

311 & 375 Euluma Creek Road, Julatten.

DEVELOPMENT PERMIT: ROL- BOUNDARY REALIGNMENT
AND SUBDIVISION (2 INTO 3)

CASSIE TWINE C/- TWINE SURVEYS PTY LTD



CONTENTS

1.0	Executive Summary	3
1.1	Development application details	4
1.2	Planning instrument details	4
2.0	Site details	5
2.1	Site description	5
2.2	Surrounding land uses	8
3.0	Proposed development details	9
4.0	Planning assessment	13
4.1	Pre-lodgement	13
4.2	Key issues	13
4.2.1	Lot sizes	13
4.2.2	Lot Severance by Gazetted Road	14
5.	Planning Considerations	14
5.1	FNQ Regional Plan	14
5.2	State Planning Policy	14
5.3	Matters of State Interest	14
5.4	Mareeba Shire Council Planning Scheme	15
6.2.9	Rural Zone Code	16
8.2.1	Agricultural Land overlay Code	16
8.2.3	Bushfire Hazard overlay code	17
8.2.4	Environmental significance code	17
8.2.6	Flood hazard overlay code	18
9.4.2	Landscaping code	18
9.4.3	Parking and access code	18
9.4.4	Reconfiguring a lot code	18

9.4.5 Works, services and infrastructure code	19
5.5 Strategic Framework	20
7.0 Conclusion	22
8.0 Appendices.....	24
Appendix 1 Development Plan	25
Appendix 2 Development Plan with base imagery	27
Appendix 3 Code Assessment	29
9.4.4 Reconfiguring a lot code.....	30
6.2.9 Rural Zone Code	43
8.2.1 Agricultural land overlay code	48
8.2.4.3A - Environmental significance overlay code.....	52
9.4.5 Works, services and infrastructure code	60
8.2.3 Bushfire hazard overlay code	69
8.2.6 Flood hazard overlay code	77

1.0 EXECUTIVE SUMMARY

This application seeks a Development Permit for Reconfiguring a Lot (2 into 3) by way of subdivision and boundary realignment within the Rural Zone of the Mareeba Shire Council Planning Scheme.

The subject land comprises:

- Lot 207 on SP292125 — 124.3ha rural lot containing two distinct agricultural uses (grazing and irrigated cropping)
- Lot 242 on SP223168 — 10.89ha undersized rural lot containing a dwelling and small-scale grazing

The proposal will:

1. Create two new, large rural production lots from Lot 207 on SP292125
 - One lot accommodating existing cropping
 - One lot accommodating existing grazing (straddling the gazetted road)
2. Realign the boundary between the existing lots
 - Amalgamate approximately 4.83ha into Lot 242
 - Increase its area to 15.72ha
 - Remove fencing constraints and avoid mapped vegetation and drainage features

Planning + Public Interest Benefits

- No new sensitive land uses
- No land clearing required
- Retains and enhances agricultural viability
- Avoids fragmentation for rural lifestyle purposes
- Environmental values protected through boundary design
- Supports more efficient land management + fencing
- Consistent with Strategic Framework rural outcomes

The resulting minor non-compliance with the 60ha lot size minimum is justified by significant agricultural, environmental, and boundary management outcomes. The development is Impact Assessable requiring public notification.

1.1 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Subdivision and Boundary Realignment (2 into 3)
Type of approval sought:	Development permit for Reconfiguration of a Lot (2 into 3)
Site address:	311 and 375 Euluma Creek Road, <i>Julatten QLD 4871</i>
Real property description:	Lot 207 on SP292125 and Lot 242 on SP223168
Site area:	TOTAL SITE AREA: 134.19ha 207 SP292125 : 1243000 m ² / 124.3ha 242 SP223168 : 108900 m ² / 10.89ha
Existing use:	Lot 207 SP292125 – Grazing native vegetation/ irrigated cropping Lot 242 SP292125 – Grazing native vegetation / dwelling.
Assessment manager:	Mareeba Shire Council
Owner details:	Andrew and Vicki Henderson
Applicant details:	Cassie Twine C/- Twine Surveys Pty Ltd

1.2 PLANNING INSTRUMENT DETAILS

Planning scheme:	Mareeba Shire Council Planning Scheme (Major Amendment No. 1 of 2023 version of the Mareeba Shire Council Planning Scheme 2016)
Strategic framework:	3.3 Settlement pattern and built environment - 3.3.11 – <i>Rural areas.</i> - 3.3.14 – <i>Natural hazard mitigation</i> 3.4 Natural resources and environment - 3.4.4 – <i>Biodiversity areas</i> - 3.4.6 – <i>Watercourses and wetlands</i> 3.7 – Economic Development - 3.7.2 – <i>Rural and agricultural land.</i>
Zone:	Rural zone
Level of assessment:	As the development results in three lots that do not meet the minimum 60ha lot size, Table 5.6.1 determines the application to be Impact Assessable requiring public notification.
Applicable overlays:	Agricultural land Bushfire Environmental significance Flood Hazard
Applicable codes:	Rural Code Reconfiguring a Lot Code Works, services and infrastructure code Landscaping code Parking and access code.

2.0 SITE DETAILS

2.1 SITE DESCRIPTION

The subject lots, located at 311 and 345 Euluma Creek Road, Julatten, described formally as Lot 207 SP292125 and Lot 242 on SP223168 form the subject site, a 134.19ha area of land within the Rural Zone of the Mareeba Shire Council Planning Scheme.

Lot 207 SP292125 is an irregular shaped 124.30ha rural allotment that is elongated and partially severed by a gazetted road. The Queensland Land Use Mapping Program (QLUMP) maps the lot as containing two distinct agricultural land use types. The northern portion of the lot, straddling the gazetted road, is mapped and currently actively utilized for Grazing of Native Vegetation. Although the road physically traverses the lot, it functions as a single and cohesive grazing unit with stock movement and property management occurring across both sides of the road. The southern portion of the lot is mapped and actively used for cropping. The two portions of the lot have no operational reliance on each other. The lot has substantial frontage with multiple access crossovers and driveways from Euluma Creek Road.

Lot 242 on SP223168 is a 10.9ha rural allotment that is an elongated lot, wider to the northern extent with slighter tapering toward the southern boundary. It is currently utilised as a residential lot, with some grazing. The lot is mapped as predominantly grazing native vegetation and consists of a mix of mapped waterways and associated regulated vegetation as well as land that has been cleared for residential dwellings and some agricultural associated infrastructure. Whilst the boundaries are primarily regular and can be clearly fenced and managed, the existing southern and western interfaces transition through areas of mapped vegetation.



Figure 1: Queensland Globe image of the site

Source: Queensland Globe

Table 1: Site description

Site characteristic	Description
Existing land use	207 SP292125 – grazing and irrigated cropping 242 SP2231685 – grazing and residential dwelling
Existing structures	207 SP292125 – <i>Sheds and farming infrastructure</i> 242 SP2231685 – <i>Dwelling house and associated structures, Sheds (farming infrastructure)</i>
Frontage and access	207 SP292125 – Eastern Lot : 630m frontage onto Euluma Creek Rd - Western Lot: 1.9km frontage onto Euluma Creek Rd Established crossovers and driveways to the lot on both sides of the road. 242 Sp2231685 – 488.45m frontage onto Euluma Ck Rd with established crossover and driveway
Existing vegetation and waterways	Extensively cleared for grazing and cropping – Lot 242 SP2231685 and the portion of Lot 207 SP292125 on the Eastern side of the road contain areas mapped waterways, buffers, vegetation and wildlife habitat. These are primarily concentrated around the 3 watercourses that transect the eastern portion of the site.



Figure 2: Land use categories as per Queensland Land Use mapping.



Figure 3: Access to the southern portion of the lot (Western side of road).



Figure 4: Access to the residential lot



Figure 5: Access to the northern portion – Eastern side of the road.



Figure 6: Improvements on residential lot

2.2 SURROUNDING LAND USES

The site is situated within the rural landscape surrounding Julatten. It sits among other lots of similar usage, with grazing, cropping and other minimal uses dominating the region, with pockets of larger residential allotments. Below is a table and image with the specific land uses as identified by the Queensland Land Use Mapping Program (QLUMP).

Table 2: Surrounding land uses

North	Residential, Grazing native vegetation
South	Grazing native vegetation, Plantation forestry, other minimal use, irrigated cropping
East	Grazing and other minimal use
West	Irrigated cropping, other minimal use, residential, grazing native vegetation.



Image 7: Subject site in context of surrounding land uses – as identified by the Queensland Land Use Mapping Program (QLUMP).

3.0 PROPOSED DEVELOPMENT DETAILS

The Development Plan (Image 8 & 9 below) prepared by Twine Surveys illustrates the proposed lot configuration.

The proposal involves:

- Subdividing Lot 207 SP292125 into two rural lots of approximately 59.74ha each; and
- Realigning the boundary to transfer the 4.82ha balance area into Lot 242 SP223168, increasing that lot to 15.72ha.

Lot 207 SP292125 currently supports two separate agricultural activities as shown in QLUMP mapping.

- The northern portion, split by a gazetted road, is used for Grazing of Native Vegetation and functions as a single grazing enterprise despite the road.
- The southern portion, located entirely west of the road, contains cleared and arable land used for Cropping with its own access and infrastructure.

Lot 242 SP223168 is an existing undersized rural lot containing a dwelling and small-scale grazing. Its current northern boundary interacts with regulated vegetation and minor drainage features, making it difficult to fence. The proposed realignment creates a practical new boundary that avoids these constraints and can be fenced without vegetation disturbance.

Overall, the subdivision and boundary realignment will:

- Formalise the existing functional separation of land uses on Lot 207
- Improve agricultural efficiency and land management
- Deliver clearer, more logical and viable rural boundaries
- Avoid impacts to mapped environmental values

This results in a more effective rural layout that maintains productive capacity while responding to site constraints.

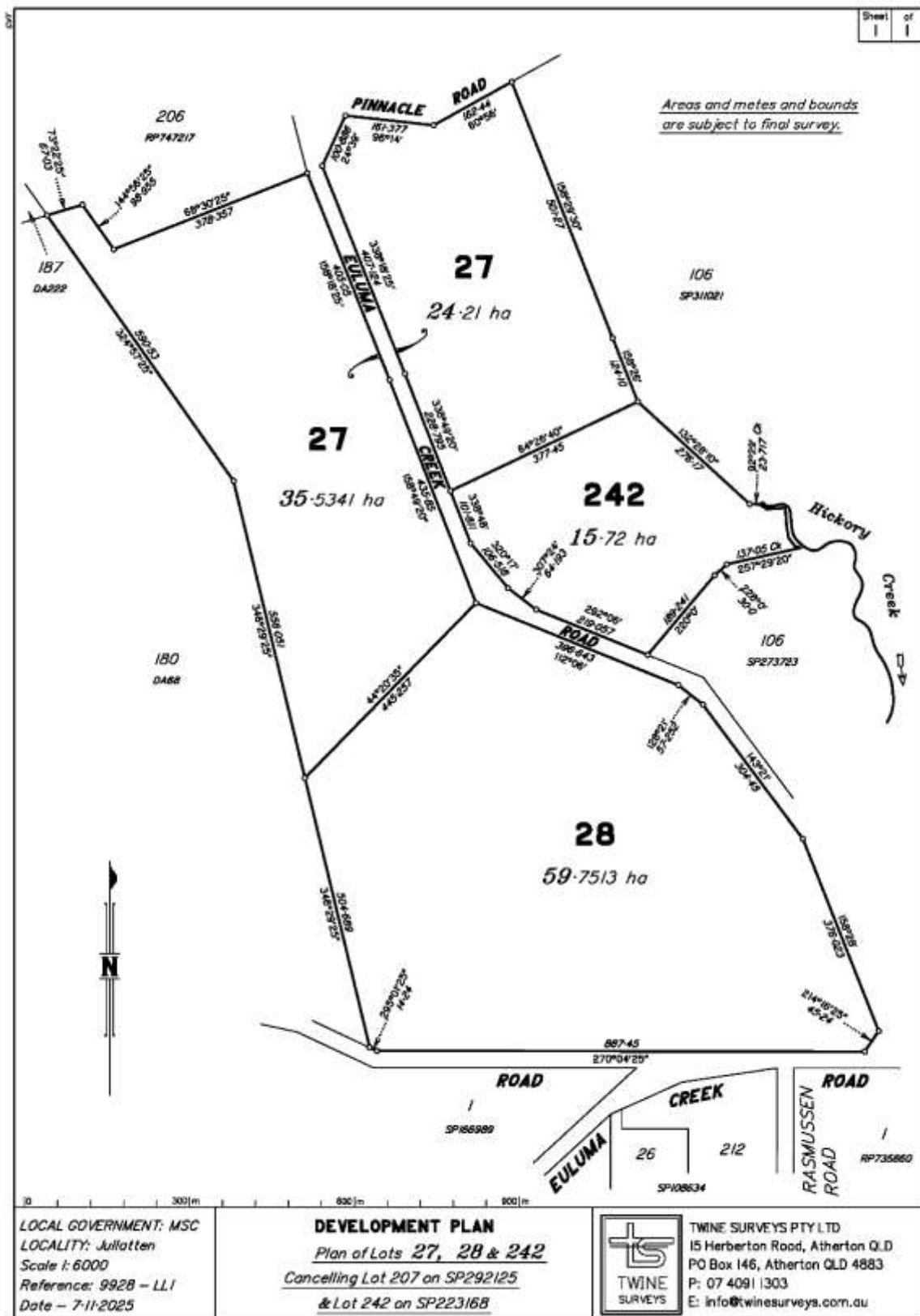


Image 8: Development plan prepared by Twine Surveys (Full version available in appendix)



Image 9: Development plan with base map/underlay

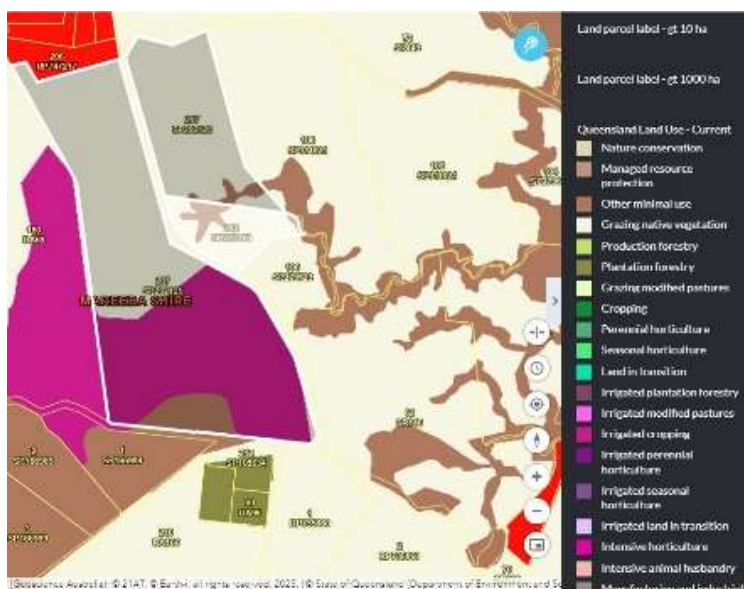


Image 10: Active land use with QLUMP mapping of Land use categories, for reference.

Current		Proposed	
Lot	Area	Lot	Area
242 SP223168	10.89ha	242	15.72ha
207 SP292125	124.30ha	27	59.74ha

		28	59.74ha
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4.0 PLANNING ASSESSMENT

4.1 PRE-LODGEEMENT

A brief informal discussion took place between Brendan Twine (on behalf of applicant) and the planning department at Mareeba Shire Council. It was advised that the application would be impact assessable but could be supported provided there was adequate reasoning for the reconfiguration. The key issues to address are the lot sizes and the severance of Lot 27 by Euluma Creek Road.

4.2 KEY ISSUES

4.2.1 LOT SIZES

This application proposes to reconfigure two rural lots as follows:

- Lot 242 on SP223168 – currently 10.89ha
- Lot 207 on SP292125 – currently 124.3ha

The proposal includes:

1. Subdivision of Lot 207 SP292125 into two rural production lots of approximately 59.74ha each:
 - One lot straddling the gazetted road
 - One lot contained entirely on the western side of the road
2. Boundary realignment to transfer approximately 4.82ha from one newly created lot into Lot 242 SP223168, resulting in an improved 15.72ha rural lot.

The boundary realignment responds to physical site constraints by establishing a practical and defensible boundary that avoids mapped vegetation and waterways. This enables fencing to be installed without clearing or disturbing environmentally sensitive areas, supporting the long-term protection of habitat values.

The resulting lots from the subdivision are marginally below the 60ha minimum. However, the minor shortfall is solely required to facilitate the land transfer that protects vegetation and creates a logical and manageable configuration. It does not result in rural land fragmentation or compromise agricultural use.

Importantly, the reconfiguration aligns with the existing functional land use pattern on Lot 207 SP292125 — separating the grazing enterprise (north) from the cropping operation (south). This enhances land management efficiency and strengthens the long-term agricultural viability of both new lots.

Overall, the proposed lot layout:

- Maintains agricultural production on Class A/B land
- Creates rational, easily managed and fenced rural properties
- Avoids any increase in rural lifestyle lot proliferation
- Ensures protection of mapped vegetation and drainage features
- Supports improved and sustainable rural land management practices

4.2.2 LOT SEVERANCE BY GAZETTED ROAD

One of the newly created lots will continue to be severed by the existing gazetted road. Performance Outcome 5 of the Agricultural Land Overlay Code requires that severance does not result in fragmentation of agricultural land.

The severance is already an established and long-standing condition of the land. The northern grazing area currently operates cohesively across the road, and this arrangement will continue unchanged. No new severance or additional constraint on agricultural operations is created.

The proposal therefore maintains the functional integrity of the agricultural land and fully complies with the intent of Performance Outcome 5.

5. PLANNING CONSIDERATIONS

5.1 FNQ REGIONAL PLAN

As stated in section 2.2 in the Mareeba Shire Council Planning Scheme, the Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the FNQ Regional Plan 2009 – 2031, as it applies in the planning scheme area.

5.2 STATE PLANNING POLICY

The minister has identified in Section 2.1 of the Mareeba Shire Council Planning Scheme, that all relevant aspects of the State Planning policy have been adequately integrated into the planning scheme, as such separate consideration to this policy will not be required in this assessment.

5.3 MATTERS OF STATE INTEREST

The Development Assessment Mapping system identifies small areas of the site containing regulated vegetation, low risk waterways, Category B, C and Essential Habitat.

The proposal does not trigger referral to the State Assessment and Referral Agency (SARA) under the Planning Regulation 2017, as detailed below:

- The site contains areas mapped as regulated vegetation and regulated waterways; however, no operational works or clearing of regulated vegetation is required to facilitate the subdivision, boundary realignment, or continued agricultural use of the land.
- The proposed new boundaries are positioned to avoid disturbance to mapped environmental values, including vegetation and watercourses. Existing fencing and land management arrangements can be retained without modification that would require clearing.
- The development does not involve works within or affecting a watercourse, nor does it propose any new access points, crossings, or waterway barrier works.
- No changes to access from the gazetted road are proposed that would trigger a state-controlled road referral.
- The proposal does not intensify the use of the land in a manner that would necessitate additional clearing or impact on state interests.
- As such, the reconfiguration does not result in any adverse impacts on mapped state environmental values, nor does it engage any of the prescribed referral triggers under Schedule 10 of the Planning Regulation 2017.

Accordingly, referral to SARA will not be required for this development.

5.4 MAREEBA SHIRE COUNCIL PLANNING SCHEME

The Mareeba Shire Council Planning Scheme and associated mapping platforms identify that the development is to be assessed against the following codes:

- 6.2.9 Rural Zone Code
- 8.2.1 Agricultural Land overlay Code
- 8.2.3 Bushfire Hazard overlay code
- 8.2.4 Environmental significance code
- 8.2.6 Flood hazard overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code.

In depth assessment of the development against the relevant benchmarks in these codes is located in the appendix.

6.2.9 RURAL ZONE CODE

The Rural Zone Code aims to protect and strengthen the region's primary production industries by preserving large rural land holdings for agriculture and ensuring that any non-rural development is compatible with rural values, environmental features, and landscape character. It recognises the diversity and economic importance of rural land uses, maintains clear separation between rural and urban areas, and safeguards key natural resources, ecological values, and strategic corridors. The code achieves this by limiting fragmentation below 60ha, facilitating a wide range of primary production activities, ensuring development responds to environmental constraints, preventing land-use conflicts, managing visual and environmental impacts, and allowing tourism and recreation only where they do not compromise ongoing agricultural viability.

The proposed development effectively supports the purpose of the Rural Zone Code by reinforcing the existing rural land uses without introducing any new buildings or detrimental impacts to rural character or amenity. The lots will continue to be used for primary production, and the rural appearance, privacy, environmental values, and operational conditions (including noise, lighting, odour, emissions and traffic) will remain unchanged. As such, the proposed configuration remains compatible with the surrounding rural area and protects both visual amenity and the ongoing viability of agricultural operations.

The reconfiguration formalises the two distinct agricultural practices already occurring on Lot 207 SP292125 by creating two large, functional rural lots that align with current land management activities—cropping and grazing. This avoids fragmentation, maintains agricultural land integrity, and enhances operational efficiency, even where one lot remains severed by a road. The boundary realignment further improves rural productivity by creating a logical and practical boundary that can be fenced without disturbing regulated vegetation or environmental constraints.

Additionally, while despite the newly created lots falling marginally below the required 60ha, the land that is sacrificed bares little to no impact on the continuity of agricultural practices on these lots, and instead this land is utilised to create space to allow for a more practical boundary between Lot 242 SP223168 and Lot 207 SP292125. Overall, the development strengthens the long-term rural purpose and economic contribution of the land while protecting environmental and landscape values.

The proposal adequately addresses all the purpose and Performance Outcomes of the Rural Code. Outcomes that fall short of compliance in anyway can be easily justified with reasoning that ultimately serves the overarching purpose of the code itself in it's entirety.

8.2.1 AGRICULTURAL LAND OVERLAY CODE

The Agricultural Land overlay code serves to protect the intensive agricultural potential of Class A and Class B land, preventing it from alienation, fragmentation and reduction of primary production within these areas. It seeks to preserve Broadhectare rural areas in their current configuration and assigns grazing as the dominant activity in these regions. All of which serves to protect and manage the agricultural areas, resources and processes that contribute to the shire's primary production capacity.

The proposed reconfiguration does not fragment or reduce the productive capacity of Class A or Class B agricultural land. Instead, it enhances agricultural function by creating two large rural lots of just under 60ha each, capable of ongoing and efficient farming operations. The subdivision formalises the existing situation in which distinct cropping and grazing practices already operate independently on the land, thereby improving land manageability and long-term productivity.

The gazetted road currently bisects the parent lot, and this existing severance will remain unchanged. As such, the proposal introduces no new physical or operational constraints to agricultural use, and the land will continue to function as it has historically. No sensitive land uses are introduced, and the development results in greater separation between the existing dwelling and surrounding agricultural activities. The accompanying boundary realignment provides more practical and easily fenced lot boundaries, while avoiding mapped vegetation and increasing the area of an undersized adjoining rural lot, further supporting its productive potential.

Overall, the reconfiguration protects and enhances agricultural viability, maintains appropriate rural lot sizes, avoids development impacts on mapped agricultural land values, and results in a more logical and efficiently managed landholding. The proposal therefore fully complies with and supports the purpose and performance outcomes of the Agricultural Land Overlay Code.

8.2.3 BUSHFIRE HAZARD OVERLAY CODE

Sufficient water will be supplied to all lots in the same capacity as current supply – via the use of bores or rainwater tanks of appropriate size to service the firefighting requirements of the lot. The reconfiguration however does not interact or have any impact on any of the areas on the site mapped on the bushfire hazard overlay and as such there is no other aspects of this code relevant to this application.

8.2.4 ENVIRONMENTAL SIGNIFICANCE CODE

Environmental Significance Overlay Code is to ensure that development is planned and undertaken in a way that protects areas of ecological value, including native vegetation, habitat for endangered or vulnerable species, riparian zones and watercourses, and other sensitive environmental features. The code aims to maintain biodiversity, ecological connectivity, and natural environmental processes, while managing development impacts through design, siting, and mitigation measures. Ultimately, the overlay seeks to balance growth and land use with the conservation of the Shire's important natural assets for current and future generations.

The proposed development has been carefully designed to avoid adverse impacts on environmentally significant areas mapped within the site. No clearing of native vegetation is proposed as part of the subdivision or boundary realignment. In fact, the proposal seeks to improve environmental outcomes by relocating the existing boundary between Lot 207 on SP292125 and Lot 242 on SP223168 so that fencing can be installed without intersecting or encroaching upon regulated vegetation, mapped MSES

waterways, or identified wildlife habitat. The new boundary alignment will be positioned more than 20 metres from areas of regulated vegetation, avoiding direct disturbance to these environmental values. At present, the existing unfenced boundary transects regulated vegetation and is in close proximity to mapped wildlife habitat; by adjusting the boundary to reflect existing land use patterns and environmental constraints, the development will reduce potential fragmentation and disturbance. Overall, the proposal results in a beneficial outcome for the site's ecological values, enhancing protection of environmentally significant features and ensuring development remains compatible with the intent of the Environmental Significance Overlay Code.

8.2.6 FLOOD HAZARD OVERLAY CODE

The very small section of the lot that is mapped in the flood hazard overlay mapping does not create any requirement in the code for an assessment.

9.4.2 LANDSCAPING CODE

The current vegetation/landscaping is consistent with the surrounding area, there are no intentions for any additional landscaping on site. The proposal adequately addresses the overall purpose of the code in the aspects that are relevant to this development.

9.4.3 PARKING AND ACCESS CODE

The site has multiple access points with appropriate crossovers and driveways from Euluma Creek Road. Adequate safe access is available to each site from the road.

9.4.4 RECONFIGURING A LOT CODE

The Reconfiguration of a Lot Code aims to ensure that the creation, rearrangement or subdivision of land results in lots that are suitable for their intended use, maintain or enhance rural productivity and landscape values, and support orderly and efficient development consistent with the Planning Scheme. The Code seeks to protect environmental and natural resources, ensure safe and efficient access and infrastructure provision, avoid land fragmentation that undermines agricultural or strategic land outcomes, and maintain local character, amenity, and community expectations. Through these measures, the Code aims to deliver functional, resilient and well-planned lots that contribute positively to the region's long-term land use structure.

The proposed development involves two components:

- (1) the subdivision of Lot 207 on SP292125, a 124.3ha rural allotment, into two new rural production lots, and
- (2) a boundary realignment that consolidates approximately 4.82ha of residual land into the adjoining 10.89ha Lot 242 on SP223168, forming an improved 15.72ha rural parcel.

Although the two newly created rural lots fall marginally below the 60ha minimum area requirement (short by only 0.26ha each), the proposed layout has been intentionally designed to produce a more functional, logical and easily fenced boundary that avoids steep terrain and eliminates disturbance to mapped vegetation. This configuration takes into account the physical constraints of the site and results in a more efficient, manageable, and environmentally sensitive rural land outcome.

Rural Land Productivity and Fragmentation

The proposal maintains rural land integrity and avoids fragmentation of agricultural land by:

- Creating two highly functional rural lots that distinguish existing independent farming practices, thereby improving long-term manageability and productivity.
- Enlarging the currently undersized rural lot to improve its agricultural viability, access, and land management capacity.
- Ensuring no rural lifestyle lots are created — the reconfiguration solely supports productive rural land use.

The proposal therefore upholds the purpose of the Rural Zone and the ROL Code by protecting and enhancing agricultural land utility.

Minimum Lot Size

The minor non-compliance in area of the lots is justified by the benefit gained in the improved boundary positioning, retention of vegetation, and avoidance of slope — delivering a superior agricultural and environmental outcome – with no reduced ability for agricultural capability of the lot as a result of the small sacrifice of land.

* All lots retain adequate area to accommodate access, infrastructure, servicing, and any required buffers.

* No additional undersized rural lifestyle lots are created.

The proposed subdivision and boundary realignment demonstrate full compliance with the overall purpose and key performance outcomes of the Mareeba Shire Council Reconfiguration of a Lot Code. The development delivers an improved rural land structure that strengthens agricultural productivity, ensures practical lot management, protects environmental values, and aligns with the intended rural character and planning outcomes for the region.

9.4.5 WORKS, SERVICES AND INFRASTRUCTURE CODE.

The development proposes a subdivision and realignment in a rural zone. All zone appropriate services will be provided to the newly created lot.

The development poses no conflict to any aspect of this code.

5.5 STRATEGIC FRAMEWORK

The overall strategic intent of the Mareeba Shire Council Strategic framework as it relates to this development is to retain rural zoned land for primary production, maintain large and efficient farm units, and avoid subdivision patterns that lead to fragmentation or a shift toward rural-residential living. The Strategic Framework for Mareeba Shire focuses on protecting and strengthening the rural economy, which is built around primary production such as cropping, grazing, and horticulture. Rural land is recognised as a valuable, finite resource that must be safeguarded for current and future agricultural use.

Key Strategic Outcomes

- Rural and agricultural land is protected from fragmentation or alienation that would reduce its productive capacity.
- Development must maintain viable, large rural land holdings, supporting long-term farming operations and investment in agriculture.
- The character and landscape of rural areas — large open farms, low population density, and working agricultural land — is to be preserved.
- Sensitive or incompatible land uses (e.g., urban, rural lifestyle, or small-lot development) are to be avoided in agricultural areas to minimise complaints, conflict and operational constraints on farming.
- Subdivision is only supported where it improves agricultural functionality, does not introduce new lifestyle/residential pressures, and retains the rural zone's intended pattern of use and lot size.
- Important farmland, including Class A and Class B agricultural land, is treated as regionally significant — its productive capacity must not be diminished through subdivision or boundary changes that weaken land management outcomes

The proposed reconfiguring of a lot (2 into 3) through subdivision and boundary realignment within the Rural Zone of the Mareeba Shire Council Planning Scheme is consistent with the overarching policy direction of the Strategic Framework, particularly as it relates to protecting rural land, supporting agricultural productivity, and ensuring efficient and sustainable land use outcomes.

The proposal maintains the long-term integrity and productive value of Class A and Class B agricultural land by restructuring rural parcels in a way that better reflects existing agricultural activities already occurring on site. Lot 207 on SP292125 currently accommodates two distinct agricultural operations — grazing and cropping — separated physically by a gazetted road and environmental constraints. The subdivision will create two new rural lots of viable and productive size, each dedicated to a single land

use, thus enhancing agricultural efficiency, management and operational cohesion, while avoiding the fragmentation of productive land.

The boundary realignment component supports the Strategic Framework's intent to protect environmentally significant areas and rural land resources. By adjusting the common boundary between Lot 207 SP292125 and Lot 242 SP223168, the development removes the boundary from ecologically sensitive and constrained areas including regulated vegetation, waterways and sloping terrain. This allows for practical fencing and a clear operational delineation of rural activities, while avoiding disturbance to environmentally important values. The transfer of approximately 4.83ha facilitates a more logical land pattern and improves the viability of an existing undersized lot without creating any new rural lifestyle or non-rural use lots.

The locality will continue to exhibit its strong rural character as no changes to built form, amenity or land use intensity are introduced. The proposal ensures that rural land continues to contribute to the Shire's agricultural economy and landscape values in accordance with the Strategic Framework themes relating to:

- Rural Enterprise and Economic Development — supporting sustainable primary production and ongoing agricultural investment
- Natural Resource and Environmental Protection — avoiding clearing and protecting mapped ecological features
- Sustainable Settlement Pattern — ensuring rural land is maintained for productive rural purposes and not fragmented for non-rural outcomes

In summary, the development achieves an improved alignment between cadastral boundaries, existing land use patterns and environmental constraints, resulting in more efficient rural land management, better environmental protection, and ongoing agricultural productivity. The proposal is therefore fully aligned with the intended outcomes of the Strategic Framework for rural land within Mareeba Shire.

7.0 CONCLUSION

The dot point list below summarises the benefits to the agricultural productivity and land management practices that this development would provide for the subject site the main motivating aspects of the development. It needs to be heavily considered that despite the small non-compliance around lot size and road severance, the production, efficiency and capacity benefits that this development will have for the agricultural practices on the site, far outweighs any negative impact that may come from the slightly reduced lot size.

Lot 207 on SP292125 currently accommodates two separate agricultural enterprises, physically separated by a gazetted road:

- Northern portion — predominantly grazing
- Southern portion (western side of road) — utilised for cropping

Managing these distinctly different activities under one cadastral parcel results in:

- Overlapping operational constraints
- Mixed land management compliance needs
- Inefficiencies in land access and property resourcing

The proposed subdivision resolves these inefficiencies by creating:

- One large grazing lot (~59.7ha) straddling the road, reflecting existing grazing operations
- One large cropping lot (~59.7ha+) that consolidates the arable land on the western side of the road.

Both resulting lots:

- Remain above the practical viability threshold for rural production and within an insignificant margin of the 60ha minimum set out by the MSC planning scheme
- Enable efficient and targeted investment in infrastructure and land care activities
- Align with land class, soil characteristics and irrigation potential

The boundary realignment provides improved fencing and boundary practicality.

The current internal boundary:

- Transects mapped vegetation and slopes
- Is not fenced
- Is illogical relative to landforms and agricultural use areas

The proposed realignment:

- Creates a rational, fenceable boundary
- Avoids environmental disturbance entirely
- Increases ease of livestock and crop management
- Reduces conflict between rural uses

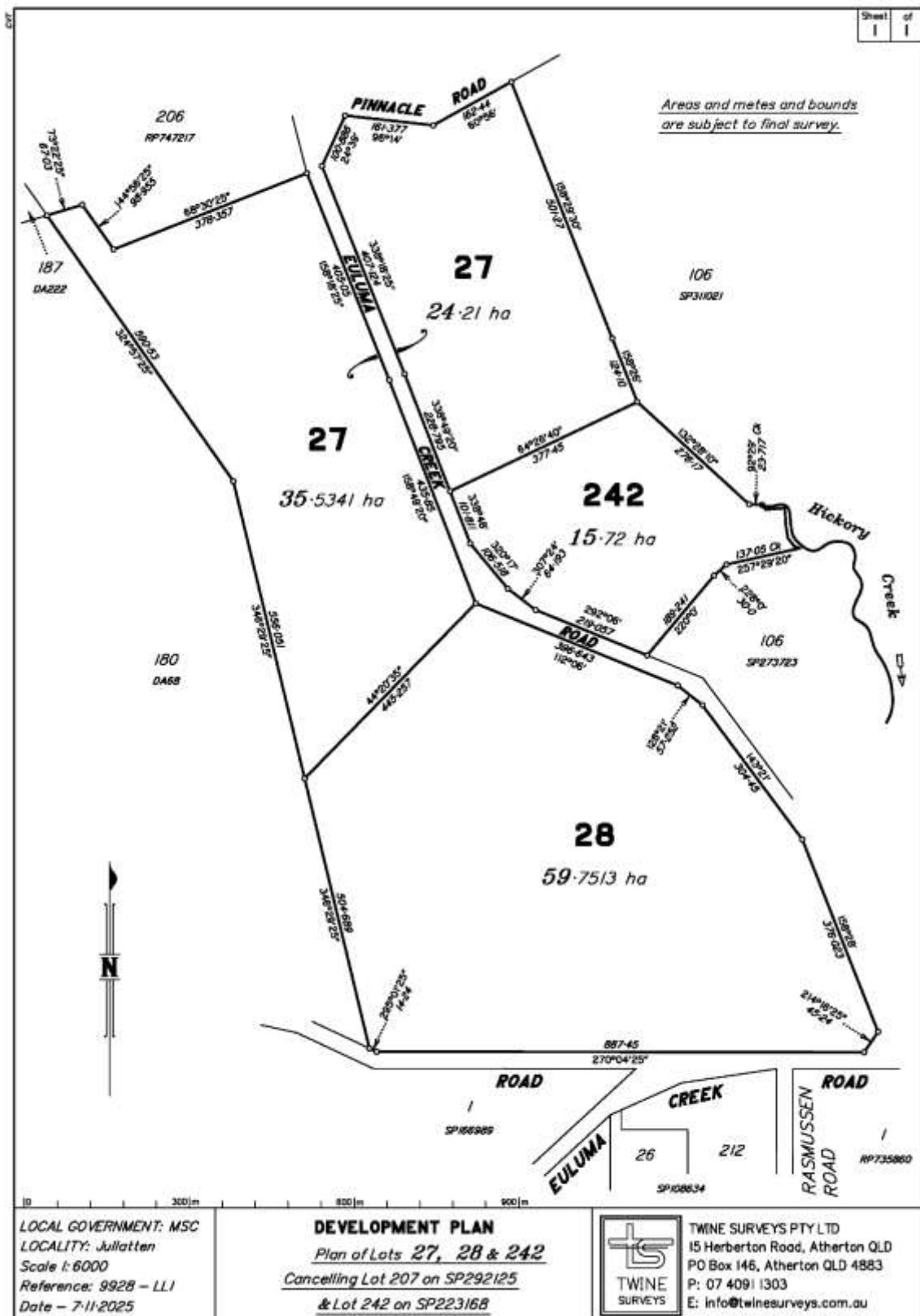
Protection and Enhancement of Agricultural Utility

- No productive land is lost — rather, agricultural land is optimised
- An existing undersized rural lot (Lot 242 SP223168) is improved (15.7ha)
- Rural land continues to operate within the expected rural landscape and economic values

To conclude, it is noted that the proposed development:

- Supports long-term agricultural viability
- Avoids environmental impacts
- Strengthens cadastral efficiency and land management
- Does not introduce fragmentation for non-rural purposes

Accordingly, the reconfiguration is consistent with good rural planning principles and delivers a superior agricultural outcome for both existing land uses. It is therefore my opinion that this development be approved in full with reasonable and relevant conditions.





9.4.4 RECONFIGURING A LOT CODE

9.4.4.3 Criteria for assessment

Performance Outcomes	Acceptable Outcomes	Compliance
Area of frontage of lots – except for Rural zone		
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B .	N/A – in rural zone.

Area of frontage of lots – Rural Zone		
<p>PO1.1</p> <p>No lots are created with an area of less than 60ha, except for where:</p> <p>(a) The subdivision results in no additional lots (boundary realignment) and does not create an additional <i>rural lifestyle</i> lot or <i>rural residential purposes</i> lot; or</p> <p>(b) The subdivision is limited to the creation of one additional allotment to accommodate a <i>public reconfiguration purpose</i>.</p> <p>Note: This also applies to applications for boundary realignment.</p>	<p>AO1.1</p> <p>No acceptable outcome is provided.</p>	<p>The proposed development involves:</p> <ol style="list-style-type: none"> Subdivision of an existing 124.3ha rural allotment into two new rural lots, each falling only .26ha below the minimum 60ha lot size. The specific lot layout, whilst has the available land to create 2 x 60ha lots, has not done so in order to ensure that a logical boundary between 207 SP292125 and 242 SP223168 can be assumed and fenced avoiding areas of slope with the least amount of disturbance to vegetation. So although the lot sizes fall marginally below the required lot sizing, it has been done in this way to accommodate the various constraints of the lot and produce a more effective and efficient outcome. A boundary realignment affecting the adjoining allotment, whereby the balance area of approximately 4.82ha is amalgamated with the neighbouring 10.89ha lot, resulting in a single enlarged rural allotment of approximately 15.72ha.
<p>PO1.2</p> <p>Where for a boundary realignment, the realignment only occurs where it would:</p> <p>(a) Improve agricultural efficiency; or</p> <p>(b) Facilitate agricultural activity or conservation outcomes; or</p> <p>(c) Resolve boundary issues where a house, structure or works is built over the boundary line of the lots.</p>	<p>AO1.2</p> <p>No acceptable outcome is provided.</p>	<p>Rural land use integrity is maintained</p> <p>The proposal does not fragment agricultural land. Instead, it:</p> <ul style="list-style-type: none"> Creates two “relatively” compliant rural production lots – that are more manageable from an agricultural perspective, as each lot will contain separate farming practices. Enhances the agricultural utility and long-term viability of the undersized adjoining lot through increased area, access, and improved land management opportunities

		The boundary realignment aspect of the proposal presents a superior rural land outcome for the already undersized lot, increasing its agricultural efficiency by increasing the size of the lot.
<p>PO1.3</p> <p>Where for a boundary realignment, the proposed lots are:</p> <p>(a) Able to accommodate all buildings, structures and works associated with the rural use;</p> <p>(b) Suitable to allow the site to be provided with sufficient access;</p> <p>(c) Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke and ash;</p> <p>(d) Do not constrain existing industries from expanding or new agricultural enterprises from being established;</p> <p>(e) Do not create new lots for <i>rural lifestyle</i> or <i>rural residential</i> purposes;</p> <p>and</p> <p>(f) Are not for the purposes of creating a separate house lot.</p>	<p>AO1.3</p> <p>No acceptable outcome is provided.</p>	<p>Compliant with PO1.3</p> <p>The boundary alignment will create a more appropriate boundary to fence, avoiding heavily sloped and vegetated regions. The reducing lot remains compliant with the minimum rural lot size. All lots maintain adequate provision for access and include sufficient space to accommodate for any buffers that may be required.</p> <p>The proposal does not create any new rural lifestyle lots. The subdivision creates two 60ha rural lots, with a balance of 4.3ha being added to Lot206 SP273723 to create a larger 14.55ha lot. The creation of the larger lot also allows for the boundary to be fenced in a way that reduces the impact on vegetation and avoids areas of slope.</p>

<p>PO1.4</p> <p>Where for the creation of one additional lot to accommodate a <i>public reconfiguration purpose</i>:</p> <p>(a) The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and</p> <p>(b) The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.</p>	<p>AO1.4</p> <p>No acceptable outcome is provided.</p>	<p>N/A not for public reconfiguration purpose</p>
<p>PO1.5</p> <p>Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where:</p> <p>(a) The subdivision divides one lot into two; and</p> <p>(b) The existing lot is severed by a road that was gazetted before 9 May 2008; and</p> <p>(c) The resulting lot boundaries use the road as the boundary of division; and</p> <p>(d) The development:</p> <p>(i) facilitates agricultural activity; or</p>	<p>AO1.5</p> <p>No acceptable outcome is provided.</p>	<p>N/A – Lot 207 SP292125 is severed by a gazetted road however the proposal does not seek to use the road as a boundary of division.</p>

(ii) facilitates conservation outcomes; and (e) The development ensures agricultural activity is not compromised.		
PO1.6 All lots include a frontage that allows the site to be provided with sufficient access.	AO1.6 Lots provided with a minimum frontage is accordance with Table 9.4.4.3B	Complies with AO1.6 – all lots maintain minimum required frontage.
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	AO2.1 Each land use and associated infrastructure is contained within its individual lot	Complies with AO2.1 and AO2.2 All associated infrastructure for each lot is contained within the lot, all buildings and structures achieve required setbacks of the zone. The existing land use is not compromised by the reconfiguration,
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	
PO3 Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the	AO3 No acceptable outcome is provided.	N/A no existing easements

easement or the continued operation of any infrastructure contained within the easement.		
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Complies with PO4
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	Complies PO5 – access does not have an adverse affect on safety, drainage, visual amenity, privacy or service provision.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies with PO6 Safe and efficient access that is consistent with the surrounding area can be provided to all lots.

<p>(c) is consistent with the nature of the intended use of the lot.</p> <p><i>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</i></p>		
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <p>(a) the intended use of the lots;</p> <p>(b) the existing use of surrounding land;</p> <p>(c) the vehicular servicing requirements of the intended use;</p> <p>(d) the movement and turning requirements of B-Double vehicles.</p> <p><i>Note—The Parking and access code should be considered in demonstrating compliance with PO7</i></p>	<p>AO7</p> <p>No acceptable outcome is provided.</p>	N/A not in industry zone.
Rear lots		
<p>PO8</p> <p>Rear lots are designed to:</p> <p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency of the road from which access is gain</p>	<p>AO8.1</p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	N/A No rear lots.
	<p>AO8.2</p> <p>No more than two rear lots are created behind any lot with a road frontage.</p>	

	<p>AO8.3</p> <p>Access to lots is via an access strip with a minimum width of:</p> <p>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>(b) 8 metres otherwise.</p>	
	<p>AO8.4</p> <p>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p><i>Note—Figure A provides further guidance in relation to the desired outcome.</i></p>	
	<p>AO8.5</p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	
	<p>AO8.6</p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>	
Crime prevention and safety		
<p>PO9</p> <p>Development includes design features which enhance public safety and seek to</p>	<p>AO9</p> <p>No acceptable outcome is provided.</p>	<p>N/A</p>

<p>prevent opportunities for crime, having regard to:</p> <p>(a) sightlines;</p> <p>(b) the existing and intended pedestrian movement network;</p> <p>(c) the existing and intended land use pattern; and</p> <p>(d) potential entrapment locations.</p>		
Pedestrian and cycle movement network		
<p>PO10</p> <p>Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO10</p> <p>No acceptable outcome is provided.</p>	N/A
Public Transport network		
<p>PO11</p> <p>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p> <p>(b) appropriately treats the common</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	N/A

boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement		
Residential Subdivision		
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	AO12 No acceptable outcome is provided.	N/A
Rural Residential zone		
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m2 precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	N/A
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by responding to:	AO14 No acceptable outcome provided.	N/A

<p>(a) site context</p> <p>(b) site characteristics</p> <p>(c) setting</p> <p>(d) landmarks</p> <p>(e) natural features; and</p> <p>(f) views.</p>		
<p>PO15</p> <p>The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15</p> <p>No acceptable outcome provided.</p>	N/A
<p>PO16</p> <p>The road network is designed to:</p> <p>(a) minimise the number of cul-de-sacs;</p> <p>(b) provide walkable catchments for all residents in cul-de-sacs; and</p> <p>(c) include open cul-de-sacs heads.</p> <p><i>Note—Figure B provides further guidance in relation to the desired outcome.</i></p>	<p>AO16</p> <p>No acceptable outcome provided.</p>	N/A
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	N/A
PO18	AO18	N/A

The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes	No acceptable outcome provided.	
PO19 Provision is made for sufficient open space To: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	AO19.1 A minimum of 10% of the site area is dedicated as open space.	N/A
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	
PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate	AO20 No acceptable outcome is provided.	N/A

infrastructure and embellishments;
(d) to facilitate links between public open spaces;
(e) which is co-located with other existing or proposed community infrastructure;
(f) which is consistent with the preferred open space network; and
(g) which includes a diversity of settings;

6.2.9 RURAL ZONE CODE

Performance Outcomes	Acceptable outcomes	Compliance
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	N/A No new buildings proposed
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	N/A No new buildings proposed
Siting, where not involving a Dwelling house		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites;	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	N/A No new buildings or structures proposed.

(c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	N/A No new buildings proposed. All new boundaries allow for adequate set backs for any future structures.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	
Accommodation Density		
PO3 The density of Accommodation activities: a) Respects the nature and density of surrounding land use; b) Is complementary and subordinate to the rural and natural landscape values of the area; and c) Is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling per house lot.	Complies with A03.1
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: a) a secondary dwelling; or b) Caretakers accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or c) Rural workers accommodation.	

For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> a) Makes efficient use of the land b) Is consistent with the bulk and scale of buildings in the surrounding area; and c) Appropriately balances built and natural features. 	AO4 No acceptable outcome is provided.	Complies with PO4
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> a) Roof form and pitch; b) Eaves and awnings; c) Building materials, colours and textures; and d) Window and door size and location. 	AO5 No acceptable outcome is provided	N/A No new buildings or structures proposed.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity;	AO7 No acceptable outcome is provided.	Complies with PO6 The development poses no detriment to the local amenity, the lots remain consistent with the surrounding rural area. The smaller lot retains a rural amenity despite its size. No changes to the visual amenity, privacy, lighting, odour and emissions will arise as a result of the development.

(f) privacy; (g) lighting; (h) odour; and (i) emissions.		
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO7 No acceptable outcome is provided.	Complies with PO7 There are no proposed changes to the noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions, and as such will not impose any negative environmental impacts as a result of these factors.
Rural Uses		
PO8 Uses and other development include those that: <ul style="list-style-type: none"> a) Promote rural activities such as agriculture, rural enterprise and small scale industries that serve rural activities; or b) Promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or c) Are compatible with rural activities. 	A08 No acceptable outcome is provided.	Complies with PO8 Currently the site consists of 1 residential dwelling lot, and 1 large agricultural lot that operates 2 distinct agricultural practices – separate and independent of each other. The reconfiguration aims to reinforce the existing agricultural division that exists within Lot 207 SP292125. The current uses of the lots will remain the same with improved efficiency as a result of the reconfiguration.
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	AO9 No acceptable outcome is provided.	Complies with PO9. The proposal aims to subdivide a larger dual activity rural lot into 2x 59.47ha lots as well as realign a boundary in an effort to provide logical and practical rural boundaries that reflect how the land is already used.

		<p>The subdivision of Lot207 on SP292125 aims to reinforce an existing agricultural division between grazing and cropping practices within the lot by creating 2 large rural lots that align with the operational practices of the lots.</p> <ul style="list-style-type: none"> • This avoids fragmentation by retaining each enterprise as one functional unit – even where severed by a road. • The integrity of the cropping land is maintained within a dedicated allotment. • Strengthens rural productivity by allowing each agricultural activity to continue unhindered and more efficiently managed. <p>Lot242 on SP223168 is an undersized rural lot as it is, the development increases the size of this lot, whilst the reducing lot maintains the 60ha minimum.</p> <p>The current location of the boundary between Lot 207 SP292125 and Lot 242 SP223168 makes fencing unworkable. The realignment will reconfigure the boundary to avoid areas of regulated vegetation and slope making it easier and less disruptive to fence.</p>
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8.2.1 AGRICULTURAL LAND OVERLAY CODE

Performance outcomes	Acceptable outcomes	Compliance
<i>For Accepted development subject to requirements and assessable development</i>		
<p>PO1</p> <p>The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <p>(a) an overriding need exists for the development in terms of public benefit;</p> <p>(b) no suitable alternative site exists; and</p> <p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>AO1</p> <p>Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <p>(a) animal husbandry; or</p> <p>(b) animal keeping; or</p> <p>(c) cropping; or</p> <p>(d) dwelling house; or</p> <p>(e) home based business; or</p> <p>(f) intensive animal industry (only where for feedlotting); or</p> <p>(g) intensive horticulture; or</p> <p>(h) landing; or</p> <p>(i) roadside stalls; or</p> <p>(j) winery.</p>	<p>Complies</p> <p>Development does not result in fragmentation or loss of the productive capacity of the land within Class A or Class B areas.</p> <p>The subdivision creates 2 lots with increased manageability, that remain of an agriculturally viable size. The proposed configuration is the most appropriate way to incorporate the different farming practices within separate lots, whilst retaining the required minimum rural lot size – thereby increasing the effectiveness and manageability of the site overall.</p> <p>Lot 27 (as it is described on the development plan) will be severed by a gazetted road. However, this is not a new condition imposed on the lot, the severance already exists in it's current use and as such it will impose no agriculturally relevant constraints on the lot, and the use can continue as it has historically.</p>
<i>For assessable development</i>		

<p>PO2</p> <p>Sensitive land uses in the ‘Class A’ area, ‘Class B’ area or the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <p>(a) avoid land use conflict;</p> <p>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</p> <p>(c) avoid reducing primary production potential; and</p> <p>(d) not adversely affect public health, safety and amenity.</p>	<p>AO2</p> <p>No acceptable outcome is provided.</p>	<p>Complies – Land use is not changed – no sensitive land uses are introduced. The distance between the current residential dwelling and any other land uses are increased as a result of this development.</p>
<p>PO3</p> <p>Development in the ‘Class A’ area or ‘Class B’ area identified on the Agricultural land overlay maps (OM-001a-n):</p> <p>(a) ensures that agricultural land is not permanently alienated;</p> <p>(b) ensures that agricultural land is preserved for agricultural purposes; and</p> <p>(c) does not constrain the viability or use</p>	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p>Complies</p> <p>The development proposes to subdivide a larger lot into 2 large 60ha rural lots, while also realigning the boundary with neighbouring lot to increase the size of a smaller lot, and produce more efficient boundary lines.</p> <p>The subdivision creates 2 lots with increased manageability, that remain of an agriculturally viable size. The proposed configuration is the most appropriate way to incorporate the different farming practices within separate lots, whilst</p>

of agricultural land.		<p>retaining the required minimum rural lot size – thereby increasing the effectiveness and manageability of the site overall.</p> <p>Lot 27 (as it is described on the development plan) will be severed by a gazetted road. However, this is not a new condition imposed on the lot, the severance already exists in it's current use and as such it will impose no agriculturally relevant constraints on the lot, and the use can continue as it has historically.</p> <p>The development will have a positive effect on the agricultural viability and capacity of the site.</p>
If for Reconfiguring a lot		
<p>PO4</p> <p>The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p>AO4</p> <p>Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).</p>	N/A
<p>PO5</p> <p>Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it</p>	<p>AO5</p> <p><i>No acceptable outcome is provided.</i></p>	<p>Complies</p> <p>The development proposes to reconfigure Lot 207 on SP292125 to create two Rural lots. The lot is currently severed by a gazetted road. One of the newly created lots will be severed by the existing gazetted road. No new severance is being</p>

does not fragment land used for agricultural purposes.		<p>introduced — the severance is an established condition of the current land parcel.</p> <ul style="list-style-type: none"> - The existing parent lot is already physically divided by the gazetted road and the agricultural use of the land remains functionally consistent with the current use. - The configuration retains agriculturally viable and consistent sized lots, and does not reduce the land available for agricultural use.
<p>PO6</p> <p>Any Reconfiguring a lot in the ‘Class A’ area, ‘Class B’ area or the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. 	<p>AO6</p> <p>No acceptable outcome is provided</p>	<p>Complies</p> <p>The subdivision creates two rural lots that are easier to manage by containing particular practices within separate lots, thus aiding in the facilitation of agricultural activity. The boundary realignment aims to move the boundary to avoid areas of slope and vegetation, to make fencing the boundary a more feasible operation. The realignment also increases the size of the undersized lot, increasing it’s capacity without compromising capacity/viability or compliance of the reducing lot.</p>

8.2.4.3A - ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

Performance outcomes	Acceptable outcomes	Compliance
For accepted development subject to requirements and assessable development		
Regulated vegetation		
<p>PO1</p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p>AO1.1</p> <p>No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies with AO1.1</p> <p>No clearing of native vegetation is proposed. The development aims to move the boundary so as to avoid the need to put a fence through/near mapped vegetation.</p>

<p>PO2</p> <p>Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. <p><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p>AO2</p> <p>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).</p>	<p>Complies with AO2</p> <p>The proposed boundary is more than 20m from areas of regulated vegetation.</p>
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Regulated vegetation intersecting a watercourse		
<p>PO3</p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1</p> <p>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).</p>	

<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2</p> <p>No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p>Complies with AO3.2</p> <p>No native vegetation clearing is proposed.</p>
<p>Waterways and wetlands</p>		
<p>PO4</p> <p>‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. 	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1</p> <p>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).</p> <p>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.2</p> <p>A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies with PO4</p> <p>Currently the boundary between Lot 207 on SP292125 and Lot 242 on SP223168 transects an area of regulated vegetation associated with MSES Waterways and has a point of interaction with an area mapped as Wildlife habitat. The boundary is not currently fenced, the proposal seeks to realign this boundary so as to avoid this vegetation and create a boundary that can be fenced without disruption to the mapped vegetation, waterways and wildlife habitat.</p> <p>Thus the development will have a beneficial effect on the environmentally significant aspects of the site.</p>

<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.3</p> <p>No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p><small>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</small></p>	
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.4</p> <p>No wastewater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p><small>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</small></p>	

For assessable development

Wildlife Habitat		
<p>PO5</p> <p>Development within a ‘Wildlife habitat’ area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (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). <p><small>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</small></p> <p><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p>AO5</p> <p>No acceptable outcome is provided</p>	<p>Currently the boundary between Lot 207 on SP292125 and Lot 242 on SP223168 terminates at an area that is closely associated with an area mapped as Wildlife habitat. The boundary is not currently fenced, the proposal seeks to realign this boundary so as to avoid this area and create a boundary that can be fenced without disruption to the mapped vegetation, waterways and wildlife habitat.</p> <p>Thus the development will have a beneficial effect on the environmentally significant aspects of the site.</p>

<p>PO6</p> <p>Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p>AO6</p> <p>No acceptable outcome is provided.</p>	<p>N/A</p>
Protected areas		
<p>PO7</p> <p>Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p><small>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</small></p>	<p>AO7</p> <p>No acceptable outcome is provided</p>	<p>N/A</p>
Ecological corridors and Habitat linkages		

<p>PO8</p> <p>Development located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o) <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <ul style="list-style-type: none"> (a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’; (b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity. <p><small>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</small></p>	<p>AO8</p> <p>No acceptable outcome is provided</p>	<p>N/A</p>
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Table 8.2.4.3B - Setback and buffer distances from waterways

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

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

9.4.5 WORKS, SERVICES AND INFRASTRUCTURE CODE

Performance Outcomes	Acceptable Outcomes	Compliance
PO1 Each lot has an adequate volume and supply of water that: meets the needs of users; is adequate for fire-fighting purposes; ensures the health, safety and convenience of the community; and minimises adverse impacts on the receiving environment.	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: in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated water supply service area.	No changes to current services – located in rural zone – The sites are able to be connected to and can be provided with all available and necessary services. <ul style="list-style-type: none"> - Domestic water supply - Onsite effluent disposal (if ever needed)
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: with a minimum capacity of 90,000L; fitted with a 50mm ball valve with a camlock fitting; and which are installed and connected prior to the occupation or use of the development. 	
PO2	AO2.1	Complies

<p>Each lot provides for the treatment and disposal of effluent and other waste water that: meets the needs of users; is adequate for fire-fighting purposes; ensures the health, safety and convenience of the community; and minimises adverse impacts on the receiving environment.</p>	<p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated sewerage service area.</p>	<p>No changes to current services – located in rural zone – The sites are able to be connected to and can be provided with all available and necessary services.</p> <ul style="list-style-type: none"> - Domestic water supply - Onsite effluent disposal (if ever needed)
	<p>AO2.2</p> <p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: in the Conservation zone, Rural zone or Rural residential zone; and outside a reticulated sewerage service area.</p>	
<p>PO3</p> <p>Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1</p> <p>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.</p>	<p>Appropriate level of storm water disposal at time of construction if any additional structures/dwellings proposed in the future.</p>
	<p>AO3.2</p> <p>On-site drainage systems are constructed: to convey stormwater from the premises to a lawful point of discharge; and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	

PO4 Each lot is provided with an adequate supply of electricity.	AO4 The premises: is connected to the electricity supply network; or has arranged a connection to the transmission grid; or where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: it is approved by the relevant regulatory authority; and it can be demonstrated that no air or noise emissions; and it can be demonstrated that no adverse impact on visual amenity will occur.	
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	No changes to current services required – located in rural zone – The sites are able to be connected to and can be provided with all available and necessary services.
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies with PO6 – Development does not affect the efficient functioning of any public utility mains, services or installations.
PO7 Excavation or filling must not have an adverse impact on the: streetscape; scenic amenity; environmental values; slope stability; accessibility; or privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	NA – no excavation or filling
	AO7.2	

	Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	
	<p>AO7.3</p> <p>Earthworks batters: are no greater than 1.5 metres in height; are stepped with a minimum width 2 metre berm; do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; have a slope no greater than 1 in 4; and are retained.</p>	
	<p>AO7.4</p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: adjoining premises; or a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	
	<p>AO7.5</p> <p>All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	
	<p>AO7.6</p> <p>Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	
	AO7.7	

	Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 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.	Complies with PO8 – Each lot has/can be provided with safe and efficient access
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A
PO10 Development has a non-worsening effect on the site and surrounding	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: a Stormwater	Complies with PO10

<p>land and is designed to: optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies; achieve specified water quality objectives; minimise flooding; maximise the use of natural channel design principles; maximise community benefit; and minimise risk to public safety.</p>	<p>Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: drainage control; erosion control; sediment control; and water quality outcomes.</p>	
	<p>AO10.2</p> <p>For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; is consistent with any local area stormwater water management planning; accounts for development type, construction phase, local climatic conditions and design objectives; and provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>	

PO11 Storage areas for stormwater detention and retention: protect or enhance the environmental values of receiving waters; achieve specified water quality objectives; where possible, provide for recreational use; maximise community benefit; and minimise risk to public safety.	AO11 No acceptable outcome is provided.	Complies with PO11
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	N/A no filling or excavation
	AO12.2 Transportation of fill to or from the site does not occur: within peak traffic times; and before 7am or after 6pm Monday to Friday; before 7am or after 1pm Saturdays; and on Sundays or Public Holidays.	
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	N/A No filling or excavation
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	
	AO13.3	

	A management plan for control of dust and air pollutants is prepared and implemented.	
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: safety; drainage; visual amenity; and privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): must follow as close as possible to the existing contours; be contained within the premises and not the road reserve, and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Complies with PO14 – All lots have provisions for access that does not have an adverse impact on safety, drainage, visual amenity and privacy of adjoining premises.
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	N/A
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.	AO16 Development is located where: soils are not contaminated by pollutants which represent a health or safety risk to users; or contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	N/A no contaminated soils involved.
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: 120 metres for residential development; and 90 metres for any other development.	N/A
	AO17.2	

	Fire hydrants are located at all intersections of accessways or private roads held in common private title.	
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8.2.3 BUSHFIRE HAZARD OVERLAY CODE

Performance outcomes	Acceptable outcomes	Compliance
<i>For Accepted development subject to requirements and assessable development</i>		
Water supply for fire-fighting purposes		
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	<i>Domestic water supply is in use currently and will be provisioned for the additional lot – either bore or rainwater tanks adequate for the requirements of the lot.</i>
	AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or	

	<p>(d) a swimming pool.</p> <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	
Land use		
<p>PO2</p> <p>Development within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <p>(a) the bushfire risk compatibility of development;</p> <p>(b) the vulnerability of and safety risk to persons associated with the use; and</p> <p>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO2</p> <p>All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <p>(a) child care centre; or</p> <p>(b) community care centre; or</p> <p>(c) correctional facility; or</p> <p>(d) educational establishment; or</p> <p>(e) emergency services; or</p> <p>(f) hospital; or</p> <p>(g) residential care facility; or</p> <p>(h) retirement facility; or</p> <p>(i) rooming accommodation; or</p>	<p><i>Areas of mapped bushfire impact are not affected by the development.</i></p> <p><i>No changes to the location of current infrastructure – nor are there any additional structures or dwellings proposed.</i></p>

	(j) shopping centre; or (k) tourist park; or (l) tourist attraction.	
Lot Design		
<p>PO3</p> <p>Reconfiguring a lot within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) allows efficient emergency access to buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO3</p> <p>Where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1</p> <p>No new lots are created.</p> <p>OR</p> <p>AO3.2</p> <p>All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a</p>	<p><i>Areas of mapped bushfire impact are located a substantial distance from any area that is involved in the reconfiguration and as such will not be not affected by the development.</i></p>

	Bushfire hazard management plan.	
Firebreaks and access		
<p>PO4</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003ao), vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for firefighting and other emergency vehicles;</p> <p>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should</p>	<p>AO4.1</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003ao), roads are designed and constructed:</p> <p>(a) with a maximum gradient of 12.5%;</p> <p>(b) to not use cul-de-sacs; and</p> <p>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p><i>No new roads to be created – current compliant roads remain in use for access.</i></p>

<p>access in one direction be blocked in the event of a fire; and</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A04.2</p> <p>In a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003ao), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	
Hazardous Materials		
<p>PO5</p> <p>Public safety and the environment are not</p>	<p>AO5</p> <p>The processing or storage of dangerous</p>	<p>N/A</p>

<p>adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	
Landscaping		
<p>PO6</p> <p>Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <p>(a) fire ecology;</p> <p>(b) slope of site; and</p> <p>(c) height and mix of plant species.</p> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6</p> <p>No acceptable outcome is provided</p>	N/A

Infrastructure		
<p>PO7</p> <p>Infrastructure services located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7</p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	<p><i>Any additional infrastructure services that are required will be located below ground where necessary.</i></p>
Private driveways		
<p>PO8</p> <p>All premises located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to</p>	<p>AO8</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for firefighting appliances in accordance with the Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle 	<p>N/A</p>

demonstrate compliance with the Performance outcome.	Access Guidelines; and (f) serve no more than three dwellings or buildings.	
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8.2.6 FLOOD HAZARD OVERLAY CODE

Performance outcomes	Acceptable outcomes	Compliance
<i>For Accepted development subject to requirements and assessable development</i>		
All flood hazard areas		
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) ; or (b) is located above the defined flood level plus 0.3 metre freeboard.	
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o).	
Extreme Flood Hazard areas		
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse	AO3 Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay	

<p>impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) allows efficient emergency access to buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>maps (OM-003a-o)</p> <p>AO3.1</p> <p>No new lots are created.</p> <p>OR</p> <p>AO3.2</p> <p>All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	
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<p>PO3</p> <p>Development, where involving a Material change of use within an ‘Extreme flood hazard area’ on the Flood hazard overlay maps (OM006a-o), is appropriate to the flood hazard risk having regard to the:</p> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO3.1</p> <p>Uses within the following activity groups are not located within an ‘Extreme flood hazard area identified’ on the Flood hazard overlay maps (OM006a-o):</p> <p>(a) Accommodation activities;</p> <p>(b) Commercial activities;</p> <p>(c) Community activities except where for a Club with a maximum gross floor area of 100m2;</p> <p>(d) Industrial activities;</p> <p>(e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.</p>	
	<p>AO3.2</p> <p>Sport and recreation activities are not located within an ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	

<p>PO4</p> <p>Development is located and designed to:</p> <p>(a) maintain and enhance the flood conveyance capacity of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) not increase the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;</p> <p>(e) reduce property damage; and</p> <p>(f) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <p>i. gross floor area; or</p>	<p>AO4.1</p> <p>Buildings, including extensions to existing buildings, are:</p> <p>(a) not located within an ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o);</p> <p>or</p> <p>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p> <p>AO4.2</p> <p>All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>AO4.3</p> <p>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road</p>	

<p>ii. the number of dwellings or bedrooms on the premises.</p>	<p>where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o)</p>	
	<p>AO4.4</p> <p>Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	

<p>PO5</p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO5</p> <p>Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	
<p>High flood hazard area</p>		
<p>PO6</p> <p>Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; 	<p>AO6.1</p> <p>Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a 	

<p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>Residential zone or the Centre zone;</p> <p>(b) Community activities except where for a Club with a maximum gross floor area of 100m2;</p> <p>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</p>	
	<p>AO6.2</p> <p>Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	

<p>PO7</p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>AO7.1</p> <p>Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) not located within the ‘High flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. <p>OR</p> <p>AO7.2</p> <p>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood level where for the following components of the use:</p> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial</p>	
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	<p>activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris</p> <p>AO7.3</p> <p>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>AO7.4</p> <p>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a ‘Low flood hazard area’, ‘Potential flood hazard area’ or ‘Significant flood hazard area’ on the Flood hazard overlay maps (OM006a-o).</p> <p>AO7.5</p> <p>New temporary, relocatable or impermanent buildings and structures are to be anchored</p>	
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	<p>with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p> <p>A07.6</p> <p>Dwellings do not exceed four bedrooms.</p> <p>A07.7</p> <p>Building work on an existing dwelling does not comprise additional bedrooms.</p> <p>A07.8</p> <p>Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p> <p>A07.9</p> <p>Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	
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<p>PO8</p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO8</p> <p>Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006ao)..</p>	
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<p>PO9</p> <p>Development, involving a Material change of use, within a ‘Significant flood hazard area’ on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities 	<p>AO9</p> <p>The following uses are not located within a ‘Significant flood hazard area’ identified on the Flood hazard overlay maps (OM006ao):</p> <ul style="list-style-type: none"> (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or (e) Community use. 	
<p>Significant flood hazard area, Low flood hazard area or Potential flood hazard area.</p>		
<p>PO10</p> <p>Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the 	<p>AO10.1</p> <p>Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and 	

<p>premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used</p>	<p>(b) the defined flood event does not exceed a depth of 600mm; and</p> <p>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.</p> <p>OR</p> <p>AO10.2</p> <p>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>AO10.3</p> <p>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the</p>	
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	<p>premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	
<p>PO11</p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <p>(a) flood storage capacity of land;</p> <p>(b) flood conveyance function of land;</p> <p>(c) flood and drainage channels;</p> <p>(d) overland flow paths; and</p> <p>(e) flood warning times</p>	<p>AO11</p> <p>Development does not involve in excess of 50m3 of fill above ground level per 1,000m2 of site area.</p>	
<p>For assessable development</p> <p>Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.</p>		
<p>PO12</p> <p>Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p>	<p>AO12</p> <p>No acceptable outcome is provided.</p>	

<p>(a) indicates the position and path of all safe evacuation routes off the site; and</p> <p>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</p> <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the ‘Extreme flood hazard area’ identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>		
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO13</p> <p>Development, where involving Reconfiguring a lot, is located and designed to:</p> <p>(a) maintain hydrological function of the premises;</p>	<p>AO13</p> <p>No acceptable outcome is provided.</p>	

<p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>		
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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)	Andrew and Vicki Henderson
Contact name (only applicable for companies)	Cassie Twine (C/- Twine Surveys Pty Ltd)
Postal address (P.O. Box or street address)	PO BOX 146
Suburb	Atherton
State	QLD
Postcode	4883
Country	Australia
Contact number	0428 792 507
Email address (non-mandatory)	cassie@twinesurveys.com.au
Mobile number (non-mandatory)	0428 792 507
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	9928
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		311	Euluma Creek Road	Julatten
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	207	SP292125	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		375	Euluma Creek Road ,	Julatten
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		242	SP223168	Mareeba Shire

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

2 Lots into 3 by means of Subdivision and Boundary realignment

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

- ☐ Yes
- ☐ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

2

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				3 lots in total (1 new lot created) – new lot to be a rural lot

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input checked="" type="checkbox"/> 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 ²)	Lot on plan description	Area (m ²)
242 SP223168	10.89ha	242	15.72ha
207SP292125	124.30ha	27	59.74ha
		28	59.74ha
12.2) What is the reason for the boundary realignment?			
To create a more practical boundary, allowing for easier fencing that avoids disturbance of vegetation.			

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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

DA templates are available from 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. 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 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 and 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 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 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 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 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 for information regarding assessment of Queensland heritage places.

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

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

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

☒ No

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

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

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

☒ No

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

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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