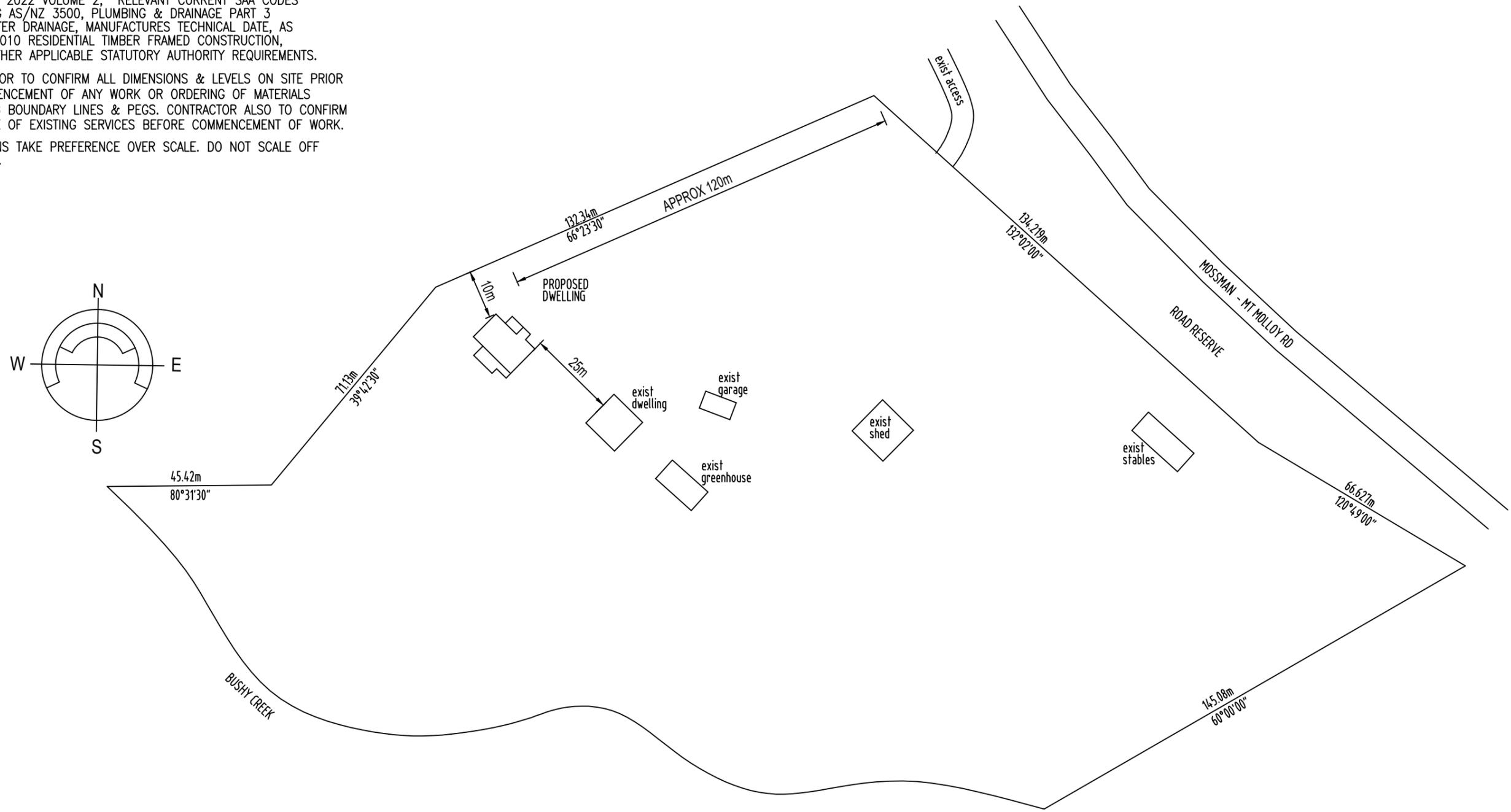


**GENERAL NOTES**

ALL CONSTRUCTION TO NEW WORK TO BE IN ACCORDANCE WITH NCC 2022 VOLUME 2, RELEVANT CURRENT SAA CODES INCLUDING AS/NZ 3500, PLUMBING & DRAINAGE PART 3 STORMWATER DRAINAGE, MANUFACTURES TECHNICAL DATE, AS 1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION, & ALL OTHER APPLICABLE STATUTORY AUTHORITY REQUIREMENTS.

CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING OF MATERIALS INCLUDING BOUNDARY LINES & PEGS. CONTRACTOR ALSO TO CONFIRM PRESENCE OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE OFF DRAWINGS.



LOT 3  
RP732519

REV	DESCRIPTION	DATE	DRN
D	EARTH RAMMED WALLS CHANGED TO 200mm MASONRY BLOCK	9.2.26	PS
C	ENGINEERS DESIGN ISSUE	28.11.25	PS
B	ENGINEERS ISSUE	24.10.25	PS
A	ORIGINAL ISSUE	13.4.24	PS

Associated Consultants

DES SKINNER  
 QBCC NO. 10235  
 Planning · Drafting  
 Design · Construction  
 PO Box 208  
 Mt Molloy Q 4871  
 PO Box 435  
 Emerald Q 4720  
 Mobile: 0412 665 779  
 E: skindesign@bigpond.com

PROJECT  
 PROPOSED DWELLING  
 FOR  
 D & P SKINNER  
 LOCATION  
 3 MT LEWIS RD  
 JULATTEN

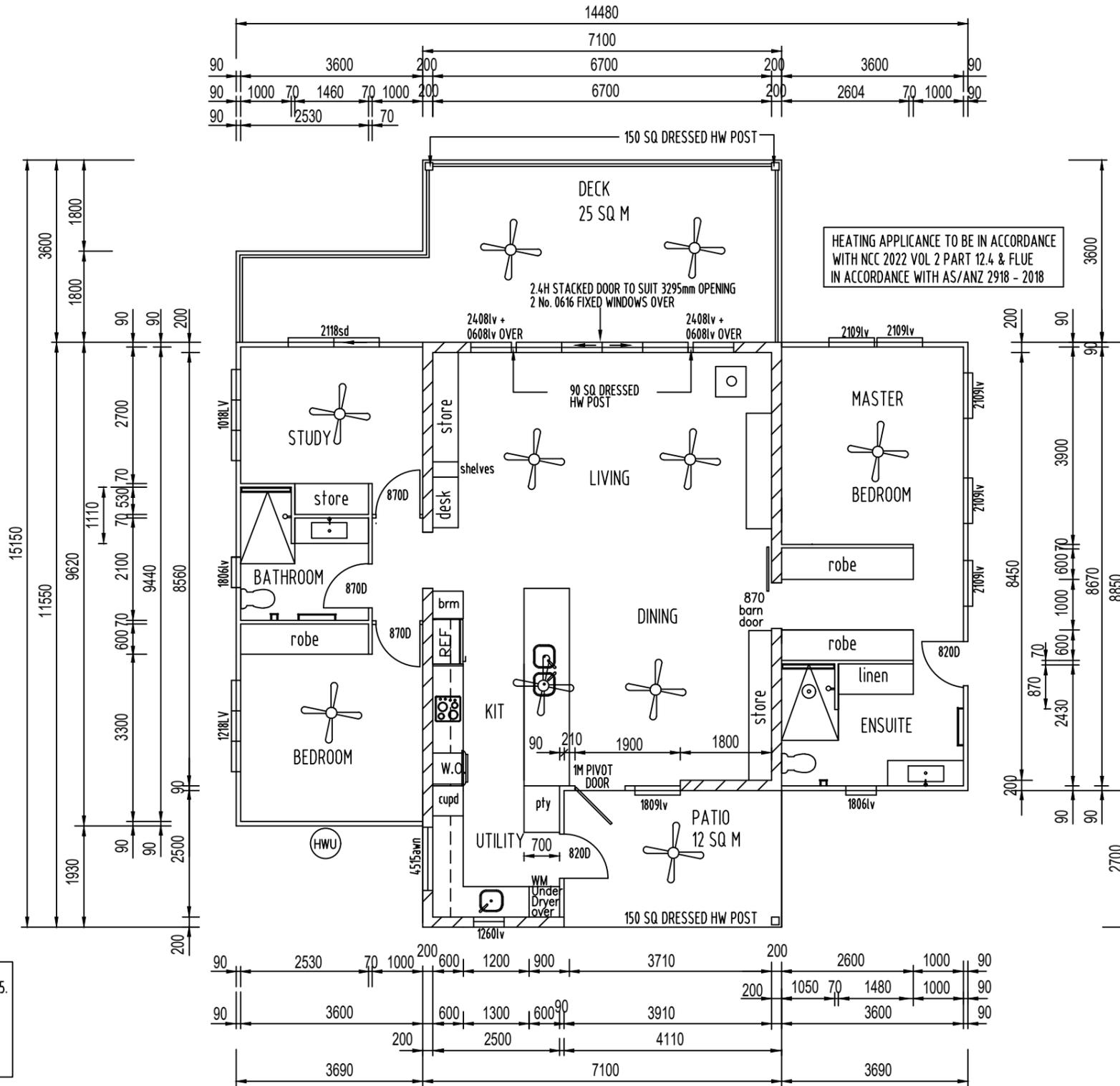
SITE PLAN					
Drawn	Checked	Cat.	Scale	Dwg No.	Rev
PS	DJS	C2	1:1200	JULATTEN.1	D
Approved		Date	Sheet No.		
		MARCH 2024	1 OF 6		

ALL WORK TO COMPLY WITH NCC 2022 VOL 2 AND CURRENT RELEVANT AUSTRALIAN STANDARDS  
 TERMITE PROTECTION - AS 3660.1 - 2024  
 FOOTING & SLABS - AS2870.1 - 2011 & AS3600 - 2018  
 MASONRY - AS3700 - 2018  
 FRAMING - AS1684 - 2021  
 GLAZING - GLASS IN BUILDINGS - AS1288 - 2021  
 FIRE SAFETY - HARDWIRE SMOKE ALARMS - AS3786 - 2023  
 WATERPROOFING IN WET AREAS - AS3740 - 2021  
 VENTILATION - BATHROOM & LAUNDRY - AS 1668.2 - 2012  
 PLUMBING WORKS - AS 3500 - 2021 & LOCAL GOVT REQ'TS  
 ELECTRICAL WORKS - AS 3000 - 2018

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 VOL 2 PART 9.5 & AS 3786.2023

TERMITE TREATMENT TO AS 3660.1 - 2024 & NCC 2022 BCA VOL 2 PART 3.4

- VENTILATION TO BE IN ACCORDANCE WITH NCC 2022 VOL 2 PART H4F5.
- GLAZING TO BE IN ACCORDANCE WITH NCC 2022 VOL 2 PART H1D8.
- ALL WORK TO BE IN ACCORDANCE WITH NCC 2022 VOL 2 PART H8D1 & H8D2 LIVABLE HOUSING DESIGN.



NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF BUILDING OR ORDERING OF MATERIALS.  
 DO NOT SCALE DRAWINGS  
 DRAWINGS HAVE BEEN COMPILED FROM INFORMATION SUPPLIED FROM SITE MEASURE.  
 ANY DISCREPANCIES DISCOVERED ON SITE SHOULD BE ADJUSTED ACCORDINGLY.

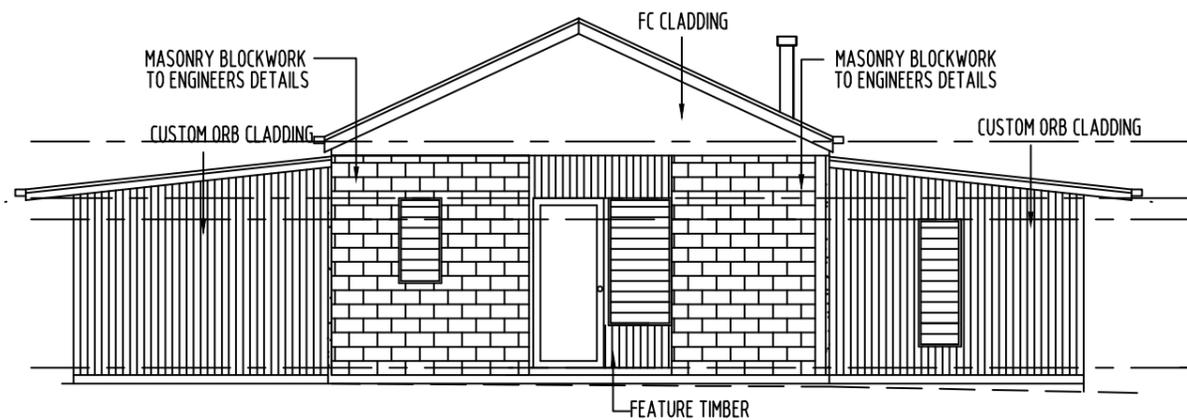
REV	DESCRIPTION	DATE	DRN
D	EARTH RAMMED WALLS CHANGED TO 200mm MASONRY BLOCK	9.2.26	PS
C	ENGINEERS DESIGN ISSUE	28.11.25	PS
B	ENGINEERS ISSUE	24.10.25	PS
A	ORIGINAL ISSUE	13.4.24	PS

Associated Consultants

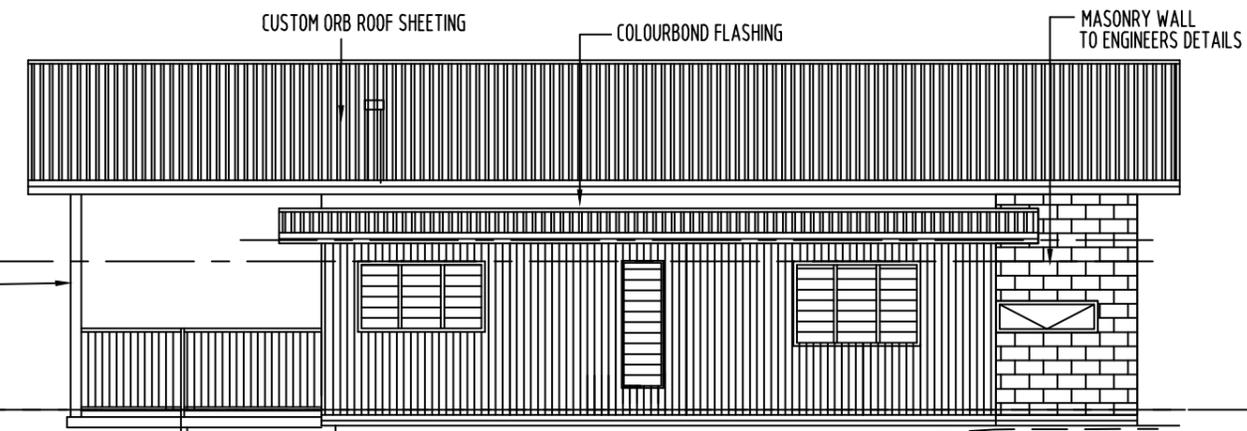
DES SKINNER  
 QBCC NO. 10235  
 Planning · Drafting · Design · Construction  
 PO Box 208 Mt Molloy Q 4871  
 PO Box 435 Emerald Q 4720  
 Mobile: 0412 665 779  
 E: skindesign@bigpond.com

PROJECT PROPOSED DWELLING  
 FOR D & P SKINNER  
 LOCATION 3 MT LEWIS RD JULATTEN

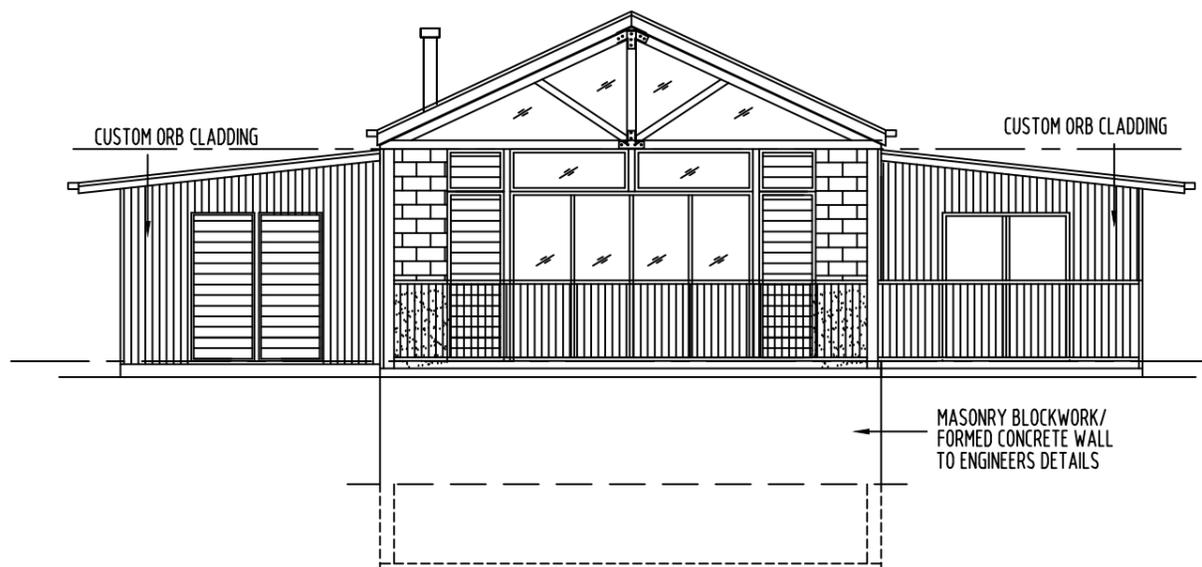
FLOOR PLAN					
Drawn	Checked	Cat.	Scale	Dwg No.	Rev
PS	DJS	C2	1:100 AT A3	JULATTEN.2	D
Approved		Date	Sheet No.		
		MARCH 2024	2 OF 6		



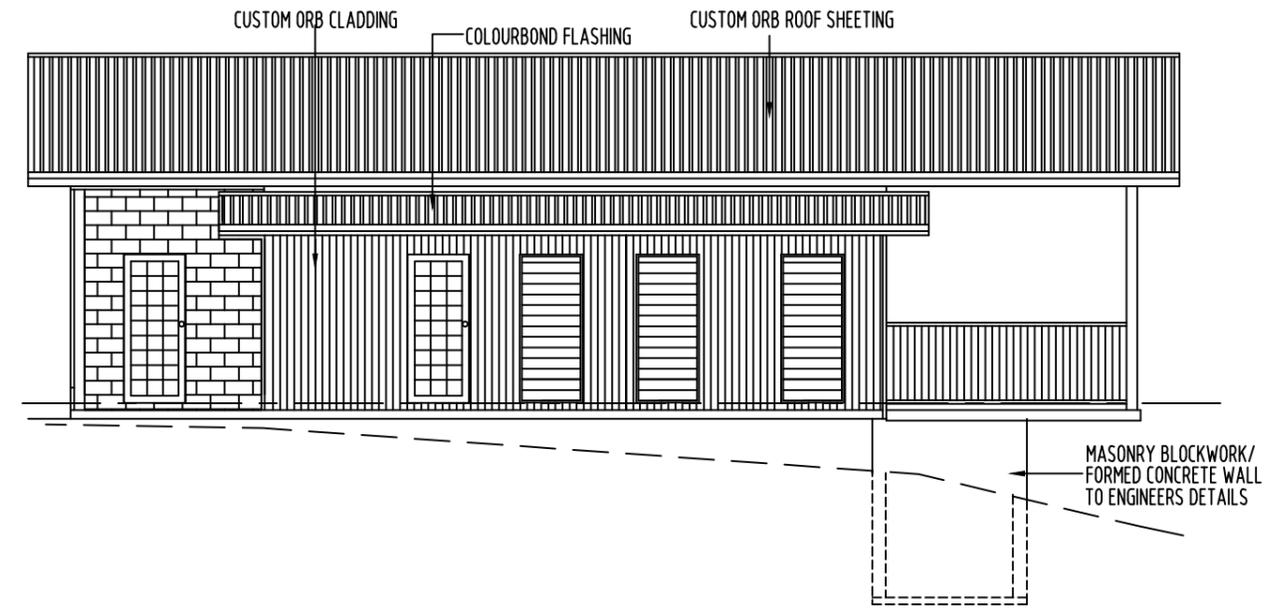
NE ELEVATION



SE ELEVATION



SW ELEVATION



NW ELEVATION

REV	DESCRIPTION	DATE	DRN
D	EARTH RAMMED WALLS CHANGED TO 200mm MASONRY BLOCK	9.2.26	PS
C	ENGINEERS DESIGN ISSUE	28.11.25	PS
B	ENGINEERS ISSUE	24.10.25	PS
A	ORIGINAL ISSUE	13.4.24	PS

Associated Consultants

Planning · Drafting  
 Design · Construction  
 PO Box 208  
 Mt Molloy Q 4871  
 PO Box 435  
 Emerald Q 4720  
 Mobile: 0412 665 779  
 E: skindesign@bigpond.com

PROJECT  
 PROPOSED DWELLING  
 FOR  
 D & P SKINNER  
 LOCATION  
 3 MT LEWIS RD  
 JULATTEN

ELEVATIONS					
Drawn	Checked	Cat.	Scale	Dwg No.	Rev
PS	DJS	C2	1:100 AT A3	JULATTEN.3	D
Approved		Date	Sheet No.		
		MARCH 2024	3 OF 6		

# DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	PATRICIA SKINNER
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	3 MT LEWIS RD
Suburb	JULATTEN
State	Q
Postcode	4871
Country	
Contact number	0412 665779
Email address (non-mandatory)	skindesign@bigpond.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

## PART 2 – LOCATION DETAILS

### 2) Location of the premises (complete 2.1 and 2.2 if 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](#).

#### 2.1) 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).



Queensland  
Government

Unit No.	Street No.	Street Name and Type	Suburb
	3	Mt Lewis Rd	Julatten
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	3	RP732519	Mareeba

### 2.2) 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

### 3) 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 the [DA Forms Guide](#)

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

## PART 3 – FURTHER DETAILS

### 4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

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

### 6) 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

### 7) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

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

### 8) Are there any associated development applications or current approvals?

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

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

9) Has the portable long service leave levy been paid?

- 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)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

## PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

13) 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 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 5 – BUILDING WORK DETAILS

14) Owner's details

Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	DJ & PA SKINNER
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	3 MT LEWIS RD
Suburb	JULATTEN
State	Q

Postcode	4871
Country	
Contact number	0412 665 779
Email address (non-mandatory)	skindesign@bigpond.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

### 15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
QBCC licence or owner – builder number	
Postal address (P.O. Box or street address)	
Suburb	
State	
Postcode	
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

### 16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit  
 Preliminary approval

b) What is the level of assessment?

- Code assessment  
 Impact assessment (requires public notification)

c) Nature of the proposed building work (tick all applicable boxes)

- |                                                                                      |                                                            |
|--------------------------------------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> New building or structure                        | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <input type="checkbox"/> Swimming pool and/or pool fence   |
| <input type="checkbox"/> Demolition                                                  | <input type="checkbox"/> Relocation or removal             |

d) Provide a description of the work below or in an attached schedule.

SECONDARY DWELLING

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? (if applicable)

1A

g) New building use/classification? (if applicable)
1A
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?

18) Has Queensland Home Warranty Scheme Insurance been paid?

Yes – provide details below  
 No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist

The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct (to the best of my knowledge)

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 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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
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			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m <sup>2</sup> )		Floor area (m <sup>2</sup> )	

# 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)	DJ & PA SKINNER
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	3 Mt Lewis Rd
Suburb	JULATTEN
State	Q
Postcode	4871
Country	
Contact number	0412 665 779
Email address (non-mandatory)	skindesign@bigpond.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

### 1.1) Home-based business

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

### 2) Owner's consent

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

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

## PART 2 – LOCATION DETAILS

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

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

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

Street address **AND** lot on plan (all lots must be listed), **or**

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		3	MT LEWIS RD	JULATTEN
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	RP732519	MAREEBA SC
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

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: <input type="text"/>	

#### 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):*

**SECONDARY DWELLING**

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 type="checkbox"/> Yes – complete division 2                                                   |
| Operational work       | <input type="checkbox"/> Yes – complete division 3                                                   |
| Building work          | <input checked="" 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>

**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?**

--

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

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



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



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

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

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

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

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

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

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

- Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

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

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

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

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

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

## PART 7 – FURTHER DETAILS

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

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

No

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

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

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

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

### Hazardous chemical facilities

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

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

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

### Clearing native vegetation

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

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

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

### Environmental offsets

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

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

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

### Koala habitat in SEQ Region

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

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

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



### Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

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

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

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

### Waterway barrier works

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

Yes – the relevant template is completed and attached to this development application

No

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

### Marine activities

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

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

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

### Quarry materials from a watercourse or lake

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

### Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

### Referable dams

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

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

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



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

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

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

No

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

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

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

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

No

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

Name of the heritage place:

Place ID:

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

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

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

No

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

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

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

No

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

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

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

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



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**25) Applicant declaration**

- By making this development application, I declare that all information in this development application is true and correct (To the best of my knowledge)
- 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	

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# PLANNING REPORT

3 MT LEWIS ROAD, JULATTEN

Application | February 2026

## Summary

<b>PROPOSAL</b>	Secondary Dwelling
<b>LOCATION</b>	3 Mt Lewis Rd Julatten Q 4871
<b>REAL PROPERTY DESCRIPTION</b>	Lot 3 RP732519
<b>SITE AREA</b>	4.044 Ha
<b>APPLICANT</b>	Patricia Skinner – Des Skinner Design
<b>CURRENT USE OF LAND</b>	Dwelling
<b>ZONE</b>	Rural Zone
<b>DATE</b>	February 2026

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# 1.0 Introduction

This Planning Report has been prepared in support of a Secondary Dwelling at 3 Mt Lewis Road, Julatten. The site is zoned Rural under the Mareeba Shire Council Planning Scheme Amendment 1.

## 2.0 Site Details and Background

### 2.1 Subject Site

The subject vacant site is lawfully identified as Lot 3 RP732519 and comprises total lot size of 4.044 Ha.

The subject site has electricity and telecommunications connected to the site. The site also has a water allocation sourced from Bushy Creek of 40 Megalitres and a Council refuse collection service.

### 2.2 Site History

The existing 170 square metre high set dwelling was constructed in 1988. At this stage, the site is not currently being used for any rural commercial purposes.

### 2.3 Proposed Development

The mature aged owners are in their later years and are finding the stairs of the high set dwelling more challenging to access on a regular basis. The proposed development is to construct a secondary low set dwelling.

The owners son and his wife will take residence in the highset dwelling with the intent to assume the roll of maintaining the property and in the longer term act as "carers" for their parents.

## 4.0 Development Assessment

Under Part 5 of the Mareeba Shire Council Amendment 1, Table 5.5.9 for the Rural Zone identifies the proposal as Code Assessable with the Assessment Criteria being the following:

- Rural Zone Code
- Accommodation Activities code
- Works, Services and Infrastructure Code
- Agricultural land overlay Code

### 4.1 Rural Zone Code

#### 6.2.9 Rural Zone Code

##### 6.2.9.2 Purpose and overall outcomes

(1) The purpose of the Rural zone code is to:

(a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

(b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;

(c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

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

The purpose of the Rural zone code is to:

(a) recognise the diversity of rural uses that exists throughout the region;

(b) protect the rural character of the region;

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

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

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

(h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;

(i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;

(j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and

(k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

**Comment:**

The proposal does **not** involve reconfiguration, subdivision or fragmentation of rural land. The existing rural allotment remains intact and can continue to support rural activities.

The secondary dwelling is a low-impact residential use directly associated with the rural occupation of the land and is located within the existing developed area of the property. It will not compromise the land's capacity for primary production.

The dwelling is sited to avoid natural hazards, drainage features and environmentally sensitive areas.

The scale of the dwelling, while exceeding 100 m<sup>2</sup>, remains consistent with rural living expectations and does not introduce an urban residential pattern or intensity.

The dwelling is sited in close proximity to the existing house and associated infrastructure, consolidating built form and avoiding unnecessary visual intrusion into the rural landscape.

Materials, colours and building height will be consistent with rural character and will not create adverse visual impacts.

The development avoids waterways, gullies, vegetation and natural features.

No clearing of significant vegetation is required, and the natural landscape values of the property are maintained.

## Conclusion

Although the proposed secondary dwelling exceeds the accepted development size threshold, the development **fully aligns with the purpose and intent of the Rural Zone**. It supports the ongoing rural use of the land, avoids fragmentation, maintains rural character, and does not introduce any incompatible or urban-intensity impacts. The proposal therefore represents an appropriate and compliant form of development within the Rural Zone.

**Table 6.2.9.3. For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <p>(a) the height of existing buildings on adjoining premises;</p> <p>(b) the development potential, with respect to height, on adjoining premises;</p> <p>(c) the height of buildings in the vicinity of the site;</p> <p>(d) access to sunlight and daylight for the site and adjoining sites;</p> <p>(e) privacy and overlooking; and</p> <p>(f) site area and street frontage length.</p>	<p><b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of:</p> <p>(a) 8.5 metres; and</p> <p>(b) 2 storeys above ground level.</p> <p><b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.</p>	<p><i>Complies with PO1</i></p> <p><i>The proposed dwelling is single-storey and well under the 8.5 m height limit. The height is consistent with the existing dwelling and other rural buildings in the locality. The development does not affect access to sunlight, privacy, or daylight for adjoining properties due to generous rural separation distances.</i></p>
<b>Siting where not involving a Dwelling House</b>		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
<p><b>PO2</b> Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p> <p>(b) access to sunlight and daylight for the site and adjoining sites;</p> <p>(c) privacy and overlooking;</p> <p>(d) air circulation and access to natural breezes;</p> <p>(e) appearance of building bulk; and</p> <p>(f) relationship with road corridors.</p>	<p><b>AO2.1</b> Buildings and structures include a minimum setback of:</p> <p>(a) 40 metres from a frontage to a State controlled road; and</p> <p>(b) 10 metres from a boundary to an adjoining lot.</p> <p><b>AO2.2</b> Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.</p> <p><b>AO2.3</b> Buildings and structures, except where a Roadside stall, include a minimum setback of:</p>	N/A

Performance outcomes	Acceptable outcomes	Comments
	(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;	
<b>Accommodation density</b>		
<b>PO3</b> 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.	<b>AO3.1</b> Residential density does not exceed one dwelling house per lot.  <b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for:  (a) a secondary dwelling; or  (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m <sup>2</sup> ; or  (c) Rural worker's accommodation.	<i>Complies with AO3.2</i>
<b>For Assessable development</b>		
<b>Site Cover</b>		
<b>PO4</b> Buildings and structures occupy the site in a manner that:  (a) makes efficient use of land;  (b) is consistent with the bulk and scale of buildings in the surrounding area; and  (c) appropriately balances built and natural features.	<b>AO4</b> No acceptable outcome is provided.	<i>Complies with PO4</i>  <i>The combined site cover of the existing and proposed dwellings occupies only a very small portion of the large rural allotment. Built form is consolidated in one area, preserving the majority of the site for rural use and natural landscape. The proposal makes efficient use of already-disturbed land and maintains a clear dominance of open rural space.</i>

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p><i>Complies with PO5</i></p> <p><i>The dwelling adopts a low-profile roof form, muted rural colours, and materials consistent with rural housing. Window and door placement is typical of rural buildings and does not create visual dominance.</i></p> <p><i>The design complements the existing dwelling and integrates seamlessly with the rural character of the locality.</i></p>
<b>Amenity</b>		
<p><b>PO6</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><i>Complies with PO6</i></p> <p><i>The secondary dwelling is a low-impact residential use. It does not generate noise, odour, emissions, lighting impacts, or traffic beyond what is typical for rural living. The generous separation distances inherent to the Rural Zone ensure no amenity impacts to adjoining land.</i></p>
<p><b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><i>Complies with PO7</i></p> <p><i>The development does not exacerbate any existing environmental impacts. The dwelling is sited away from drainage lines, vegetation, and sensitive features. Stormwater will be managed on-site, and no adverse impacts relating to noise, lighting, odour, or emissions will occur.</i></p>
<b>Rural Uses</b>		

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO8</b> Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises 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.</p>	<p><b>A07</b> No acceptable outcome is provided</p>	<p><i>Complies with PO8</i></p> <p><i>The secondary dwelling is directly associated with the rural occupation and management of the property. It is inherently compatible with rural activities and does not constrain agricultural operations on this or adjoining land. The proposal supports the ongoing viability of the rural holding.</i></p>
<p><b>PO9</b> Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.</p>	<p><b>A07</b> No acceptable outcome is provided</p>	<p><i>Complies with PO9</i></p> <p><i>No subdivision or fragmentation is proposed. The development is confined to an existing cleared area and does not alienate land from rural production. The proposal maintains the rural function and productive capacity of the allotment.</i></p>

## 4.3 Accommodation Activities Code

### 9.3.1.2.2 Purpose

(2) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.

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

(a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;

(b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;

(c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;

(d) Accommodation activities are generally established in accessible, well connected locations with access or future access to public transport, cycling and pedestrian networks;

(e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:

(i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;

(ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;

(iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and

(iv) Bibbohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and

(f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

**Table 9.4.1.3A – Accommodation activities code -. For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>If for Dwelling House</b>		
<p><b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) not dominate the site;</li> <li>(b) remain subservient to the primary dwelling; and</li> <li>(c) be consistent with the character of the surrounding area;</li> </ul>	<p><b>AO6.1</b> The secondary dwelling is located within:</p> <ul style="list-style-type: none"> <li>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</li> <li>(b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</li> </ul> <p><b>AO6.2</b> A secondary dwelling has a maximum gross floor area of 100m<sup>2</sup>.</p>	<p><i>Complies with PO6</i></p> <p><i>The building is single-storey, modest in height, and co-located with the existing dwelling to consolidate built form and avoid any perception of increased density. As the dwelling on the adjoining property is located over 200m from the proposed dwelling there are no overlooking or privacy impacts to adjoining property. The development does not involve commercial activity, advertising devices, extended hours of operation, or any use that would generate amenity impacts beyond those expected in a rural-residential setting.</i></p> <p><i>Despite the dwelling's larger floor area, the proposal maintains the rural character and amenity of the locality and therefore satisfies PO6.</i></p>

## 4.5 Works, Services and Infrastructure Code

### 9.4.5.2 Purpose

The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

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

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

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water supply</b>		
<p><b>PO1</b></p> <p>Each lot has an adequate volume and supply of water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes; (</p> <p>c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p><b>AO1.1</b></p> <p>Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated water supply service area</p> <p><b>AO1.2</b></p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <p>(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</p> <p>(b) on-site water storage tank/s: (iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the development.</p>	<p><i>Complies with PO1</i></p> <p><i>The site is located within the Rural Zone and outside a reticulated water supply area. The development will be serviced by on-site water storage tanks with a minimum combined capacity of 90,000 L, fitted with compliant camlock fittings for firefighting access. This supply is adequate to meet domestic needs, firefighting requirements, and ensures no adverse impacts on the receiving environment. A water licence to access 40 Megalitres of water per annum from Bushy Creek is in place to supplement tanks when required.</i></p>
<b>Wastewater disposal</b>		
<p><b>PO2</b></p> <p>Each lot provides for the treatment and disposal of effluent and other waste water</p>	<p><b>AO2.1</b></p> <p>Development is connected to a reticulated</p>	<p><i>Complies with PO2</i></p> <p><i>The site is not serviced by reticulated</i></p>

Performance outcomes	Acceptable outcomes	Comments
<p>that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) Ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment</li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul> <p><b>AO2.2</b> An effluent disposal system is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<p><i>sewerage. A compliant on-site effluent disposal system has been designed and will be installed in accordance with AS/NZS 1547 – On-Site Domestic Wastewater Management. The system has been sized to accommodate the proposed dwelling. The existing dwelling currently has a compliant on site disposal system in place.</i></p> <p><i>PO2 is achieved.</i></p>
<b>Stormwater Infrastructure</b>		
<p><b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO3.1</b> Where located within a Priority Infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>AO3.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	<p><i>Complies with PO3</i></p> <p><i>The development is not within a Priority Infrastructure Area and is not connected to a reticulated stormwater network. Stormwater from the secondary dwelling will be directed to a lawful point of discharge within the property via an on-site drainage system designed in accordance with the FNQROC Regional Development Manual. The proposal does not increase flood risk or impact adjoining land.</i></p>
<b>Electricity Supply</b>		

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) 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:  (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur</p>	<p><i>Complies with PO4</i>  <i>The premises is already connected to the electricity supply network, and the secondary dwelling will be connected as part of the building works. No independent generation system is required.</i></p>
<b>Telecommunications Infrastructure</b>		
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p><i>Complies with PO5</i>  <i>The development can be connected to existing telecommunications infrastructure servicing the locality, including NBN wireless or fixed wireless services. Adequate telecommunications supply is available to the dwelling.</i></p>
<b>Existing public utility services</b>		
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual</p>	<p><i>Complies with PO6</i>  <i>The development does not require relocation or alteration of any public utility mains or services. All existing infrastructure remains unaffected, and the proposal does not impede the efficient functioning of any public utilities.</i></p>

Performance outcomes	Acceptable outcomes	Comments
<b>Excavation or filling</b>		
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p> <p><b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p> <p><b>A07.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;</li> <li>(d) have a slope no greater than 1 in 4; and are retained.</li> </ul> <p><b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul> <p><b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>A07.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and</p>	<p><i>Complies with PO7</i></p> <p><i>Only minor earthworks are required to establish the building pad for the secondary dwelling. All works will remain well within the AO thresholds, including maximum cut/fill depths, batter heights, and boundary clearances. No retaining walls exceeding 1.5 m are proposed with the exception of the retaining wall for a store room at the rear of the dwelling. This has been designed by and RPEQ. Earthworks will avoid impacts on trees, scenic amenity, slope stability, and adjoining properties.</i></p>

Performance outcomes	Acceptable outcomes	Comments
	<p>constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p> <p><b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. Mareeba Shire Council planning scheme</p>	
<b>For Assessable development</b>		
<b>Transport Network</b>		
<b>PO8</b>	<p><b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p> <p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	<p><i>Complies with PO8</i></p> <p><i>The development will utilise the existing rural access, which is constructed to an appropriate standard for low-impact residential use. No new crossovers or upgrades are required. The proposal does not generate pedestrian demand requiring footpath construction.</i></p>
<b>Public Infrastructure</b>		
<p><b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts</p>	<p><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p><b>NA</b> <i>No infrastructure is proposed to be dedicated to Council. All works are contained within the private property and constructed to FNQROC standards where applicable.</i></p>

Performance outcomes	Acceptable outcomes	Comments
<b>Stormwater quality</b>		
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul> <p><b>AO10.2</b> For development on land greater than 2,500m<sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> </ul>	<p>N/A</p> <p><i>The development involves a single secondary dwelling and does not exceed thresholds requiring a Stormwater Quality Management Plan. Nevertheless, stormwater will be managed on-site to ensure no worsening of runoff, erosion, or sedimentation. Construction-phase erosion controls will be implemented in accordance with best practice.</i></p>

Performance outcomes	Acceptable outcomes	Comments
	(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.	
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> </ul> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p><b>AO11</b> No acceptable outcome is provided</p>	<p>N/A</p> <p><i>No stormwater detention basins are required for this scale of development. Stormwater will be dispersed safely within the property without impacting receiving waters or public safety</i></p>
<b>Excavation or filling</b>		
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p> <p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> <li>(a) within peak traffic times; and</li> <li>(b) before 7am or after 6pm Monday to Friday;</li> <li>(c) before 7am or after 1pm Saturdays; and</li> <li>(d) on Sundays or Public Holidays.</li> </ul>	<p>N/A</p> <p><i>Earthworks are minimal and will not generate significant truck movements. Construction traffic will be temporary and low-impact, with no adverse effect on local amenity.</i></p>
<p><b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p><b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.</p> <p><b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p><i>Complies with PO13</i></p> <p><i>Earthworks are minimal and will not generate significant truck movements. Construction traffic will be temporary and low-impact, with no adverse effect on local amenity.</i></p>

Performance outcomes	Acceptable outcomes	Comments
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on:  (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	<b>AO14</b> Access to the premises (including all works associated with the access):  (a) must follow as close as possible to the existing contours;  (b) be contained within the premises and not the road reserve, and  c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	<i>Complies with PO14</i>  <i>The existing access arrangement remains unchanged. The secondary dwelling does not alter drainage patterns, does not reduce safety, and does not impact the privacy or visual amenity of adjoining premises.</i>
<b>Weed and pest management</b>		
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	<i>N/A</i>  <i>Construction activities will be confined to an already-disturbed area. No soil importation or vegetation disturbance likely to spread weeds or pests is proposed.</i>
<b>Contaminated land</b>		
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	<b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	<i>N/A</i>  <i>The site is not affected by known contamination, hazardous activities, or industrial emissions. The dwelling is located well away from any potential contaminant sources.</i>
<b>Fire services in developments accessed by common private title</b>		
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water	<b>AO17.1</b> Fire hydrants are located in accessways or	<i>N/A</i>

Performance outcomes	Acceptable outcomes	Comments
safely, effectively and efficiently.	private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.  <b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.	

## 5.0 Applicable Overlays

In accordance with the Overlay Maps of the Mareeba Shire Council 2016, the subject site is flagged by the following overlays: -

- Land Subject to Agricultural Overlay: - Agricultural Class A

### 5.1 Agricultural Overlay Code

#### 8.2.1.2 Purpose

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

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

(i) an overriding need exists for the development in terms of public benefit,

(ii) no suitable alternative site exists; and

(iii) the fragmentation or reduced production potential of agricultural land is minimised;

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

(c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and Land with the 'Broadhectare rural' area is maintained in its current configuration.

#### Comment

The proposed secondary dwelling does not result in fragmentation, alienation, or any reduction in the primary production potential of the land. No reconfiguration is proposed, and the development is confined to an already-disturbed area adjacent to the existing dwelling.

Although the dwelling exceeds 100 m<sup>2</sup>, its size does not increase the development footprint or remove additional land from agricultural use. The proposal maintains the full agricultural capability of the Class A/B land and does not compromise future production potential.

**Table 8.2.1.3 Works, services and infrastructure code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<p><b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) an overriding need exists for the development in terms of public benefit;</li> <li>(b) no suitable alternative site exists; and</li> <li>(c) loss or fragmentation is minimised to the extent possible.</li> </ul>	<p><b>AO1.1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <ul style="list-style-type: none"> <li>(a) animal husbandry; or</li> <li>(b) animal keeping; or</li> <li>(c) cropping; or</li> <li>(d) dwelling house; or</li> <li>(e) home based business; or</li> <li>(f) intensive animal industry (only where for feedlotting); or</li> <li>(g) intensive horticulture; or</li> <li>(h) landing; or</li> <li>(i) roadside stalls; or</li> <li>(j) winery.</li> </ul>	<p><i>The proposed development does not result in fragmentation, alienation, or any loss of productive agricultural land. No subdivision is proposed, and the development footprint is confined to an existing cleared and previously disturbed area adjacent to the primary dwelling.</i></p> <p><i>The dwelling is required to support the ongoing rural occupation and management of the property, providing on-site accommodation for persons associated with the rural use. This represents a legitimate operational need that supports the productive functioning of the land.</i></p> <p><i>The development footprint into productive Class A/B soils, nor does it sterilise or constrain any part of the site used for agricultural purposes. The proposal therefore avoids fragmentation and maintains the full productive capacity of the land,</i></p>
<b>For assessable development</b>		
<p><b>PO2</b> Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) avoid land use conflict;</li> <li>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</li> <li>(c) avoid reducing primary production potential; and</li> </ul>	<p><b>AO2</b> No acceptable outcome is provided.</p>	<p><i>The dwelling does not encroach upon productive land or reduce the primary production potential of the site. It is co-located with the existing dwelling, consolidating built form and avoiding any intrusion into agricultural areas.</i></p> <p><i>The development does not introduce any new constraints on lawful agricultural activities and does not create any adverse impacts on public health, safety, or amenity. PO2 is</i></p>

Performance outcomes	Acceptable outcomes	Comments
(d) not adversely affect public health, safety and amenity.		<i>satisfied.</i>
<p><b>PO3</b>                      Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <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 of agricultural land.</p>	<p><b>AO3</b>                      No acceptable outcome is provided.</p>	<p><i>The development does not introduce sensitive receptors in a manner that would constrain agricultural operations on this or adjoining properties. The viability and long-term use of the agricultural land is fully preserved. PO3 is achieved.</i></p>

## 6.0 Conclusion and Recommendations

This planning report demonstrates that the proposed Development Application for a Secondary Dwelling on Lot 3 RP732519 within the Rural Zone is warranted on the following basis:

The proposed development seeks approval for a secondary dwelling with a gross floor area of 182 m<sup>2</sup> on an existing Rural-zoned allotment. Although the dwelling exceeds the 100 m<sup>2</sup> threshold for accepted development, the assessment clearly demonstrates that the proposal achieves full compliance with all relevant Performance Outcomes of the Mareeba Shire Council Planning Scheme.

The proposal represents a low-impact, appropriate, and compatible form of a rural residential development that maintains the long-term viability of agricultural land and aligns with the strategic planning intent for the locality to surrounding agricultural operations.

Based on the assessment undertaken, it is recommended that Council approve the development application.

- Achieves the purpose and overall outcomes of the Rural Zone Code;
- Complies with the Accommodation Activities Code;
- Meets the requirements of the Infrastructure Works Code;
- Satisfies the Agricultural Land Overlay Code; and
- Represents an appropriate and well-considered development outcome for the site.