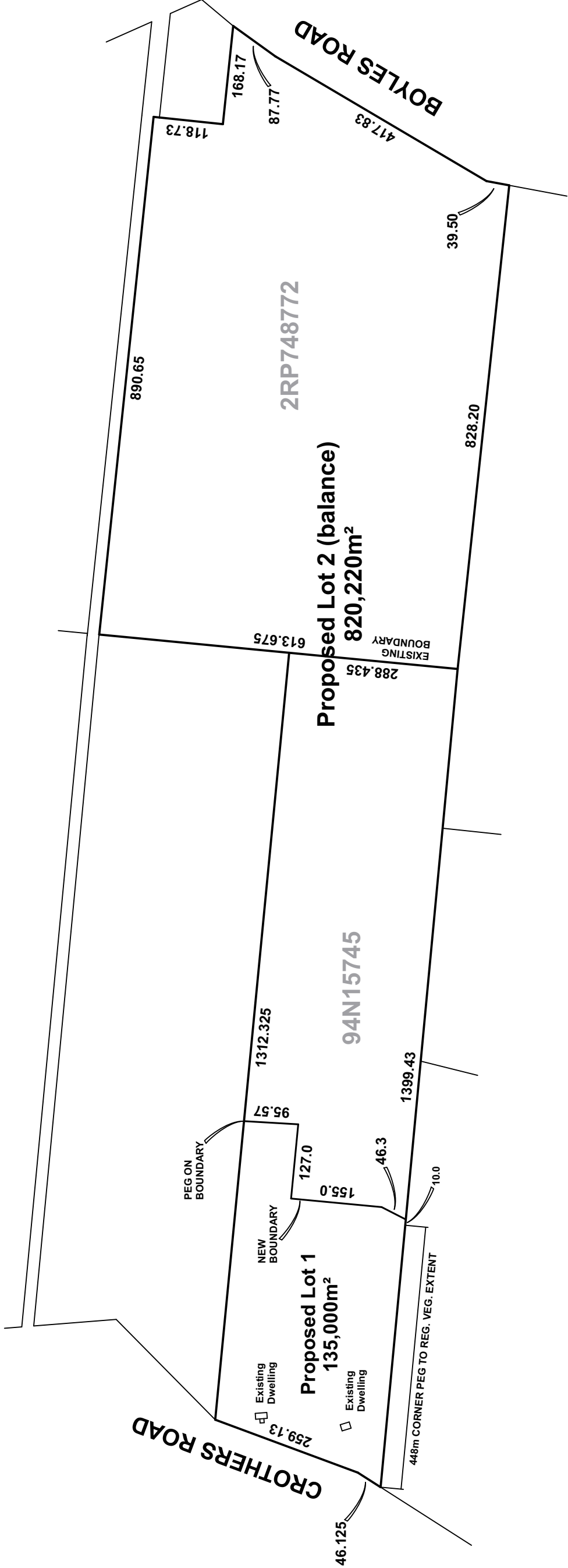
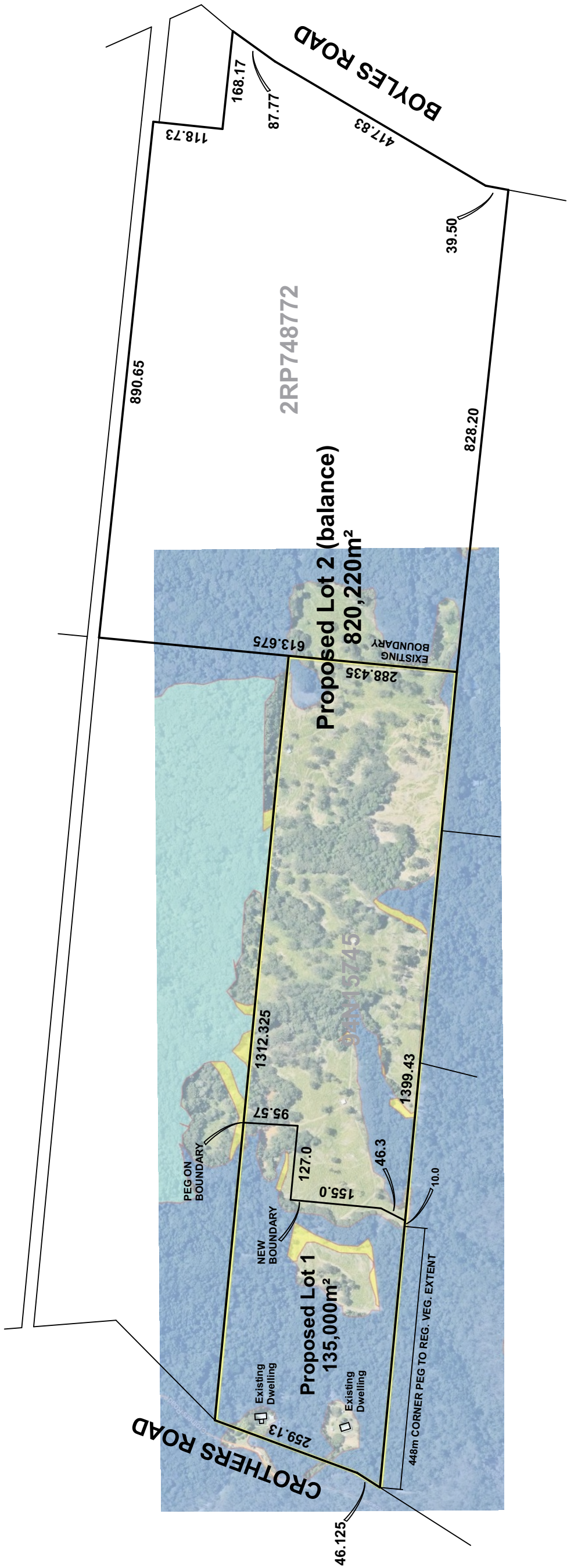




info@scopetownplanning.com.au	DRAWING REFERENCE: 26012-1.0		PROPOSAL PLAN		Scale: 1:7500 @ A3		NOTE: This is not a survey plan		S1/2
	Prepared for: Colin Bradley	RECONFIGURATION OF A LOT: 2 into 2 lot Boundary Realignment		Drawing:	Amendment:	Date:	COMMENTS:		
	Job Number: 26012	LOCAL AUTHORITY: MAREEBA SHIRE COUNCIL		1	0	12-06-2026	NEW BOUNDARY SETBACK MINIMUM 10m FROM REGULATED VEGETATION LINE		
	Date: June 2026	REAL PROPERTY ADDRESS: 94N157451 & 2RP748772							
	Drawn by: J. Burns	SITE ADDRESS: 105 Crothers Rd. & Boyles Rd. Kuranda Qld.							



info@scopetownplanning.com.au SCOPE TOWN PLANNING	DRAWING REFERENCE: 26012-1.0	PROPOSAL PLAN (DAMS OVERLAY)				Scale: 1:7500 @ A3	NOTE: This is not a survey plan	S2/2
	Prepared for: Collin Bradley	RECONFIGURATION OF A LOT: 2 into 2 lot Boundary Realignment				Drawing:	Amendment:	Comments:
	Job Number: 26012	LOCAL AUTHORITY: MAREEBA SHIRE COUNCIL				1	0	NEW BOUNDARY SETBACK MINIMUM 10m FROM REGULATED VEGETATION LINE
	Date: June 2026	REAL PROPERTY ADDRESS: 94N157451 & 2RP748772				12-06-2026		
Drawn by: J. Burns		SITE ADDRESS: 105 Crothers Rd. & Boyles Rd. Kuranda Qld.						

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

I,

Colin John Bradley.

as owner of the premises identified as follows:

105 Crothers Rd. Kuranda Qld. 4881
94N157451 and 2RP748772

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

Scope Town Planning

on the premises described above for:

Reconfiguration of a Lot
Boundary Realignment (2 into 2)

 10/6/26.
[signature of owner and date signed]

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

I,

Annette Marie Bradley

as owner of the premises identified as follows:

105 Crothers Rd. Kuranda Qld. 4881
94N157451 and 2RP748772

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

Scope Town Planning

on the premises described above for:

Reconfiguration of a Lot
Boundary Realignment (2 into 2)

[signature of owner and date signed]

10-06-26

DEVELOPMENT APPLICATION:

RECONFIGURATION OF A LOT Boundary Realignment

105 Crothers Road & Boyles Road Kuranda Qld. 4881
94N157451 and 2RP748772



June 2026

CONTENTS

1	Proposal	4
1.1	Introduction	4
1.2	Proposed Development Summary	4
1.3	Site and Locality	5
2	Proposed Development Detail	7
2.1	Design Response	7
3	Planning Considerations	8
3.1	Compliance with the Planning Scheme	8
3.2	Strategic Framework	8
3.3	Level of Assessment and Applicable Codes	9
3.4	Planning Scheme Overlays	10
3.4.1	Bushfire Hazard Overlay	10
3.4.2	Environmental Significance Overlay	10
3.4.3	Hill and Slope Overlay	10
3.5	State Interests and Referral	11
4.	Infrastructure and Servicing	12
4.1	Water	12
4.2	Sewer	12
4.3	Electricity	12
4.4	Telecommunications	12
4.5	Stormwater	12
4.6	Access	12
5	Planning Summary	12
 Appendix 1: Assessment Against the Planning Codes		(attached)
Appendix 2: Proposed Plans		(attached)

APPLICATION SUMMARY	
DEVELOPMENT APPLICATION	Reconfiguration of a Lot
PROPOSED USE	Boundary Realignment
LEVEL OF ASSESSMENT	Code
STREET ADDRESS	105 Crothers Rd & Boyles Rd Kuranda Qld. 4881
REAL PROPERTY ADDRESS	94N157451 & 2RP748772
LAND AREA	393,330m ² & 561,890m ²
PREPARED BY	Scope Town Planning
PREPARED FOR	Mr Colin Bradley
LAND OWNER	Colin and Annette Bradley
LOCAL GOVERNMENT AREA	Mareeba Shire Council
PLANNING SCHEME	MSC Planning Scheme 2016 Amdt. 1
ZONE	Rural Zone
PRECINCT	Nil
EASEMENTS	Nil
IMPROVEMENTS	Dwelling Houses, Dams
APPLICABLE PLANNING CODES	Rural Zone Code
	Bushfire Hazard Overlay Code
	Environmental Significance Overlay Code
	Hill and Slope Overlay Code
	Landscaping Code
	Parking and Access Code
	Reconfiguring a Lot Code
	Works, Services and Infrastructure Code
STATE INTERESTS	Regulated Vegetation
APPLICABLE REFERRALS	Nil

1 Proposal

1.1 Introduction

This Planning Report has been prepared in support of a Development Permit for Reconfiguring a Lot (Boundary Realignment) over Lot 94 on N157451 and Lot 2 on RP748772, located at 105 Crothers Road and Boyles Road, Kuranda.

The application seeks to reconfigure the existing two allotments through a Boundary Realignment. The proposal will not create any additional lots and will result in two allotments being retained. The development is located within the Rural Zone under the Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1.

Pursuant to the planning scheme, the proposed Reconfiguring a Lot is **Code Assessable** and is assessed against the applicable provisions of the Mareeba Shire Council Planning Scheme 2016. This report provides an assessment of the proposal and demonstrates its compliance with the relevant planning framework.

1.2 Proposed Development Summary

The application seeks a Development Permit for Reconfiguring a Lot to facilitate a 2 into 2 lot Boundary Realignment between Lot 94 on N157451 and Lot 2 on RP748772 at 105 Crothers Road and Boyles Road, Kuranda.

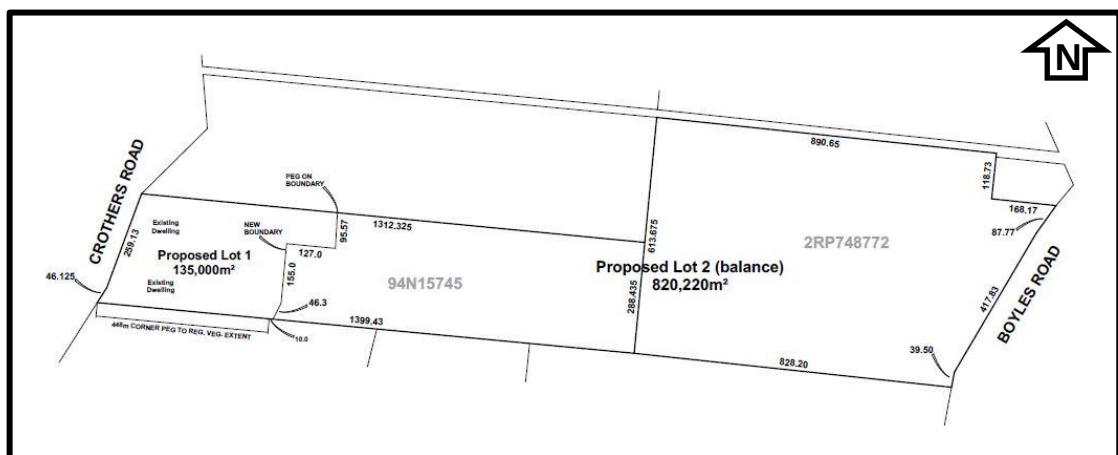


Figure 1: Proposed Boundary Realignment (Scope Town Planning).

The proposal will not create any additional allotments. The existing two lots will be reconfigured to produce Proposed Lot 1 with an area of approximately 13.5 hectares and Proposed Lot 2 (balance lot) with an area of approximately 82.02 hectares. The proposed boundary has been designed to maintain the existing access arrangements and accommodate the established rural development on the land.

1.3 Site and Locality

The subject land comprises Lot 94 on N157451 and Lot 2 on RP748772, located at 105 Crothers Road and Boyles Road, Kuranda within the Mareeba Shire local government area. The site has a combined area of approximately 95.52 hectares and is situated approximately 3 kilometres south-east of the Kuranda township.

The land is irregular in shape and extends between Crothers Road to the west and Boyles Road to the east. Existing vehicular access is provided from both roads. The surrounding locality is characterised by large rural and rural residential holdings containing a mix of dwelling houses, small-scale agricultural activities, cleared pasture areas and substantial areas of native vegetation.

The site contains two existing dwelling houses located within the western portion of Lot 94. Lot 2 is currently undeveloped. Aerial imagery indicates the land comprises a combination of cleared grassed areas and extensive vegetated areas, consistent with the prevailing character of the locality.

Topographically, the land is gently undulating across the central and eastern portions of the site, with steeper land occurring toward the western boundary adjoining Crothers Road. Available contour mapping indicates the site generally ranges from approximately 200 metres AHD within the eastern portion of the land to approximately 450 metres AHD within the western portion, with elevated landforms occurring outside the primary development area.

The locality is serviced by the existing road network and is characterised by a low-density rural settlement pattern, with development generally occurring on large allotments that maintain substantial vegetation cover and separation between dwellings.

The site is mapped with several overlays which are addressed in the Planning Code Assessment attached as **Appendix 1**.



Figure 2: Development site aerial image (Qld. Globe).

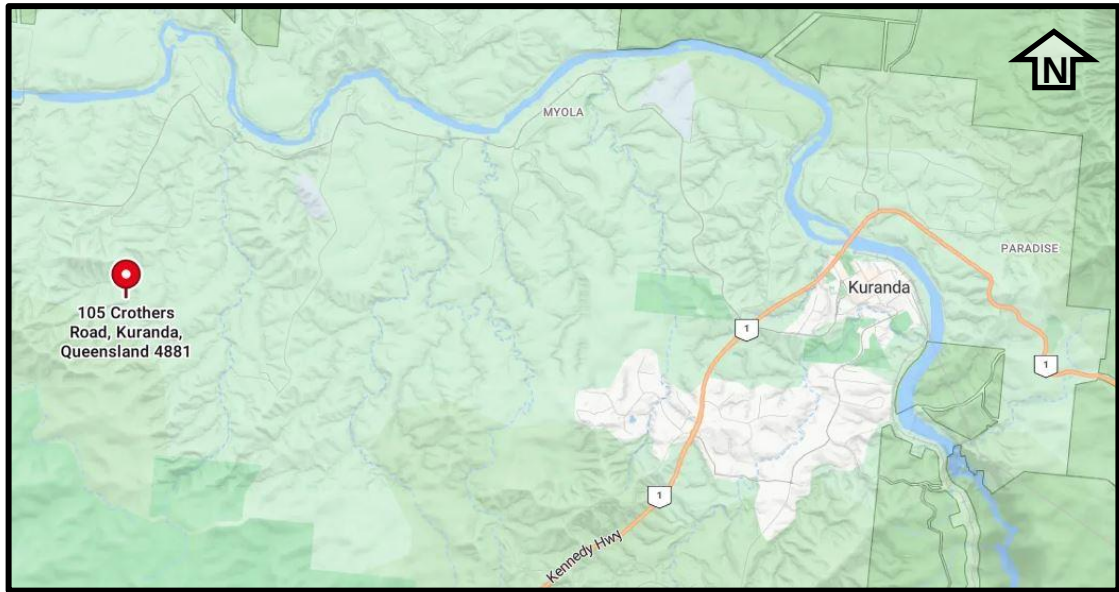


Figure 3: Location of development proposal site. (Bing Maps)

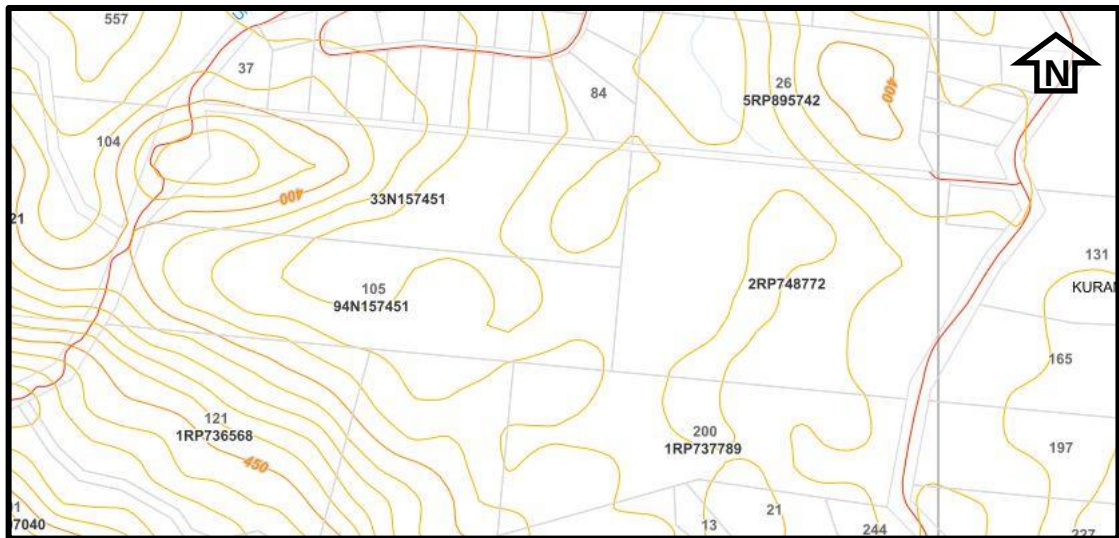


Figure 4: Site contour mapping, 10m (MSC Mapping).



Figure 5: Lot 2, Boyles Rd. site frontage (Google Maps).

2 Proposed Development Detail

The proposal seeks approval for a Reconfiguring a Lot (Boundary Realignment) involving Lot 94 on N157451 and Lot 2 on RP748772. The development will reconfigure the existing lot boundaries while retaining two allotments and maintaining the existing pattern of development on the land.

The proposed Boundary Realignment transfers a portion of land from Lot 2 to Lot 94, resulting in smaller lot containing the existing Dwelling Houses fronting Crothers Road and a larger balance allotment containing portions of grazing land with frontage to Boyles Road. The proposal has been designed to respond to existing site conditions, including established development, vegetation patterns and environmental constraints.

No additional lots, access arrangements or development rights are proposed as part of the application. No vegetation clearing is proposed or required to facilitate the Boundary Realignment. Existing access from Crothers Road and Boyles Road will be retained.

The proposal will result in two allotments as detailed in Table 1 below.

Table 1: Lot yield

Lot	Area
Proposed Lot 1	135,000m ² (13.5ha)
Proposed Lot 2 (Balance)	820,220m ² (82.02ha)
Total Site Area	955,220m ² (95.52ha)

2.1 Design Response

The proposed Boundary Realignment has been designed to create a more practical lot configuration that aligns with the existing pattern of land use and development on the site. Proposed Lot 1 incorporates the existing dwelling houses, associated cleared areas and access from Crothers Road, while Proposed Lot 2 retains access to Boyles Road and encompasses the balance of the landholding.

The revised boundary has been located having regard to mapped environmental constraints, including areas of regulated vegetation. In response to pre-lodgement advice received from the State Assessment and Referral Agency, the boundary alignment has been positioned to maintain a minimum 10 metre setback from mapped Category B regulated vegetation. This approach is intended to avoid assessable vegetation clearing associated with the creation and ongoing maintenance of the new boundary.

The proposal retains the rural character of the site, preserves the existing development pattern and does not require the establishment of new access points or significant infrastructure works. As no additional lots are created, the development is not expected to generate additional demand on local infrastructure or services.

3 Planning Considerations

3.1 Compliance with the Planning Scheme

The application seeks a Development Permit for Reconfiguring a Lot under the Planning Act 2016 and is assessed against the Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1.

Pursuant to Table 5.6.1 of the Planning Scheme, Reconfiguring a Lot within the Rural Zone is Code Assessable where the development does not result in the creation of additional lots. The proposal is therefore subject to assessment against the Reconfiguring a Lot Code and the relevant assessment benchmarks identified by the Planning Scheme.

The subject land is included within the Rural Zone. The Strategic Framework and Rural Zone Code seek to protect the productive capacity and environmental values of rural land, maintain large lot rural settlement patterns and ensure development does not prejudice the ongoing use of land for rural purposes. The proposal is consistent with these outcomes as it does not increase development density, introduce additional development opportunities or alter the established rural character of the locality.

The proposed Boundary Realignment represents a minor reconfiguration of existing lot boundaries that results in a more logical landholding arrangement without compromising the intent of the zone. The development maintains large rural allotments, retains existing access arrangements and does not create any additional demand for public infrastructure or services.

The proposal has also been designed having regard to the environmental constraints affecting the site. Relevant overlay matters and State interests are addressed within this report and demonstrate that the development can occur without adverse impacts on identified environmental values.

Overall, the proposal is consistent with the Strategic Framework, the intent and outcomes sought by the Rural Zone and the applicable assessment benchmarks of the Mareeba Shire Council Planning Scheme.

Compliance with the relevant Codes is demonstrated in the code assessment tables contained in Appendix 1.

3.2 Strategic Framework

The Strategic Framework establishes the policy direction for growth and development within the Mareeba Shire and provides the basis for assessment of development applications under the Planning Scheme.

The proposal is consistent with the Strategic Framework as it facilitates a minor Boundary Realignment between two existing rural allotments without increasing the number of lots or intensifying development on the land. The development maintains the established rural settlement pattern and preserves the ongoing use and function of the land for rural purposes.

The proposal does not result in fragmentation of rural land through the creation of additional allotments and maintains lot sizes that are consistent with the intended character and function of the Rural Zone. Existing development is retained, existing access arrangements remain unchanged and no additional infrastructure demands are generated.

The Strategic Framework also seeks to protect environmental values and ensure development responds appropriately to natural constraints. The proposed boundary alignment has been designed having regard to areas of regulated vegetation and other environmental considerations affecting the site. The proposal maintains separation from mapped Category B regulated vegetation and avoids the creation of development outcomes that would adversely affect identified environmental values.

Accordingly, the proposal achieves the relevant outcomes of the Strategic Framework by maintaining the productive and environmental values of the land while facilitating a logical and orderly adjustment of existing property boundaries.

3.3 Level of Assessment and Applicable Codes

Pursuant to the Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1, the proposed Reconfiguring a Lot (Boundary Realignment) is Code Assessable development.

The application has been assessed against the relevant assessment benchmarks identified within the Planning Scheme. Having regard to the characteristics of the site and the nature of the proposed development, the following codes are applicable to the assessment:

- 6.2.9 Rural Zone Code
- 8.2.3 Bushfire Hazard Overlay Code
- 8.2.4 Environmental Significance Overlay Code
- 8.2.8 Hill and Slope Overlay Code
- 9.4.2 Landscaping Code
- 9.4.3 Parking and Access Code
- 9.4.4 Reconfiguring a Lot Code
- 9.4.5 Works, Services and Infrastructure Code

The applicable assessment benchmarks establish the relevant performance outcomes for the proposed development and ensure the Boundary Realignment responds appropriately to the site's rural character, environmental values, access arrangements and infrastructure servicing requirements.

A detailed assessment against the applicable codes is provided in Appendix 1. The assessment demonstrates that the proposal complies with the relevant performance outcomes and acceptable outcomes, or otherwise achieves the intent and purpose of the applicable assessment benchmarks.

Accordingly, the proposal is considered to be consistent with the relevant provisions of the Mareeba Shire Council Planning Scheme 2016 and is capable of achieving compliance with all applicable assessment benchmarks.

3.4 Planning Scheme Overlays

3.4.1 Bushfire Hazard Overlay

The subject land is affected by the Bushfire Hazard Overlay and is therefore assessed against the Bushfire Hazard Overlay Code.

The proposal comprises a Boundary Realignment only and does not create any additional lots, introduce new development opportunities or increase the intensity of development on the land. Existing access arrangements are retained and no new roads or building envelopes are proposed as part of the application.

Given the development does not facilitate additional habitable development within a bushfire hazard area, the proposal does not increase bushfire risk to persons or property. The existing pattern of development is maintained and the Boundary Realignment does not prejudice the ability for future development on either allotment to appropriately address bushfire hazard requirements at the time of any subsequent development application.

Accordingly, the proposal is consistent with the purpose and outcomes sought by the Bushfire Hazard Overlay Code.

3.4.2 Environmental Significance Overlay

The subject land is affected by the Environmental Significance Overlay and is therefore assessed against the Environmental Significance Overlay Code.

The overlay mapping identifies areas of environmental value associated with native vegetation and ecological features across portions of the site. The proposed development has been designed having regard to these environmental values and does not involve operational works, vegetation clearing or the creation of additional lots.

The proposal comprises a minor Boundary Realignment between two existing rural allotments and does not result in fragmentation of environmental areas or the establishment of additional development opportunities that may adversely affect ecological values. The revised boundary alignment has been designed to maintain a minimum 10 metre setback from mapped Category B regulated vegetation, consistent with pre-lodgement advice received from the State Assessment and Referral Agency. This approach assists in avoiding assessable clearing associated with future boundary maintenance activities.

The environmental values of the site are therefore retained and the proposal does not compromise the ecological function, connectivity or integrity of environmentally significant areas.

Accordingly, the proposal achieves the purpose and intent of the Environmental Significance Overlay Code.

3.4.3 Hill and Slope Overlay

The subject land is affected by the Hill and Slope Overlay and is assessed against the Hill and Slope Overlay Code.

The purpose of the overlay is to ensure development responds appropriately to topographical constraints, protects scenic amenity and minimises land degradation, erosion and instability associated with development on sloping land.

The proposal comprises a Boundary Realignment only and does not involve earthworks, vegetation clearing, construction activities or the establishment of additional development sites. Existing lot access and development arrangements are retained and no changes are proposed to the site's physical characteristics.

As the development does not facilitate works that may adversely affect slope stability, landform integrity or visual amenity, the proposal is not expected to result in any adverse impacts on the values protected by the overlay. Future development on either allotment will remain subject to the relevant provisions of the Planning Scheme where required.

Accordingly, the proposal achieves the intent and outcomes of the Hill and Slope Overlay Code.

3.5 State Interests and Referral

The subject land contains areas mapped as Category B regulated vegetation under the Vegetation Management Framework. A pre-lodgement enquiry was submitted to the State Assessment and Referral Agency (SARA) to confirm whether the proposed Boundary Realignment would trigger referral under Schedule 10, Part 3, Division 4, Table 2, Item 1 of the Planning Regulation 2017 relating to Reconfiguring a Lot involving native vegetation clearing.

SARA advised that the original boundary alignment would trigger referral where the new boundary was located within mapped Category B vegetation, as assessable clearing associated with future boundary establishment and maintenance could occur. SARA further advised that referral may be avoided where the new boundary is located at least 10 metres from mapped Category B vegetation and associated infrastructure is located outside regulated vegetation areas.

In response to this advice, the proposal was amended to establish the new boundary with a minimum 10 metre setback from the mapped Category B vegetation extent. The revised boundary alignment is shown on the Proposal Plan and has been specifically designed to avoid assessable clearing associated with the Boundary Realignment.

Accordingly, the proposal has been prepared having regard to the relevant State interests relating to native vegetation and seeks to avoid impacts on regulated vegetation through the design and location of the proposed boundary.

On this basis, the development appropriately responds to the matters raised during the SARA pre-lodgement process and does not require referral to SARA.

4 Infrastructure and Servicing

The proposed Boundary Realignment does not increase the number of allotments, intensify development on the site or generate additional demand for infrastructure and services. Existing servicing arrangements will be retained and the development does not require upgrades or extensions to public infrastructure networks. The following sections provide a summary of the existing servicing arrangements relevant to the proposal.

4.1 Water

The subject land is not connected to a reticulated water supply network. Existing development is serviced by on-site water supply infrastructure. The proposed Boundary Realignment does not alter existing servicing arrangements and will not generate any additional demand for water infrastructure.

4.2 Sewer

The site is not connected to a reticulated sewerage network and existing development is serviced by on-site wastewater treatment systems. The proposal does not increase development intensity or create additional demand for sewerage infrastructure.

4.3 Electricity

Electricity is available to both allotments. The proposed Boundary Realignment does not require upgrades or extensions to the existing electricity network.

4.4 Telecommunications

Telecommunications services are available within the locality. The proposal will not increase demand on existing telecommunications infrastructure.

4.5 Stormwater

The proposed development does not involve operational works or changes to existing drainage patterns. Accordingly, no adverse stormwater impacts are anticipated as a result of the Boundary Realignment.

4.6 Access

Existing access arrangements from Crothers Road and Boyles Road will be retained. The proposal does not create additional allotments or increase traffic generation and therefore will not adversely impact the surrounding road network.

5 Planning Summary

The application seeks a Development Permit for Reconfiguring a Lot to facilitate a 2 into 2 lot Boundary Realignment between Lot 94 on N157451 and Lot 2 on RP748772 at 105 Crothers Road and Boyles Road, Kuranda.

The development is Code Assessable under the Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1 and has been assessed against the

applicable assessment benchmarks of the Planning Scheme. The assessment demonstrates that the proposal is consistent with the Strategic Framework, the intent of the Rural Zone and the relevant overlay and development codes.

The proposal does not increase the number of allotments, alter the established rural character of the locality or create additional demand for infrastructure and services. The development has been designed to respond appropriately to the environmental constraints affecting the site and does not require referral to the State Assessment and Referral Agency.

Having regard to the applicable provisions of the Mareeba Shire Council Planning Scheme 2016, the proposal represents an appropriate planning outcome and is recommended for approval, subject to reasonable and relevant conditions.



Johnathan Burns

Senior Town Planner | **Scope** Town Planning

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)	Colin and Annette Bradley c/- Scope Town Planning
Contact name (only applicable for companies)	Johnathan Burns
Postal address (P.O. Box or street address)	183 Summerfields Dr
Suburb	Caboolture
State	Qld.
Postcode	4510
Country	Australia
Contact number	0450 781 841
Email address (non-mandatory)	jburns@scopetownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	26012

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
		105	Crothers Rd	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	94	N157451	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		105	Boyles Rd	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	2	RP748772	Mareeba Shire Council

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

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

☐ In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*
Lot on plan description of strategic port land:
Name of port authority for the lot:

☐ In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

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

Boundary Realignment (2 into 2 lot reconfiguration)

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	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dual Occupancy	Dual Occupancy	2	~200m ²

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

- ☐ Yes
- ☒ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

2

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

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☒ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Rural
Number of lots created				2

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
94N157451	393,330		
2RP748772	561,890		
12.2) What is the reason for the boundary realignment?			
Consolidation of grazing land			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$		

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ 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
Regulated Vegetation	SARA	1 May 2026

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)*.

New Boundary aligned within SARA advised parameters to avoid vegetation clearing and referral.

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
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

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

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

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

Waterway barrier works

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

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

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

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

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

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

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

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

☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

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

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

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

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

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

☒ No

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the <i>Planning Regulation 2017</i> 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	☒ Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	☒ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Appendix 1: Assessment against the Planning Codes

RECONFIGURATION OF A LOT

Boundary Realignment (2 into 2 lots)

105 Crothers Road & Boyles Road Kuranda Qld. 4881
94N157451 and 2RP748772



Appendix 1: Assessment against the Mareeba Shire Planning Codes

APPLICATION		PREMISES	
FILE NO:	26012	ADDRESS:	105 Crothers Road & Boyles Road Kuranda Qld. 4881
APPLICANT:	Land Owner	RPD:	94N157451 & 2RP748772
LODGED BY:	Scope Town Planning	AREA:	393,330m ² & 561,890m ²
DATE LODGED:	June 2026	OWNER :	Colin and Annette Bradley
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Reconfiguration of a Lot – Boundary Realignment (2 into 2 Lots)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016 Amdt. 1		
ZONE:	Rural Zone		
LEVEL OF ASSESSMENT:	Code		
SUBMISSIONS:	n/a		

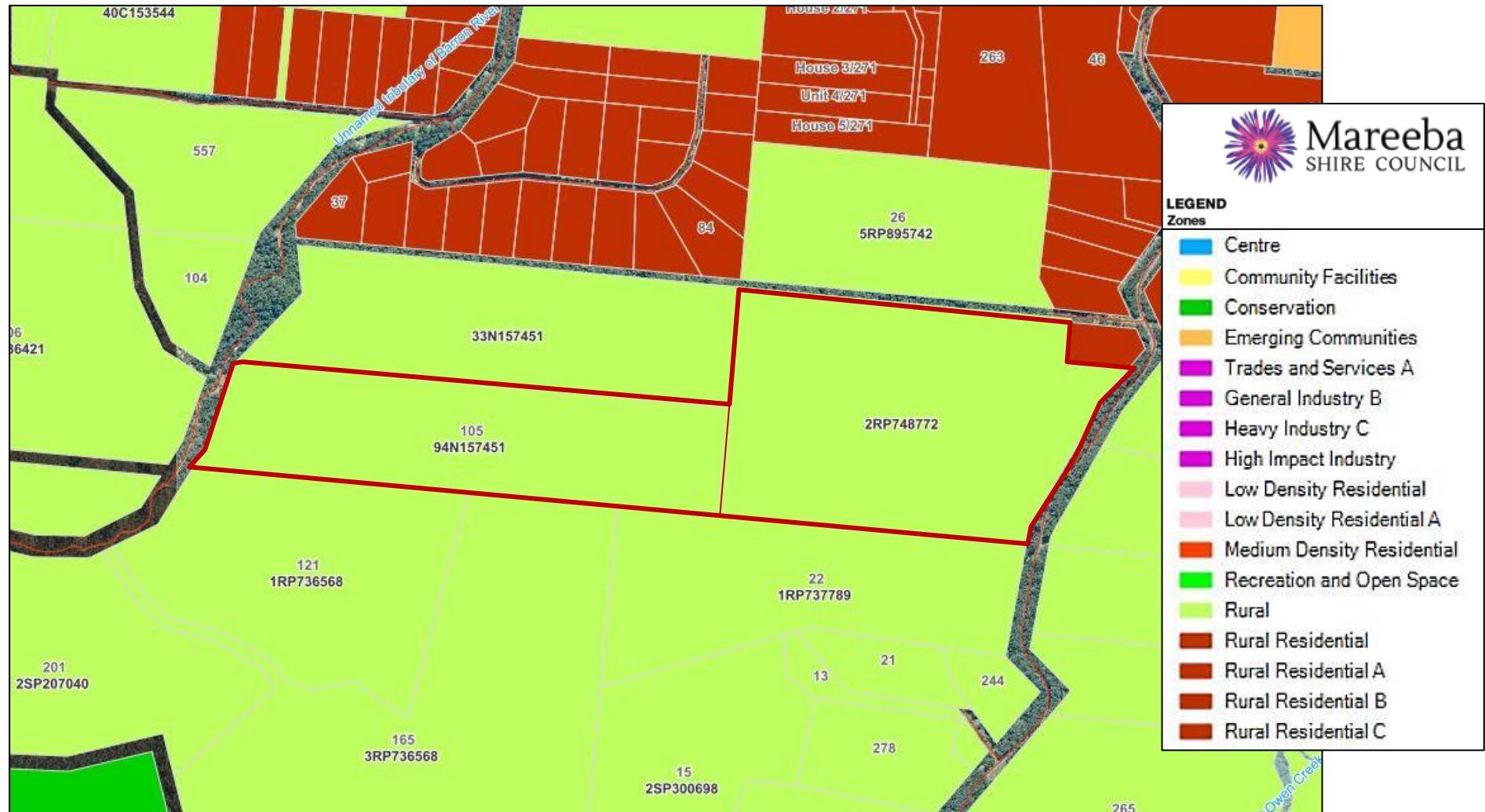
As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Criteria of the following Codes:

- 6.2.9 Rural Zone Code
- 8.2.3 Bushfire Hazard Overlay Code
- 8.2.4 Environmental Significance Overlay Code
- 8.2.8 Hill and Slope Overlay Code
- 9.4.2 Landscaping Code
- 9.4.3 Parking and Access Code
- 9.4.4 Reconfiguring a Lot Code
- 9.4.5 Works, Services and Infrastructure Code



6.2.9 Rural Zone Code

The development site is located within the Rural Zone of the Mareeba Shire Planning Scheme.



6.2.9.3 Criteria for assessment

Table 6.2.9.3A— Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For accepted development subject to requirements and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level. AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Not Applicable The proposal does not involve the construction of new buildings and therefore no building height assessment is required.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not Applicable The proposal does not involve the siting or construction of buildings or structures.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed	Not Applicable The proposal does not involve the siting or construction of buildings or structures.

Prepared by Scope Town Planning

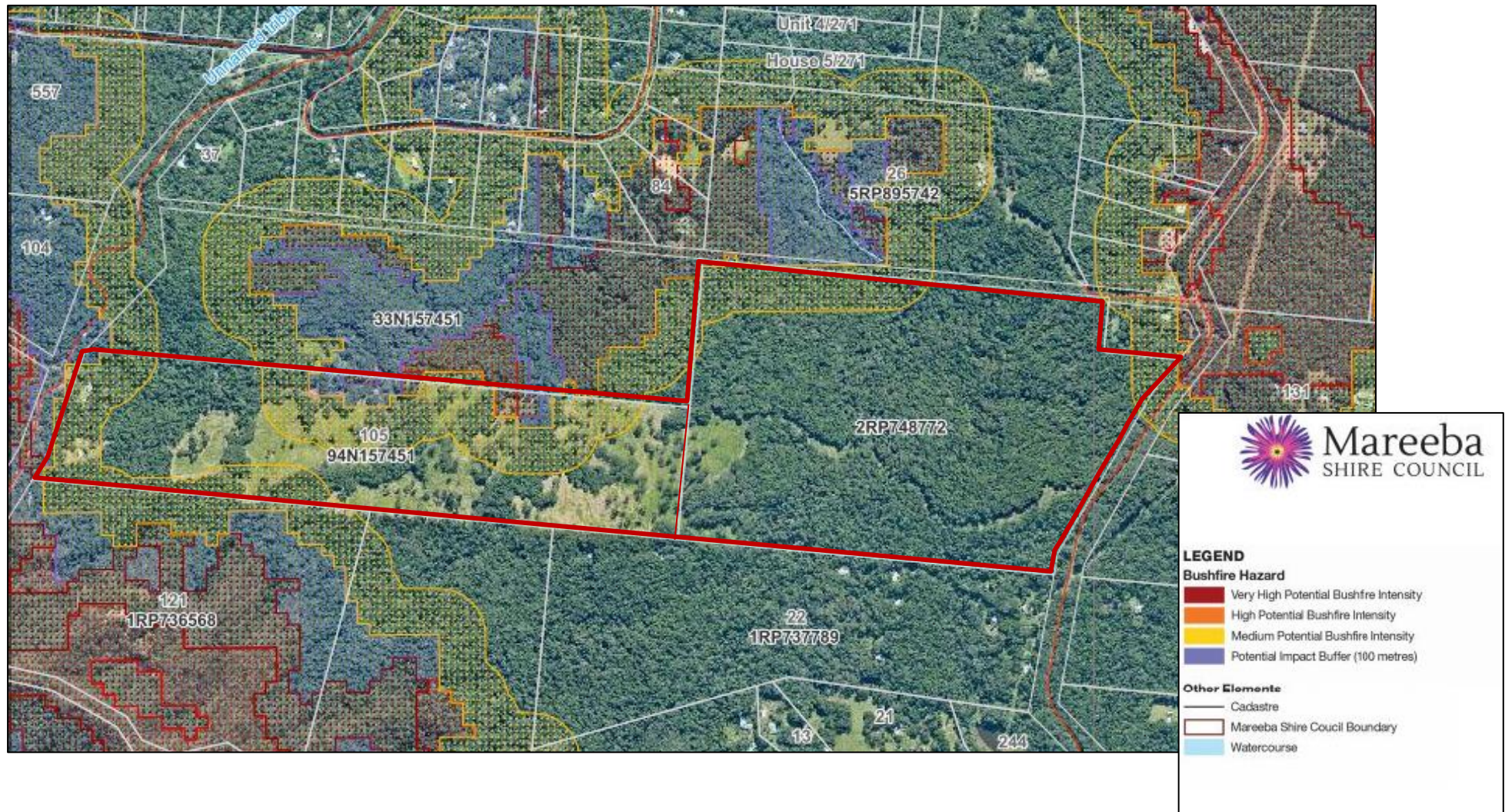
Performance outcomes	Acceptable outcomes	Compliance
	road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	
Accommodation density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	Complies No additional dwelling houses are proposed and the existing residential density remains unchanged. The proposal retains one existing lot containing the existing dwelling houses and one balance rural allotment.
	AO3.2 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 ² ; or (c) Rural worker's accommodation.	Not Applicable The proposal does not involve a secondary dwelling, caretaker's accommodation, rural worker's accommodation, or any increase in residential density.
For assessable development		
Site cover		
PO4 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.	AO4 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not involve additional buildings, structures or building works. Existing development is retained within Proposed Lot 1 and no changes are proposed to site cover, built form or the balance between developed and vegetated areas. The proposal maintains the established rural character of the locality and preserves substantial areas of native vegetation and open land.
PO5 Development complements and integrates with the established built character of the Rural zone,	AO5 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not involve building

Performance outcomes	Acceptable outcomes	Compliance
having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.		work, alterations to existing buildings, or the construction of new structures. Existing dwelling houses are retained and the established built character of the Rural Zone remains unchanged. Accordingly, the proposal maintains the existing built form and rural character of the locality.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO6 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not create additional lots, introduce new land uses, or intensify existing development. Existing access arrangements and development patterns are retained, with no additional traffic, noise, lighting, emissions, odour, advertising devices or other amenity impacts generated. Accordingly, the proposal will not detract from the amenity or rural character of the surrounding area.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO7 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not involve new land uses, operational works, vegetation clearing or an intensification of development. The proposal has been designed to respond to existing environmental constraints, including maintaining a minimum 10 metre setback from mapped Category B regulated vegetation, thereby avoiding adverse impacts on environmental values. As no additional environmental impacts are generated, the proposal maintains the existing amenity and environmental characteristics of the site and surrounding area.

Rural uses		
PO8 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.	AO8 No acceptable outcome is provided.	Complies The development comprises a boundary realignment between two existing rural allotments and does not introduce a new use or increase development intensity. The proposal maintains large rural landholdings, retains the existing pattern of rural development, and does not prejudice the ongoing use of the land for rural purposes. Accordingly, the development is compatible with the established rural character and function of the Rural Zone.
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	AO9 No acceptable outcome is provided.	Complies The development comprises a 2 into 2 boundary realignment and does not create additional allotments or increase fragmentation of rural land. The proposal maintains two large rural lots of approximately 13.5 hectares and 82.02 hectares respectively, preserving the ongoing productive and environmental values of the land. The development does not introduce land use conflict, reduce the viability of rural activities, or result in degradation of rural land resources.

8.2.3 Bushfire Hazard Overlay Code

The development site is located within the Bushfire Hazard Overlay area of the Mareeba Shire Planning Scheme.



8.2.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For accepted development subject to requirements and assessable development		
Water supply for fire-fighting purposes		
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	Not Applicable The proposal does not involve new development requiring reticulated fire-fighting water supply infrastructure. Existing development and servicing arrangements are retained.
	AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	Not Applicable The proposal does not create additional lots or habitable development and does not require the provision of additional on-site fire-fighting water supplies. Existing servicing arrangements remain unchanged.

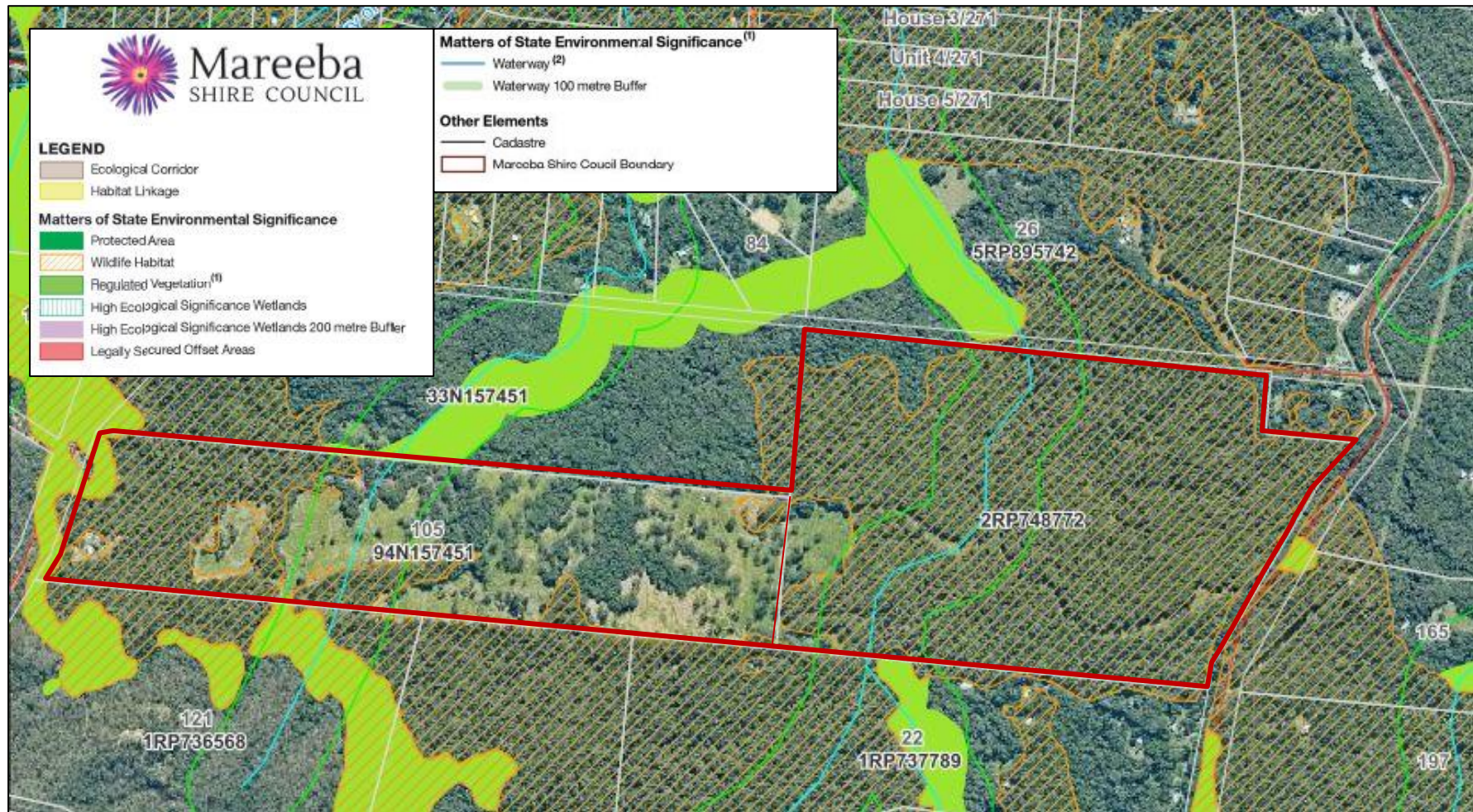
For assessable development		
Land use		
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o): (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.	Not Applicable The proposal does not involve any of the listed uses and does not include new buildings, structures, infrastructure or facilities. The development is limited to a boundary realignment between two existing rural allotments.
Lot design		
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that: (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO3.1 No new lots are created. OR AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope. Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.	Complies The proposal is a 2 into 2 boundary realignment and does not create any additional lots. Two allotments will be retained following the reconfiguration. Not Applicable The proposal does not create new lots or establish new building envelopes requiring assessment of radiant heat flux levels.

Firebreaks and access		
PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following: i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed: (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Not Applicable The proposal does not involve the construction of new roads or alterations to existing access arrangements. Existing access from Crothers Road and Boyles Road is retained.
	AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Not Applicable The proposal comprises a 2 into 2 boundary realignment and does not create additional allotments, roads, access tracks, development areas or building envelopes. Existing access arrangements are retained and no new development is proposed that would require the provision of firebreaks or perimeter roads. The proposed boundary alignment has been designed to maintain a minimum 10 metre setback from mapped Category B regulated vegetation. This separation will provide a maintained cleared corridor along the new boundary, assisting with ongoing land management and providing additional separation between vegetated areas and the boundary alignment.
Hazardous materials		
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO5 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).	Complies The processing or storage of dangerous goods or hazardous materials will not be undertaken in a 'Bushfire hazard area' or a 'Potential impact buffer'.

Landscaping		
PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to: (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO6 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not include landscaping works, vegetation planting, vegetation clearing, or operational works. Existing vegetation patterns are retained and the proposal does not increase the extent, duration or severity of bushfire hazard. The revised boundary alignment has been located with a minimum 10 metre setback from mapped Category B regulated vegetation, maintaining separation from vegetated areas and avoiding impacts on existing environmental values.
Infrastructure		
PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO7 The following infrastructure services are located below ground: (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications	Not Applicable The proposal does not involve the provision of new infrastructure services or alterations to existing infrastructure networks. Existing servicing arrangements are retained. No new infrastructure will be located within the 'Bushfire hazard area' or a 'Potential impact buffer'.
Private driveways		
PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO8 Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8m; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings.	Not Applicable The proposal does not involve the construction of new private driveways or modifications to existing access arrangements. Existing access to both allotments is retained as part of the boundary realignment.

8.2.4 Environmental Significance Overlay Code

The development site is located within the Environmental Significance Overlay area of the Mareeba Shire Planning Scheme.



8.2.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Regulated vegetation			
PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless: (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	AO1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).	Complies	No clearing of native vegetation is proposed within areas mapped as Regulated Vegetation. The boundary alignment has been designed to maintain separation from mapped Category B regulated vegetation and avoid vegetation impacts.

PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).	Complies The proposal comprises a boundary realignment only and does not involve buildings, structures, operational works, access works, earthworks or vegetation clearing. No development is proposed within areas of mapped regulated vegetation and the application does not establish any new development footprint adjacent to those areas. The proposal does not alter existing land use activities or create additional development opportunities that would adversely affect the ecological values of the mapped regulated vegetation. Existing vegetation, habitat connectivity and natural ecological processes will be retained.
Regulated vegetation intersecting a watercourse		
PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z). Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.	Not Applicable The proposal does not involve buildings, structures, operational works or development requiring assessment of setbacks from a mapped waterway. The application is limited to a boundary realignment and does not establish new development within a waterway buffer. Complies No clearing of native vegetation is proposed as part of the development. The application is limited to a boundary realignment and has been specifically designed to avoid impacts on mapped regulated vegetation and associated environmental values. The revised boundary alignment maintains a minimum 10 metre setback from mapped Category B regulated vegetation, ensuring that no native vegetation clearing is required for boundary establishment or ongoing maintenance.

Waterways and wetlands		
PO4 ‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).	Not Applicable The proposal does not involve buildings, structures, operational works or development requiring assessment against prescribed waterway setbacks. The application is limited to a boundary realignment and does not establish new development within a mapped waterway buffer.
	Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).	Not Applicable The proposal comprises a boundary realignment only and does not involve buildings, structures, operational works or vegetation clearing within a High Ecological Significance Wetland Buffer.
	Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.3 No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o). Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).	Not Applicable Development is for the ROL only and does not involve development within a ‘Waterway buffer’. No stormwater will be discharged to a ‘Waterway’ on or ‘High ecological significance wetland’.

	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.4 No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z). Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).	Not Applicable Development is for the ROL only and does not involve development within a 'Waterway buffer'. No wastewater will be discharged to a 'Waterway' on or 'High ecological significance wetland'.
--	---	---

For assessable development		
Wildlife Habitat		
PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o): (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	AO5 No acceptable outcome is provided.	Not Applicable The development comprises a boundary realignment only and does not involve vegetation clearing, earthworks or operational works. Existing wildlife habitat, ecological values and habitat connectivity are retained, and the proposal will not result in additional disturbance from vehicles, lighting, noise or domestic animals.

Legally secured offset areas		
PO6 Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	AO6 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not involve vegetation clearing, earthworks or operational works. The proposal does not prejudice, undermine or adversely impact any ecological values associated with a legally secured offset area.
Protected areas		
PO7 Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and: (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	AO7 No acceptable outcome is provided.	Not Applicable The development site does not contain any mapped 'Protected areas'.

Ecological corridors and Habitat linkages		
PO8 Development located: (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o) does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to: (a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; (b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage'; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity. Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.	AO8 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not involve vegetation clearing, earthworks or operational works. Existing ecological values, habitat connectivity and wildlife movement corridors are retained, and the proposal will not compromise the function of any mapped ecological corridor or habitat linkage.

Table 8.2.4.3B - Setback and buffer distances from waterways

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

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

Mareeba SHIRE COUNCIL

LEGEND

Modelled Flood Hazard Levels⁽¹⁾

1% AEP Defined Flood Event (DFE):

- Extreme Flood Hazard
- High Flood Hazard
- Significant Flood Hazard
- Low Flood Hazard
- General Extent of Modelled Flood Hazard Levels

Queensland Floodplain Assessment Overlay Mapping⁽²⁾

- Potential Flood Hazard Area

Other

- Cadastral
- Watercourse

Map labels include: House 2/271, House 3/271, Unit 4/271, House 5/271, 263, 46, 84, 26, 5RP895742, 33N157451, 105, 94N157451, 2RP748772, 165, 121, 1RP736568, 27, 1RP737789, 197.

8.2.8.3 Criteria for assessment

Table 8.2.8.3 – Hill and slope overlay code - For assessable development

Performance outcomes	Acceptable outcomes	Complies	Comment
For assessable development			
Slope stability			
PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) , a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.	AO1 No acceptable outcome is provided.	Not Applicable The proposal comprises a boundary realignment only and does not involve vegetation clearing, building work, filling or excavation.	
PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to: (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for	AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) .	Not Applicable Development does not involve a Child care centre or Educational establishment.	
	AO2.2 Development is not located on land with a gradient of greater than 25%.	Not Applicable The proposal does not involve the siting of development on land within the Hill and Slope Area.	

erosion.	AO2.3 No lot less than 2,000m² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o). Note – Where a minimum lot size of less than 2,000m² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.	Complies Development does not create lots less than 2,000m² in a 'Hill and slope area'.
Community infrastructure and essential services		
PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.	AO3 No acceptable outcome is provided.	Complies The proposal does not involve community infrastructure or essential services and is limited to a boundary realignment only. Community infrastructure and essential services are not affected.

9.4.2 Landscaping Code

The proposed development is assessable against the provisions of the Landscaping Code of the Mareeba Shire Planning Scheme.

9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 Development, other than in the Rural zone, includes landscaping that: (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest.	AO1 Development, other than in the Rural zone, provides: (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.		Not Applicable The Development Site is located within the Rural Zone.

PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	Not Applicable The Development Site is located within the Rural Zone.
PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.	Not Applicable The proposal does not involve landscaping works or boundary treatments.
	AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	Not Applicable The proposal comprises a boundary realignment only and does not involve landscaping works or the planting of vegetation within landscape strips.
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Not Applicable The proposal comprises a boundary realignment only and does not involve the provision of landscape strips or landscaping works.

PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	AO4.1 Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	Not Applicable The proposal comprises a boundary realignment only and does not involve the provision of car parking areas.
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Not Applicable The proposal comprises a boundary realignment only and does not involve the provision of car parking areas or landscaping works.
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	Not Applicable The proposal does not involve the planting of vegetation or landscaping works.
	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	Not Applicable The proposal comprises a boundary realignment only and does not involve landscaping works or the planting of vegetation.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	Not Applicable The proposal does not involve tree planting or landscaping works.

Prepared by Scope Town Planning

	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	Not Applicable The proposal does not involve tree planting or landscaping works.
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	Not Applicable The proposal does not involve vegetation planting, landscaping works or development adjoining an electricity substation.
For assessable development		
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	AO7 No acceptable outcome is provided.	Not Applicable The proposal comprises a boundary realignment only and does not involve landscaping works.

9.4.3 Parking and Access Code

The proposed development is assessable against the provisions of the Parking and Access Code of the Mareeba Shire Planning Scheme.

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.		Not Applicable The proposal does not involve a use requiring the provision or assessment of car parking spaces.
Vehicle crossovers			
PO2 Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.		Not Applicable The proposal does not involve the construction or modification of vehicle crossovers.

	AO2.2 Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or from the lowest order road in all other instances.	Not Applicable The proposal does not involve new vehicular access arrangements.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	Not Applicable Development does not involve any uses specified in Table 9.4.3.3E.
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	Not Applicable The proposal does not involve new or modified access, manoeuvring or car parking areas.
For assessable development		
Parking area location and design		
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	Not Applicable The proposal does not involve new or modified car parking, access or circulation areas.
	AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	Not Applicable The proposal does not involve disabled parking spaces or associated parking infrastructure.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	Not Applicable The proposal does not involve car parking areas or building entrances.

	AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	Not Applicable The proposal does not involve the provision or modification of parking or set down areas.
Site access and manoeuvring		
PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	AO5.1 Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	Not Applicable The proposal does not involve new or modified access or manoeuvring areas.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	Not Applicable The proposal does not involve new or modified vehicular access.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	Not Applicable The proposal does not involve new or modified vehicular access arrangements.
	AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	Not Applicable The proposal does not involve pedestrian or cyclist access infrastructure.

PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	Not Applicable The proposal does not involve a Tourist Park or internal roads.
	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	Not Applicable The proposal does not involve a Tourist Park or internal roads.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	Not Applicable The proposal does not involve internal roads.
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	Not Applicable The proposal does not involve internal roads.
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	Not Applicable The proposal does not involve internal roads.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	Not Applicable The proposal does not involve an accommodation activity or internal roads.

	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	Not Applicable The proposal does not involve internal roads.
Servicing		
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	AO7.1 All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	Not Applicable The proposal does not involve loading, servicing or waste disposal areas.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	Not Applicable The proposal does not involve service vehicle access or servicing areas.
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	Not Applicable The proposal does not involve servicing areas or servicing vehicle requirements.
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Not Applicable The proposal does not involve parking areas.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Not Applicable The proposal does not involve parking areas.

End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Not Applicable The proposal does not involve a use requiring bicycle parking spaces.
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	Not Applicable The proposal does not involve end of trip facilities.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	Not Applicable The proposal is not for an Educational Establishment, Child Care Centre, Renewable Energy Facility, Sport and Recreation Activity or Tourist Park.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	Not Applicable The proposal is not for an Educational Establishment, Child Care Centre, Renewable Energy Facility, Sport and Recreation Activity or Tourist Park.

9.4.4 Reconfiguring a lot Code

The proposed development is assessable against the provisions of the Reconfiguring a lot Code of the Mareeba Shire Planning Scheme.

9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
Area and frontage of lots			
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B .	Complies with PO1 Although Proposed Lot 1 is less than the minimum 60 hectare lot size nominated by AO1.1, the development is a boundary realignment only and does not create any additional lots or increase development density. Proposed Lot 1 has an area of 13.5 hectares and is configured around the existing dwelling houses, cleared areas, terrain constraints and established access from Crothers Road. The lot is of sufficient size and frontage to accommodate the existing use, maintain rural amenity and avoid impacts on environmental features. Proposed Lot 2 remains a large balance rural allotment of 82.02 hectares with frontage to Boyles Road. The proposal achieves a practical rural lot configuration that responds to existing development, access arrangements and mapped environmental and physical constraints which would otherwise prohibit practical rural uses on proposed lot 1.	

Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	Complies Existing land uses, buildings, structures and associated infrastructure are contained wholly within their respective proposed lots.
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	Complies Existing buildings and structures maintain compliance with the applicable setback requirements of the Rural Zone following the proposed reconfiguration.
PO3 Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	AO3 No acceptable outcome is provided.	Complies The development site is not burdened by any Easements.
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Complies The boundary realignment retains existing access, servicing and infrastructure connections to both resultant lots. No changes to existing infrastructure networks or connections are proposed and the ongoing function of the allotments will not be affected.

Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	Complies Existing access arrangements to both resultant lots are retained and no new access is proposed. The boundary realignment will not adversely affect safety, drainage, visual amenity, the privacy of adjoining premises or the provision of services.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. Note—The Parking and access code should be considered in demonstrating compliance with PO6.	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies Existing vehicle access arrangements are retained and no new vehicle crossovers are proposed as part of the development.
PO7 Roads in the Industry zone are designed having regard to: (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. Note—The Parking and access code should be considered in demonstrating compliance with PO7.	AO7 No acceptable outcome is provided.	Not Applicable The development is not located within the Industry Zone and does not involve the creation of industrial lots.
Rear lots		
PO8 Rear lots are designed to: (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of	AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	Not Applicable The proposal does not create any rear lots.
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.	Not Applicable The proposal does not create any rear lots.

the road from which access is gained.	AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.	Not Applicable The proposal does not create any rear lots.
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.	Not Applicable The proposal does not create any rear lots.
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	Not Applicable The proposal does not create any rear lots.
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.	Not Applicable The proposal does not create any rear lots.
Crime prevention and community safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	AO9 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not alter existing land uses, access arrangements or the movement network. The proposal will not compromise public safety or create additional opportunities for crime.
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Complies The development comprises a boundary realignment only and does not affect existing pedestrian or cycle movement networks. The proposal will not compromise the safe and efficient movement of pedestrians or cyclists.

Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	AO11 No acceptable outcome is provided.	Not Applicable The site does not include or adjoin a future public transport corridor or future public transport site identified through a structure planning process.
Residential subdivision		
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	AO12 No acceptable outcome is provided.	Not Applicable The proposal is not for a residential subdivision and does not create additional residential lots. The development comprises a boundary realignment within the Rural Zone.
Rural residential zone		
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m2 precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	Not Applicable The development is not located within the Rural Residential Zone and does not involve the creation of lots within a Rural Residential precinct.
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.	AO14 No acceptable outcome provided.	Not Applicable The proposal is not greenfield development and does not create a new community. The development comprises a boundary realignment of existing rural lots.

PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	Not Applicable The proposal is not greenfield development and does not involve the creation of a new road network. Existing road access arrangements are retained as part of the boundary realignment.
PO16 The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. Note—Figure B provides further guidance in relation to the desired outcome.	AO16 No acceptable outcome provided.	Not Applicable The proposal is not greenfield development and does not involve the creation of new roads or cul-de-sacs. Existing road access arrangements are retained as part of the boundary realignment.
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	Not Applicable The proposal does not involve a residential subdivision or the creation of additional lots.
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	Not Applicable The proposal is not staged greenfield development and does not involve the creation of link roads or public transport infrastructure.
PO19 Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	AO19.1 A minimum of 10% of the site area is dedicated as open space.	Not Applicable The proposal is not greenfield development and does not require the dedication of public open space.
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	Not Applicable The proposal does not involve the provision of public open space.

PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;	AO20 No acceptable outcome is provided.	Not Applicable The proposal is not greenfield development and does not involve the provision of parks, community land or public open space infrastructure.
--	---	--

9.4.5 Works, Services and Infrastructure Code

The proposed development is assessable against the provisions of the Works, Services and Infrastructure Code of the Mareeba Shire Planning Scheme.

9.4.5 Works, services and infrastructure code

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	Complies	The site is located within the Rural Zone and does not require connection to a reticulated water supply system as part of the proposed boundary realignment.
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: i. with a minimum capacity of 90,000L; ii. fitted with a 50mm ball valve with a camlock fitting; and iii. which are installed and connected prior to the occupation or use of the development.	Complies	The site is located within the Rural Zone and does not require connection to a reticulated water supply system as part of the proposed boundary realignment.

Wastewater disposal		
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	Not Applicable The site is not serviced by the reticulated sewerage network system.
	AO2.2 An effluent disposal system is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	Complies Proposed Lot 1 will continue to utilise the existing on-site septic system. Proposed Lot 2 is of sufficient size to accommodate an on-site wastewater treatment and disposal system in accordance with AS/NZS 1547 at the time of future development.
Stormwater infrastructure		
PO3 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.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies The site is located outside the Priority Infrastructure Area and no connection to Council's stormwater network is required. Existing stormwater drainage arrangements are retained and no additional stormwater infrastructure is proposed as part of the boundary realignment.
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies Existing stormwater drainage infrastructure is sufficient for the proposed boundary realignment and no additional stormwater infrastructure is required.

Electricity supply		
PO4 Each lot is provided with an adequate supply of electricity.	AO4 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: (d) it is approved by the relevant regulatory authority; and (e) it can be demonstrated that no air or noise emissions; and (f) it can be demonstrated that no adverse impact on visual amenity will occur.	Complies Proposed Lot 1 will retain its existing electricity connection. Proposed Lot 2 has access to electricity infrastructure within the adjoining road network and is capable of being connected to the electricity supply network if required in the future.
Telecommunications infrastructure		
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	Complies Proposed Lot 1 will retain its existing telecommunications connection. Proposed Lot 2 is capable of being connected to telecommunications services at the time of future development.
Existing public utility services		
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies No relocation, alteration or repair of public utility infrastructure is required as part of the proposed boundary realignment.

Excavation or filling		
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	Not Applicable No excavation or filling is proposed.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	Not Applicable No excavation or filling is proposed.
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	Not Applicable No earthworks are proposed.
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	Not Applicable No excavation or filling is proposed.
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not Applicable No batters or berms are proposed.
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not Applicable No retaining walls are proposed.

	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Not Applicable No excavation or filling is proposed.
For assessable development		
Transport network		
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Complies Existing access arrangements are retained and no upgrades to vehicle access, crossovers, road infrastructure or frontage works are required as part of the boundary realignment.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Not Applicable No new footpaths are required or proposed.
Public infrastructure		
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not Applicable No infrastructure for Council dedication is required or proposed.

Stormwater quality		
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (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 (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	Complies Existing site drainage is suitable for future use for proposed Lots 1 and 2 and has a non-worsening effect on the site and surrounding land. No additional site stormwater drainage channels or other such infrastructure is required.

	AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (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; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (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.	Not Applicable Existing site drainage is suitable for future use for proposed Lots 1 and 2 and has a non-worsening effect on the site and surrounding land. No additional site stormwater drainage channels or other such infrastructure is required.
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	AO11 No acceptable outcome is provided.	Not Applicable No storage areas for stormwater detention and retention are required.

Excavation or filling		
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	Not Applicable No excavation or filling is proposed.
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	Not Applicable No excavation or filling is proposed.
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	Not Applicable No excavation or filling is proposed.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	Not Applicable No excavation or filling is proposed.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	Not Applicable No excavation or filling is proposed.
PO14 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.	AO14 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.	Not Applicable No excavation or filling is proposed.
Weed and pest management		
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	Complies The proposed development poses no risk regarding the spread of weeds, seeds or pests.



Contaminated land		
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: (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.	Complies The site is not identified as contaminated land and there is no evidence of contaminated soils that would represent a health or safety risk to future users.
Fire services in developments accessed by common private title		
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in access ways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	Not Applicable No access ways or private roads will be held in common private title.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	Not Applicable No access ways or private roads will be held in common private title.

SARA reference: 2604-51832 SPL

Applicant reference: R4-26

1 May 2026

C & A Bradley
C/- U&i Town Plan
ramon@uitownplan.com.au

Attention: Ramon Samanes

Dear Ramon

SARA Pre-lodgement advice – 105 Crothers Road and Boyles Road, Kuranda

I refer to your pre-lodgement request received on 16 April 2026 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address.

This notice provides advice on aspects of the proposal that are of relevance to SARA that is based on the documentation uploaded into MyDAS2 on 16 April 2026.

Development details

Summary of proposal:	The proposed boundary realignment seeks to move the existing boundary into mapped Category B native vegetation that contains a least concern regional ecosystem.
Description:	Development Permit for Reconfiguring a Lot for a Boundary Realignment
SARA role:	Referral agency
SARA jurisdiction:	Schedule 10, Part 3, Division 4, Table 2, Item 1—Reconfiguring a lot that involves clearing native vegetation (Planning Regulation 2017)
Street address:	105 Crothers Road and Boyles Road, Kuranda
Real property description:	Lot 94 on N157451 and Lot 2 on RP748772

Pre-lodgement advice

SARA provides the following pre-lodgement advice:

SARA advice in response to your request	
1.	Advice requested: From my understanding the proposed boundary realignment does not trigger referral for vegetation clearing. Can you please confirm if it does and if so any comments associated with the boundary realignment in terms of vegetation clearing The proposed boundary is located within mapped Category B native vegetation. As accepted operational work may be undertaken along the proposed property boundary, the boundary realignment, as currently proposed, would require referral to SARA in relation to native vegetation clearing. Referral to SARA may be avoided where the boundary realignment is designed to avoid assessable clearing, including by: • locating the new lot boundary at least 10 metres from Category B areas • locating all new fences, roads and underground services outside Category B areas • locating all other new infrastructure at least 20 metres from Category B areas, or 1.5 times the height of the tallest adjacent tree within the Category B area (whichever is greater). Where referral to SARA cannot be avoided, it is recommended the development be designed to achieve the above outcomes wherever practicable to avoid and minimise native vegetation clearing. Where referral to SARA is required, the application must address the requirements of State code 16: Native vegetation clearing (State code 16) of the State Development Assessment Provisions (SDAP). The Performance Outcomes (POs) relevant to the proposal include: • Table 16.2 – PO1-PO3 • Table 16.8 – PO80–PO92 (a detailed response should be provided for PO80, PO90 and PO91). The extent of clearing assessed under State code 16 of the SDAP includes all matters defined under 'clearing as a result of reconfiguring a lot' in the Glossary of Terms. Assessable clearing includes clearing that may become exempt clearing work, whether or not it is intended to be undertaken. This includes, for example, clearing for fire management lines extending 10 metres on each side of proposed new lot boundaries. Guidance on how to comply with State code 16 of SDAP is available online at: https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development-approvals/sdap Providing digital data for the location and extent of vegetation clearing is also recommended. Digital data should include a projected spatial reference (GDA2020) and preferably be in an ESRI compatible format (shapefile, geodatabase or KML). Please note that computer-assisted design (CAD) and DWG files are not compatible with ESRI products.

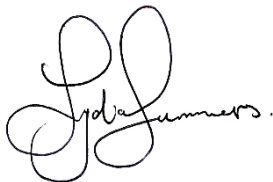
This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Poppy Ellis-Southwell, Principal Planning Officer, on (07) 5644 3214 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lydia Summers', with a stylized flourish at the end.

Lydia Summers
Principal Planning Officer