

### 3.3.7 Element—Residential areas and development

| Specific Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Development response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Residential development, including Multiple dwellings and Dual occupancy, are sensitively integrated into the existing character of residential streets, predominantly in residential areas adjoining the centre areas of Mareeba and Kuranda. Infill development accounts for 20 percent of new dwellings constructed in Mareeba by 2031.</i>                                                                                                                                                                                                                          | The development will not change the intensity, scale or use of the existing use on site. Therefore, it will not impact the existing character of Barron Falls Rd.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Population growth is focused on infill sites within existing residential areas and greenfield developments in residential areas and urban expansion areas to the east and south of Mareeba. An investigation area to the north of Mareeba will be considered for potential urban growth outside the life of the planning scheme.</i>                                                                                                                                                                                                                                    | The development effectively represents an infill development in a low density, built up, residential area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Residential expansion occurs in residential areas immediately adjacent to established activity centres and is logically sequenced to ensure efficient servicing by existing physical infrastructure networks.</i>                                                                                                                                                                                                                                                                                                                                                       | The site is within practical and easy proximity to community facilities and the town centre of Kuranda via Barron Falls Rd. It represents a logical use of existing infrastructure networks.                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Residential areas contain predominantly low density residential development and are characterised by traditional detached housing and Dual occupancy development.</i>                                                                                                                                                                                                                                                                                                                                                                                                   | The development will maintain the existing low density residential use of two traditional detached houses that have been built on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>A range of mixed housing, affordable housing and social housing is provided in response to the diverse and changing demography of Mareeba Shire. This development is located in residential areas in a manner consistent with the character and amenity of the shire's activity centres.</i>                                                                                                                                                                                                                                                                            | The development contributes positively to the housing mix of Kuranda, by providing two separate but adjoining titles with established, small, detached dwellings and ancillary infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Residential subdivision design and greenfield development considers and respects:</i><br>(a) topography;<br>(b) climate responsive design and solar orientation;<br>(c) efficient traffic flows and connectivity;<br>(d) pedestrian and cycle movement;<br>(e) efficient and sustainable infrastructure provision;<br>(f) environmental values;<br>(g) parkland and open space links;<br>(h) mixed lot sizes and dwelling types;<br>(i) water sensitive urban design;<br>(j) good quality agricultural land;<br>(k) the character and scale of surrounding development. | <p>The development proposal is sensitive to the topography and environmental values of the site, as the flatter front part of the lot is developed with buildings and infrastructure, and the rear, vegetated and undulating part of the lot remains in its natural state. This arrangement will persist if the lot is reconfigured, and current building footprints will not expand into intact areas.</p> <p>The site is well connected to the local road network and higher order services, and is a practical walking and cycling distance to town services and community facilities in Kuranda.</p> |



**3.3.10 Element- Rural residential areas**

| <b>Specific Outcomes</b>                                                                                                                                                                                                               | <b>Development response</b>                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Rural residential development is consolidated within rural residential areas where it will not result in the fragmentation or loss of agricultural areas or biodiversity areas.</i>                                                 | This development will not result in the fragmentation or loss of any agricultural or biodiversity areas.                                                                                                                                                                                                                |
| <i>Infill development within rural residential areas occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an activity centre is proximate.</i> | This development does effectively represent an infill development, but as there are already two dwellings on the site, one that will not result in any material change or intensification in the existing use of the site. Furthermore, the development here is supported by appropriate levels of development.         |
| <i>No further subdivision of greater than anticipated density occurs within rural residential areas that are not proximate to an activity centre and its attending physical and social infrastructure</i>                              | This development is a subdivision but will not result in a change in density.                                                                                                                                                                                                                                           |
| <i>Rural residential areas across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.</i>                                             | The reconfiguration of a lot will result in one additional lot in a Rural residential zoned area, which is consistent with the current density and settlement pattern of the surrounding area. It will contribute one additional small dwelling on its own lot, in a logical location within the settlement of Kuranda. |
| <i>Limited agricultural and animal husbandry activities may occur in rural residential areas where the offsite impacts of the activity are mitigated in protection of the amenity expectation of the rural residential areas.</i>      | Not applicable                                                                                                                                                                                                                                                                                                          |
| <i>Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in rural residential areas.</i>                                                                                           | Not applicable                                                                                                                                                                                                                                                                                                          |

## RURAL RESIDENTIAL ZONE CODE

The development is consistent with ALL stated purposes, overall outcomes, and performance outcomes for Assessable development of the Rural Residential Zone code, as outlined in the table below.

| Purpose of the zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Development response                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | As explained earlier, the location and level of infrastructure provided to the site is at an urban standard, and the site is more consistent with the Low-density residential zone in scale and nature, like nearby Kuranda Crescent. The proposed RoL is consistent with the current use and the settlement pattern and lot sizes of the immediate area.               |
| <i>Mareeba Shire Council's purpose of the Rural residential zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Not applicable                                                                                                                                                                                                                                                                                                                                                          |
| <i>The Rural residential zone has been broken into three precincts to cater for the distinct lot sizes and levels of servicing that historically occurred in this zone:<br/>(a) The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;<br/>(b) The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 1 hectare in size; and<br/>(c) The 4,000m<sup>2</sup> precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m<sup>2</sup>.</i> | While the site falls into the (b) 1ha precinct, it is more in keeping with the 4000m <sup>2</sup> (c) precinct, in that it benefits from a dual carriage, sealed road frontage, water reticulation, electricity and NBN networks. The only network which it does not benefit from is sewerage, which is consistent with description of Precinct C in this Zone purpose. |

Furthermore, this development will achieve the following overall outcomes of the code:

| Overall outcome                                                                                                                                                            | Development response |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <i>The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;</i>                                                   | Complies             |
| <i>Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;</i> | Complies             |
| <i>Development avoids areas of ecological significance;</i>                                                                                                                | Complies             |

|                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                 | While there is an area of Ecological significance on site, it will not be impacted by the development.                                                                                                                                      |
| <i>Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable</i>                                                                                                                                                                                                                            | Not applicable                                                                                                                                                                                                                              |
| <i>Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;</i>                                                                                                                       | Complies.<br><br>Slopes, drainage courses and rainforest areas on site will not be impacted.                                                                                                                                                |
| <i>Other uses may be appropriate where meeting the day-to-day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;</i> | Not applicable                                                                                                                                                                                                                              |
| <i>Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and</i>                                                                                                                                                                                                                                                                             | While the proposal does not comply with the minimum lot size for the area, it will maintain the existing use, density and settlement pattern which already exists on site- representing no material change in use or intensity of the site. |
| <i>Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.</i>                                                                   | Complies.                                                                                                                                                                                                                                   |

### 6.2.10.3 Criteria for assessment Table 6.2.10.3—Rural residential zone code

#### For assessable development

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                   | Development response                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>P05 Buildings and structures occupy the site in a manner that:</i></p> <p><i>(a) makes efficient use of land;</i></p> <p><i>(b) is consistent with the bulk and scale of surrounding buildings; and</i></p> <p><i>(c) appropriately balances built and natural features.</i></p>                                                                                                 | <p>The structures on site are not likely not extend beyond existing building footprints, with the exception of home renovations and upgrades (which could happen irrespective of the RoL).</p>                                                                                                                                                                                                 |
| <p><i>P06 Building facades are appropriately designed to:</i></p> <p><i>(a) include visual interest and architectural variation;</i></p> <p><i>(b) maintain and enhance the character of the surrounds;</i></p> <p><i>(c) provide opportunities for casual surveillance;</i></p> <p><i>(d) include a human scale; and</i></p> <p><i>(e) encourage occupation of outdoor space.</i></p> | <p>The site already has two Council approved dwellings and two timber framed car ports on site, which complied with building codes at the time of construction. Each has a logical curtilage with gardens and established plants, screening the privacy of each household from the street and each other, while providing areas of private open space for the enjoyment of each household.</p> |
| <p><i>P07 Development complements and integrates with the established built character of the Rural residential zone, having regard to:</i></p>                                                                                                                                                                                                                                         | <p>Both buildings are timber framed, timber clad dwellings with large, undercover verandas and</p>                                                                                                                                                                                                                                                                                             |

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

|                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) roof form and pitch;<br/> (b) eaves and awnings;<br/> (c) building materials, colours and textures; and<br/> (d) window and door size and location.</p>                                                                                                                                                                                 | <p>patios- consistent with the surrounding tropical, design vernacular of Kuranda.</p>                                                                                                                                                                                               |
| <p><i>P09 Development must not detract from the amenity of the local area, having regard to:</i><br/> (a) noise;<br/> (b) hours of operation;<br/> (c) traffic;<br/> (d) advertising devices;<br/> (e) visual amenity;<br/> (f) privacy;<br/> (g) lighting;<br/> (h) odour; and<br/> (i) emissions.</p>                                        | <p>The visual amenity of the site will not change, as viewed from the street. The two houses already have mature, vegetated screens between the dwelling and the street frontage, and from each other. This provides both dwellings privacy from the street and from each other.</p> |
| <p><i>P010 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</i><br/> (a) noise;<br/> (b) hours of operation;<br/> (c) traffic;<br/> (d) advertising devices;<br/> (e) visual amenity;<br/> (f) privacy;<br/> (g) lighting;<br/> (h) odour; and<br/> (i) emissions.</p> | <p>Not applicable</p>                                                                                                                                                                                                                                                                |

## RECONFIGURING A LOT CODE

The purpose of the Reconfiguring a lot code is stated as *“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”.*

This proposed reconfiguration of a lot achieves all the above and will provide one much-needed new residential allotment to the total housing offer of Kuranda.

Furthermore, the development proposal meets the following Purpose and Overall outcomes and as stated in the Reconfiguration of a Lot code.

9.4.4.2 Purpose (1) The purpose of the Reconfiguring a lot code is to ensure that land is:

| Purpose statement                                                                                                         | Development response                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;</i> | The proposal is typical of and consistent with the scale and intensity of the other development of the area.                                                                                                                                                           |
| <i>(b) provided with access to appropriate movement and open space networks; and</i>                                      | The site is well located in practical and accessible proximity to community and sporting facilities and open space like the Kuranda Recreation Centre and sports field, Kuranda Amphitheatre, Barron River walking tracks, Bartley Park, and Kuranda Community centre. |
| <i>(c) contributes to housing diversity and accommodates a range of land uses.</i>                                        | The development would result in 2 x modest, detached 2 bed houses on their own titles, providing a valuable contribution to the housing diversity and offer of Kuranda.                                                                                                |

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

| Overall outcome                                                                                                                                                                                           | Development response                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;</i>                                                                   | The new lots would not increase the density of what is already on site. The location is well suited to accommodate an additional title, as Barron Falls Rd is a trunk road, well connected to services and facilities in the centre of Kuranda.                      |
| <i>(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.</i>                                    | While the proposed lots do not meet the minimum lot size for the zone, they are a suitable size and shape to accommodate the two existing dwellings and their ancillary structures and their curtilage.                                                              |
| <i>(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;</i> | The front lot is a normal size for a residential lot, consistent with the lot sizes only several hundred metres away in Barron Falls Rd's Low residential zone. Both lots already comfortably contain a dwelling, a double carport, a driveway and tropical gardens. |
| <i>(d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;</i>                                                                                                | The development adds two additional lots of a smaller size to accommodate to small households. In this respect, the proposal adds value in terms of the                                                                                                              |

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881



|                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                          | mix and diversity of lot & household sizes in and around Kuranda village.                                                                                                                                                                                                            |
| <i>(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;</i>                  | Both lots will have frontage and access off a residential part Barron Falls Rd, which is an attractive, leafy arterial local road which provides direct access into Kuranda village. Bus services and other facilities are easily accessible from the site by both foot and bicycle. |
| <i>(f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;</i>                                                                                        | The site is well connected to walking routes through Jum Rum creek reserve, Barron Falls Rd and along the Barron River, Kuranda community precinct. Barron Falls Rd is a dual sealed road, suitable for both cycling and pedestrian activity.                                        |
| <i>(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;</i> | While the subdivision will not generate any new parkland, it is well connected to the existing network of parkland and sports & recreational facilities, including Bartley Park, Kuranda Recreation Centre, Kuranda community precinct and Kuranda Amphitheatre & skate park.        |
| <i>(h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;</i>                                                      | The location is well connected to existing national parks such as Barron Gorge National Park, Jum Rum nature reserve and the Barron River corridor and path, which can be easily reached via Weir Rd.                                                                                |

| Performance outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable Outcome                                                                                          | Development response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO1</b><br/> <i>Lots include an area and frontage that:</i><br/> <i>(a) is consistent with the design of lots in the surrounding area;</i><br/> <i>(b) allows the desired amenity of the zone to be achieved;</i><br/> <i>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</i><br/> <i>(d) allow the site to be provided with sufficient access;</i><br/> <i>(e) considers the proximity of the land to:</i><br/> <i>(i) centres;</i><br/> <i>(ii) public transport services; and</i><br/> <i>(iii) open space; and</i><br/> <i>(f) allows for the protection of environmental features; and</i><br/> <i>(g) accommodates site constraints.</i></p> | <p><b>A01.1</b><br/> <i>Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</i></p> | <p>Proposed Lot 2 provides a frontage of 66.947m, complying with the minimum in Table 9.4.4.3B. Proposed Lot 1 is effectively a rear access lot which still has a frontage of 19.465m.</p> <p>Both proposed lots will not meet the minimum lot size for the zone precinct of 1Ha (10,000sqm). However Proposed Lot 1 will be 7,070sqm, and Proposed Lot 2 will be 1,203sqm which are both conventional residential lot sizes. This would comfortably comply if the site fell into the Low-Density residential zone, which is only separated from the site by 125m away/ 3 lots, up Barron Falls Rd. It is the premise of this report, that given the proximity to the Low-density residential zone of Kuranda, the connection to existing networks and services, and the fact that all buildings, structures and works are ALREADY accommodated in the proposed lots, and the inherent logic of the proposal, that non-compliance with the minimum lot size is acceptable in these circumstances.</p> <p>This report demonstrates that the proposal meets all other Performance outcomes of this code provision.</p> |

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

|                   |                              |                     |           |
|-------------------|------------------------------|---------------------|-----------|
| 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 |

| Proposed Lots                               | Proposed Area       | Prescribed Minimum | Proposed Frontage | Prescribed Minimum |
|---------------------------------------------|---------------------|--------------------|-------------------|--------------------|
| Lot 1. Rear access lot from Barron Falls Rd | 1,203m <sup>2</sup> | 1Ha                | 19.465m           | 60m                |
| Lot 2, Barron Falls Rd frontage             | 7,070m <sup>2</sup> | 1Ha                | 66.947m           | 60m                |

As explained in the table below, the development will meet ALL other acceptable outcomes of the Reconfiguration of a Lot code:

| Acceptable Outcome                                                                                                                                                                       | Development response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>A02.1 Each land use and associated infrastructure is contained within its individual lot.</i>                                                                                         | All infrastructure associated will be contained within each respective lot. The proposal will require one additional on-site effluent disposal unit on Proposed Lot 2, and one additional metered water connection and electricity connection on Proposed Lot 1. However this will all practical to contain within the new lot configuration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>A02.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</i>                                                                | <p>Both lots will contain an existing house &amp; outbuildings. The original house will meet the setback requirements for the zone precinct of 10m, however both double, timber framed car ports will not and the secondary dwelling on site. Both structures are less then 10m from the proposed boundary between the two dwellings.</p> <ul style="list-style-type: none"> <li>The closest point from carport on for Proposed Lot 1 is 5.8m to the lot 1 house awning.</li> <li>The closest point from Proposed Lot 1 carport to the Proposed Lot 2 house is 7.8m</li> <li>At the closest boundary to the Proposed Lot 2 car port is 1m from the awning.</li> </ul> <p>These set backs do not comply with the setbacks of the zone. However, the many of the existing buildings do not comply even as they currently stand. However, if the setbacks from the nearby Low-density zone of 6m from the frontage and 3m (which the proponents have posited is more closely aligned with the site characteristics) then the structures on site comply in all but one instance.</p> <p>However, the existing dwellings and car ports are well screened by existing vegetation from each other, the natural contours of the site, which locate each dwelling and its footprint on a different "terrace" and the orientation of the buildings-ensuring privacy for each household.</p> |
| <i>A 06Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual</i> | One existing access cross over from Barron Falls Rd will continue to provide access to Proposed Lot 1. A new access crossover will be located near it, directly from Barron Falls Rd to the existing car port on Proposed Lot 2, via the existing driveway. Both cross overs will comply with FNQ ROC standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>A08.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</i>              | The proposed new rear lot (Lot 1) will contain an existing dwelling. The orientation of an existing house on this lot is very private and will not overlook any public open space. The back veranda of the existing house overlooks a rain forested gully located at the rear of the property, which provides a private outlook for this dwelling. |
| <i>A 08.2No more than two rear lots are created behind any lot with a road frontage.</i>                                   | Complies.                                                                                                                                                                                                                                                                                                                                          |
| <i>A08.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</i> | Complies                                                                                                                                                                                                                                                                                                                                           |
| <i>AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route</i>      | Complies<br><br>There is a school bus stop located on the corner of Barron Falls Rd & Kullaroo Close, approximately 400m from the site                                                                                                                                                                                                             |

**LANDSCAPING CODE**

The landscaping code refers mainly to commercial developments or larger housing developments, which this application is not. The site is already vegetated, with established landscaping screening the impact of the proposed front lot and existing dwelling from Barron Falls Rd, and both proposed lots from each other.

**PARKING AND ACCESS CODE**

The parking and access code refers mainly to commercial developments or larger housing developments, which this application is not.

Each new lot which would result from this proposal would have its own access directly from Barron Falls Rd. Proposed Lot one would utilise the existing access crossover. This vehicle entrance would remain unchanged, in the same location, as per the figure below.

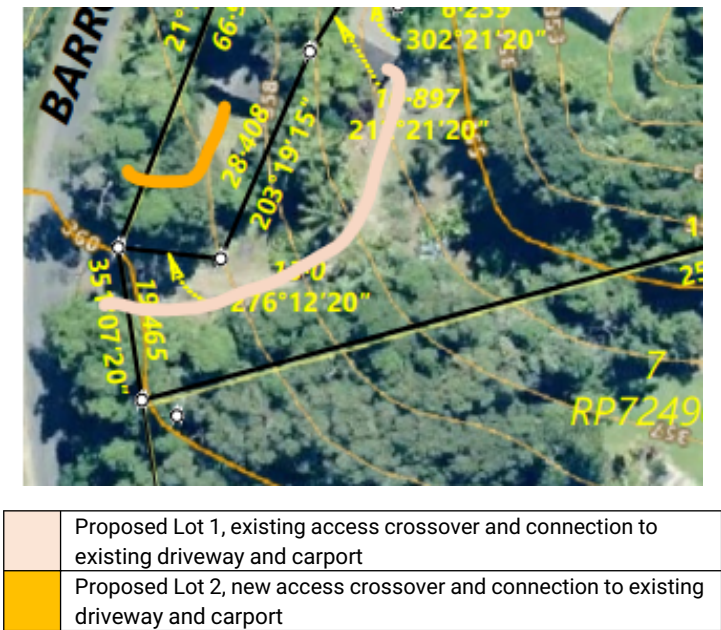


Figure 3: Location of proposed driveways and access crossover for the benefit of Lots 1 & 2

The proposed new lot would require a new driveway and access cross which would run from Barron Falls Road to the new allotment. The access crossover would be constructed according to FNQ ROC Development Manual standards.

Both new lots would benefit from an existing, double framed car port adjoining the dwelling, and an existing driveway.

### **WORKS, SERVICES AND INFRASTRUCTURE CODE**

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. This proposal meets ALL the following overall outcomes of the Code:

- ✓ *Development provides an adequate, safe and reliable supply of potable, firefighting and general use water in accordance with relevant standards;*
- ✓ *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;*
- ✓ *Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;*
- ✓ *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;*
- ✓ *Development provides electricity and telecommunications services that meet its desired requirements;*
- ✓ *Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;*
- ✓ *Development does not affect the efficient functioning of public utility mains, services or installations;*
- ✓ *Infrastructure dedicated to Council is cost-effective over its life cycle;*
- ✓ *Work associated with development does not cause adverse impacts on the surrounding area; and*
- ✓ *Development prevents the spread of weeds, seeds or other pests.*

Furthermore, the development proposal meets the following Acceptable Outcomes as prescribed in the Works, Services and Infrastructure code:

| Acceptable Outcome                                                                                                                                                                                                                                                                                                                                                                                            | Development response                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</i></p> <p><i>(a) in the Conservation zone, Rural zone or Rural residential zone; and</i></p> <p><i>(b) outside a reticulated water supply service area.</i></p> | <p>The existing lot is connected to the reticulated water supply for Kuranda.</p> <p>Proposed Lot 1 will require a new connection &amp; meter to the existing network. A water main runs along the Barron Falls Rd, provide practical access to the new lot without the need for any disturbance to the road.</p> |
| <p><i>AO2.2 An effluent disposal system is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended) where</i></p>                                                                                                                                                                                                                                                           | <p>The is located outside the reticulated sewerage area, so will require the installation of one additional effluent disposal system. Currently,</p>                                                                                                                                                              |

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

|                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and<br>(b) outside a reticulated sewerage service area.                                                                                                                                                                                                                                                 | the two dwellings on site share the same effluent disposal system, which will continue to be used by Proposed Lot 1.                                                                                                                                                                                                            |
| A03.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.                                                                                       | The site is not included in the Priority infrastructure area for stormwater.                                                                                                                                                                                                                                                    |
| A04 The premises:<br>(d) is connected to the electricity supply network; or<br>(e) has arranged a connection to the transmission grid                                                                                                                                                                                                                                                               | The site has overhead electricity transmission lines the opposite side of Barron Falls Rd, and one existing power pole and metered connection at the site's frontage. Proposed Lot 1 will require an additional electricity connection, which will be contained within the access handle with direct access to Barron Falls Rd. |
| A05 Development is provided with a connection to the national broadband network or telecommunication services.                                                                                                                                                                                                                                                                                      | The site is within the national broadband network (NBN) and will benefit from a connection to this for telecommunications to the new household.                                                                                                                                                                                 |
| A06 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual                                                                                                                    | Both lots will have their own NBN, water and electricity connection contained entirely within the new lot, without having to traverse another lot.<br><br>All works will comply with FNQ ROC standards.                                                                                                                         |
| A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.                                                                                                           | The site benefits from an existing driveway accessible from Barron Falls Rd. A new access crossover will be located alongside it, for the benefit of Proposed Lot 2.                                                                                                                                                            |
| A014 Access to the premises (including all works associated with the access):<br>(a) must follow as close as possible to the existing contours;<br>(b) be contained within the premises and not the road reserve, and<br>(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. | Proposed Lot 1 will continue to use the existing vehicle access and crossover from Barron Falls Rd<br><br>Proposed Lot 2 will benefit from a new vehicle access and crossover constructed from Barron Falls Rd, as per Figure 3.                                                                                                |



## Overlays

### ENVIRONMENTAL SIGNIFICANCE OVERLAY

The site falls within the - Matters of State Environmental Significance- Wildlife Habitat, as per the Planning scheme lot below. However the development proposal will not result in any clearing of native vegetation covered with this overlay mapping.

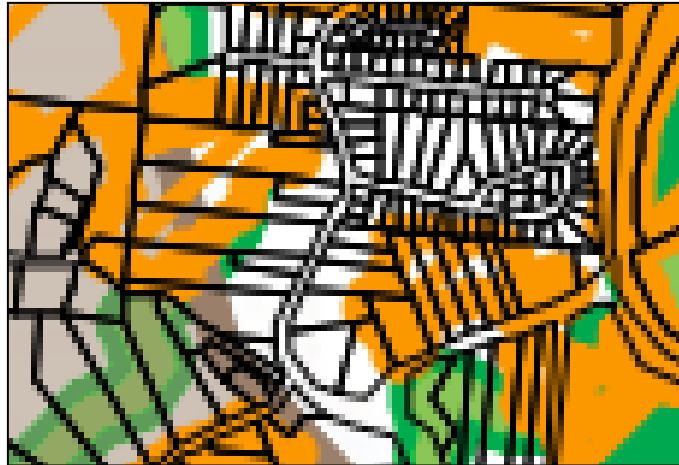


Figure 4: Site context and Environmental Significance overlay mapping

| Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Development response                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>A01.1</b><br><i>No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Complies.                                                                                                                              |
| <b>A02</b><br><i>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Complies                                                                                                                               |
| <b>A03.1</b><br><i>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Complies                                                                                                                               |
| <b>For assessable development: Wildlife Habitat</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                        |
| <b>P05</b><br><i>Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</i><br><i>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</i><br><i>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</i><br><i>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</i><br><i>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</i> | Complies<br><br>All assessable vegetation is located at the rear of the site and will not be impacted by the reconfiguration of a lot. |

## HILL AND SLOPE OVERLAY

The site falls within the Hill & Slope Overlay. Whilst the overlay covers a large portion of the lot, the site is only partially constrained by slope, and contains two existing dwellings within each of the proposed new lots.

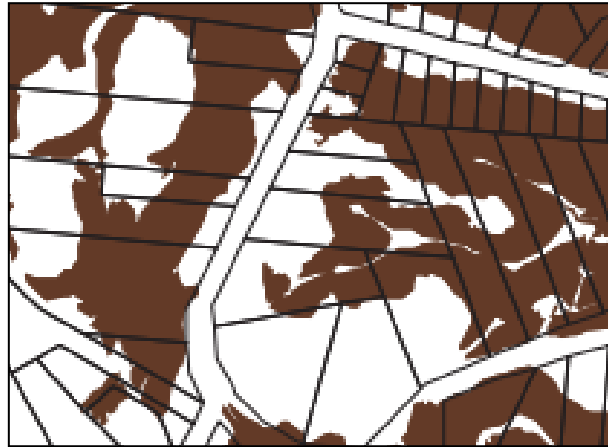


Figure 5: Site context and Hill & Slope Overlay mapping

The planning scheme states:

*"The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property. The purpose of the code will be achieved through the following overall outcomes:*

- (a) Development is located to avoid sloping land where practical; and*
- (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide."*

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM008a-o) having regard to:<br>(a) the nature and scale of the proposed use; (b) the gradient of the land;<br>(c) the extent of land disturbance proposed;<br>(d) stormwater discharge and its potential for erosion. | A02.2 Development is not located on land with a gradient of greater than 25%.<br>A02.3 No lot less than 2,000m <sup>2</sup> is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).<br>Note – Where a minimum lot size of less than 2,000m <sup>2</sup> applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail. |

### Development response

The development proposal does not meet the Acceptable Outcome A02.2 "No lot less than 2,000m<sup>2</sup> is created in a 'Hill and slope area' identified on the Hill and slope overlay maps".

However, it does meet the Performance Outcome P02 in that: "Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM008a-o) having regard to:"

|                                               |                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) the nature and scale of the proposed use; | Both lots will contain no new construction, with the exception of: <ul style="list-style-type: none"> <li>1. One new access crossover from Barron Falls Rd</li> <li>2. One new metered water connection to Council's reticulated network.</li> <li>3. One new electricity post and meter</li> </ul> |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

|                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                | <p>4. One new on-site effluent disposal unit with Proposed Lot 2.</p> <p>None of these services will be within the areas of Hill &amp; Slope, identified in the Overlay code.</p>                                                                                                                                                                                                                                                                        |
| <i>(b) the gradient of the land;</i>                           | <p>The existing lot contains two relatively level pads, both of which contain an existing dwelling, driveway and double car park and established gardens. No additional building construction outside the current building footprints is envisioned.</p> <p>The areas of Hill and Slope are at the rear of the property, directly behind the original dwelling. The proposal will not impact these areas at all, which will remain a vegetated area.</p> |
| <i>(c) the extent of land disturbance proposed;</i>            | No disturbance to the land is involved in the proposal.                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>(d) stormwater discharge and its potential for erosion.</i> | There will be no increase in hard surfaces on site as a result of the development, so the stormwater discharge will remain the same.                                                                                                                                                                                                                                                                                                                     |

While the land is constrained by slope and falls within the Hillslope overlay code, both Proposed Lots 1 & 2 will have an existing dwelling contained within an existing levelled pad, and existing access driveway within the unconstrained parts of the parent parcel.

The drainage course which traverses the rear of the lot will remain in its current state and be undisturbed from its current state.

#### RESIDENTIAL AND OUTBUILDING CODE

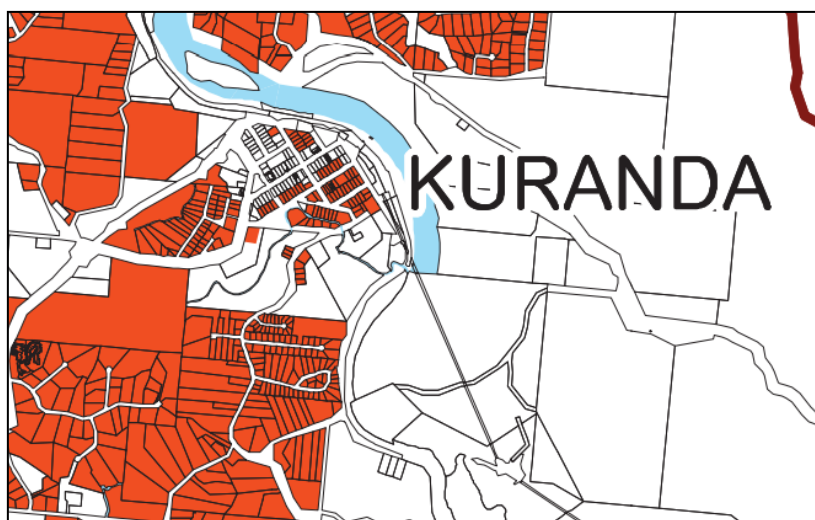


Figure 5: Site context and Residential & Outbuilding Overlay mapping

The site is contained within the Residential and Outbuilding code of the Mareeba shire planning scheme.

The planning scheme states *"The purpose of the Residential dwelling house and outbuilding overlay code is to ensure that Dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire"*.

Planning report to support Reconfigure a Lot (1 into 2) application on 45-47 Barron Falls Rd, Kuranda QLD 4881

As expanded upon already in this report, the proposed development meets all these overall outcomes. It is noted that the site is included in this overlay as it is considered to be a “residential areas of the shire”, consistent with the premise of this report.

All code tables either relate to the development of a dwelling or is covered by other codes, which have already been addressed in this report.

#### **STATE ASSESSMENT REFERRAL AGENCIES**

This proposal does not trigger referral to any State Assessment Referral Agencies.

#### **CONCLUSION**

This proposal warrants approval despite the non-compliance with minimum lot size & set backs of the zone. The site's proximity to Kuranda's Low-density residential zone, established infrastructure connections, and the critical fact that all buildings and structures already exist on the proposed lots make this a logical and appropriate subdivision.

The site benefits from full urban infrastructure:

- Reticulated water along the entire frontage
- Dual-access sealed trunk road providing direct connection to Kuranda village
- Overhead electricity and NBN coverage

The steeper, vegetated rear portion remains undisturbed within Proposed Lot 1—no clearing or environmental impact will occur.

The proposal will deliver the following key benefits:

- Creates an additional affordable residential opportunity in a high-demand location near Kuranda village
- Both lots already contain dwellings, ensuring zero impact on surrounding residential amenity or neighbourhood character
- Formalises an existing development pattern rather than creating new built form

This is a practical recognition of established residential use supported by comprehensive urban services.

The proposal aligns with sound planning outcomes, and complies with all applicable performance-based outcomes and Strategic Framework elements of the Mareeba Shire Planning Scheme.

Therefore, it merits Council's support.

**Appendix 1: Owner's consent**

---

**OWNER'S CONSENT FORM**

Development Application pursuant to the Planning Act 2016

**Property Details**

**Property Address:** 47-49 Barron Falls Road, Kuranda QLD 4881

**Real Property Description:** Lot 8 on Plan 724900

**Local Government Area:** Mareeba Shire Council

**Development Details**

**Type of Development:** Reconfiguration of a Lot (1 into 2 lots)

**Applicant Name:** Sarah Rizvi (planning consultant) on behalf of David Love (client)

**Applicant Address:** PO Box 805 Kuranda QLD 4881

**Owner Details**

**Owner Name(s):** David Love

**Owner Address:** 47-49 Barron Falls Road, Kuranda QLD 4881

**Contact Phone:** 0468 477 785

**Email:** loveallthatis1@gmail.com

**Declaration and Consent**

I declare that I am are the registered owner(s) of the above property as shown on the current Certificate of Title.

I consent to the lodgement of this development application for Reconfiguration of a Lot (1 into 2 lots) at 47-49 Barron Falls Road, Kuranda.

I acknowledge that I am/we are responsible for ensuring compliance with any development approval granted for this application.

I understand that this consent remains valid for the duration of the development application process.

**Owner Signature:**



**David Love**

**4 November 2025**



# 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) | Sarah Rizvi (on behalf of David Love) |
| Contact name (only applicable for companies)        |                                       |
| Postal address (P.O. Box or street address)         | PO Box 805                            |
| Suburb                                              | Kuranda                               |
| State                                               | Qld                                   |
| Postcode                                            | 4881                                  |
| Country                                             | Australia                             |
| Contact number                                      |                                       |
| Email address (non-mandatory)                       | Sarah.e.rizvi@gmail.com               |
| Mobile number (non-mandatory)                       | 0439659866                            |
| Fax number (non-mandatory)                          |                                       |
| Applicant's reference number(s) (if applicable)     |                                       |

### 1.1) Home-based business

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

### 2) Owner's consent

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

- ☒ Yes – the written consent of the owner(s) is attached to this development application  
☐ No – proceed to 3)

## PART 2 – LOCATION DETAILS

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

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

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

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

|    |          |            |                                    |                          |
|----|----------|------------|------------------------------------|--------------------------|
| a) | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|    |          | 47-49      | Barron Falls Rd                    | Kuranda                  |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    | 4881     | Lot 8      | RP724900                           | Mareeba                  |
| b) | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|    |          |            |                                    |                          |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    |          |            |                                    |                          |

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

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

##### ☒ Coordinates of premises by longitude and latitude

|                    |                    |                                                                                                                |                                          |
|--------------------|--------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Longitude(s)       | Latitude(s)        | Datum                                                                                                          | Local Government Area(s) (if applicable) |
| 145.63303498094206 | -16.83097797609813 | <input checked="" type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: | Mareeba Shire                            |

##### ☐ Coordinates of premises by easting and northing

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

Reconfiguration of a Lot (1 into 2 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

#### 6.2) 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<br>(include each definition in a new row) | Number of dwelling units<br>(if applicable) | Gross floor area (m <sup>2</sup> )<br>(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?**

One

**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       | 1           |            |            |                        |

**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 type="checkbox"/> Development application    |                  |      |                    |
| <input type="checkbox"/> Approval                   |                  |      |                    |
| <input type="checkbox"/> Development application    |                  |      |                    |

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

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

|                      |  |                         |  |
|----------------------|--|-------------------------|--|
| Proposed ERA number: |  | Proposed ERA threshold: |  |
| Proposed ERA name:   |  |                         |  |

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

### Hazardous chemical facilities

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

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

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

### Clearing native vegetation

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

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

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

### Environmental offsets

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

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

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

### Koala habitat in SEQ Region

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

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

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

### **Water resources**

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

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

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

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

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

### **Waterway barrier works**

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

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

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

### **Marine activities**

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

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

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

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

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

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

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

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

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

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

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

### **Referable dams**

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

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

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

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

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

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

☒ No

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

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

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

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

☒ No

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

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

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

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

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

☒ No

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

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

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

☒ No

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

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

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

|                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> Yes                                            |
| <b>Note:</b> See the Planning Regulation 2017 for referral requirements                                                                                                                                                                                                                                                                                                                             |                                                                                    |
| If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application                                                                                                                                                                                                    | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |
| Supporting information addressing any applicable assessment benchmarks is with the development application                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> Yes                                            |
| <b>Note:</b> This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <a href="#">DA Forms Guide: Planning Report Template</a> . |                                                                                    |
| Relevant plans of the development are attached to this development application                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> Yes                                            |
| <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .                                                                                                                                                                                                             |                                                                                    |
| The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |

## 25) Applicant declaration

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

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

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