

From: Stephen Whitaker
Sent: 7 Mar 2018 14:30:52 +1000
To: Planning (Shared)
Cc: Dominic Hammersley
Subject: PART 1 OF 2 - Development Application MCU - Reeve and Ocean Pty Ltd - MCU/18/0006
Attachments: HRP16299.Tourist Attraction.001 - Part 1 of 2.pdf

Part 1 of 2

Dear Sir/Madam,

On behalf of the Applicant, Reeve and Ocean Pty Ltd, please find attached a Development Application seeking a Development Permit for a Material Change of Use for Tourist Attraction over land at part of 77 and 112 Barnwell Road, Kuranda.

Due to the size of the application material, it has been split across two emails, this is email 1 of 2.

Please do not hesitate to contact me should you have any queries.

Kind Regards
Stephen Whitaker
PLANNER
CARDNO



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Our Ref HRP16299/006
Contact Dominic Hammersley

Cardno (Qld) Pty Ltd
ABN 57 051 074 992

7 March 2018

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

15 Scott Street
Parramatta Park QLD 4870
Australia

P.O. Box 1619
Cairns QLD 4870
Australia

Phone: 61 7 4034 0500

www.cardno.com

Attention: Development Assessment

Delivery via email: planning@msc.qld.gov.au

Dear Sir/Madam,

DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR TOURIST ATTRACTION OVER LAND AT PART OF 77 AND 112 BARNWELL ROAD, KURANDA MORE PROPERLY DESCRIBED AS PART OF LOT 16 ON N157227 AND LOTS 17, 18, 19 AND 22 ON SP296830

We act for Reeve and Ocean Pty Ltd ('the Applicant').

On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made development application pursuant to Sections 50 and 51 of the *Planning Act 2016* ('the PA') seeking a Development Permit for a Material Change of Use for Tourist Attraction.

Please find **enclosed** the following documentation associated with this development application:

- (a) Attachment A: Application Form;
- (b) Attachment B: Owner's Consent; and
- (c) Attachment C: Town Planning Report and attachments.

We understand that the relevant application fee will be determined by Council at the time of the application being made.

If you have any queries, please contact me.

Yours faithfully



Dominic Hammersley
Business Unit Manager – Northern Australia
Principal, Planning
For Cardno
4034 0503
dominic.hammersley@cardno.com.au

Enc: Attachments A-C

Attachment A

Application Form

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, 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)	Reever and Ocean Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	c-/ Dominic Hammersley Cardno PO Box 1619
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	4034 0500
Email address (non-mandatory)	dominic.hammersley@cardno.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	HRP16299/006

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		77	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	Part of 16	N157227	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	17	SP296830	Mareeba
c)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	18	SP296830	Mareeba
d)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	19	SP296830	Mareeba
e)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	22	SP296830	Mareeba

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. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this 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:

Owen Creek, Haren Creek, Cain Creek,
tributary of Warril Creek☐ 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 *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

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):

Tourist Attraction

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
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 *DA Form 2 – Building work details*
Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
KUR-Cow Tourist Attraction	Tourist Attraction	N/A	188m ²

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

☐ No
Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?**9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)***
☐ 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 construction road *(complete 13))*
10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

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

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)

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

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

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

- ☐ Road work
- ☐ Stormwater
- ☐ Water infrastructure
- ☐ Drainage work
- ☐ Earthworks
- ☐ Sewage infrastructure
- ☐ Landscaping
- ☐ Signage
- ☐ Clearing vegetation
- ☐ Other – please specify: _____

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots:☐ No**14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)**

\$

PART 4 – ASSESSMENT MANAGER DETAILS**15) Identify the assessment manager(s) who will be assessing this development application**

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS**17) Do any aspects of the proposed development require referral for 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 Regulation 2017:

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☒ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – state-controlled roads
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ 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 – residential development
- ☐ SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
- ☐ Tidal works or works 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 – construction of new levees or modification of existing levees (*category 2 or 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the local government:

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

Matters requiring referral to the chief executive of the distribution entity or transmission entity:

- ☐ Electricity infrastructure

Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> 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: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

☐ Yes – the yellow local government/private certifier's 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

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 EM941) 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 "EM941" 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 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

☒ No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

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 conservation

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

☐ Yes

☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works?**

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

☒ No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

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 Natural Resources and Mines at www.dnrm.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

<input checked="" type="checkbox"/> No Note: Contact the Department of Environment and Heritage Protection at www.ehp.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 <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?	
<input type="checkbox"/> Yes – the ‘Notice Accepting a Failure Impact Assessment’ from the chief executive administering the Water Supply Act is attached to this development application <input checked="" type="checkbox"/> No Note: See guidance materials at www.dews.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 ?	
<input type="checkbox"/> Yes – the following is included with this development application: <div style="margin-left: 20px;"> <input type="checkbox"/> Evidence the proposal meets the code for assessable development that is prescribed tidal work (<i>only required if application involves prescribed tidal work</i>) <input type="checkbox"/> A certificate of title </div> <input checked="" type="checkbox"/> No Note: See guidance materials at www.ehp.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 ?	
<input type="checkbox"/> Yes – details of the heritage place are provided in the table below <input checked="" type="checkbox"/> No Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.	
Name of the heritage place:	Place ID:
Brothels	
23.14) Does this development application involve a material change of use for a brothel ?	
<input type="checkbox"/> Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i> <input checked="" type="checkbox"/> No	
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>	
23.15) Does this development application involve new or changed access to a state-controlled road?	
<input type="checkbox"/> Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied) <input checked="" type="checkbox"/> No	

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 Note: See the <i>Planning Regulation 2017</i> for referral requirements	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes

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

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

☐ 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 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

Date receipted form sighted by assessment manager

Name of officer who sighted the form

The *Planning Act 2016*, the Planning Regulation 2017 and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Attachment B

Owner's Consent

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

Dear Sir / Madam

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR TOURIST
ATTRACTION OVER LAND INCLUDING PART OF 77 BARNWELL ROAD,
KURANDA (LOT 16 ON N157227)**

We, Andrew Easton, Adrienne Peta Easton and Barbara Colburn Martin as registered owners of land situated at 77 Barnwell Road, Kuranda more properly described as Lot 16 on N157227, consent to the making of the abovementioned development application over the part of the land shown in Schedule A.


Name: ANDREW EASTON


Date

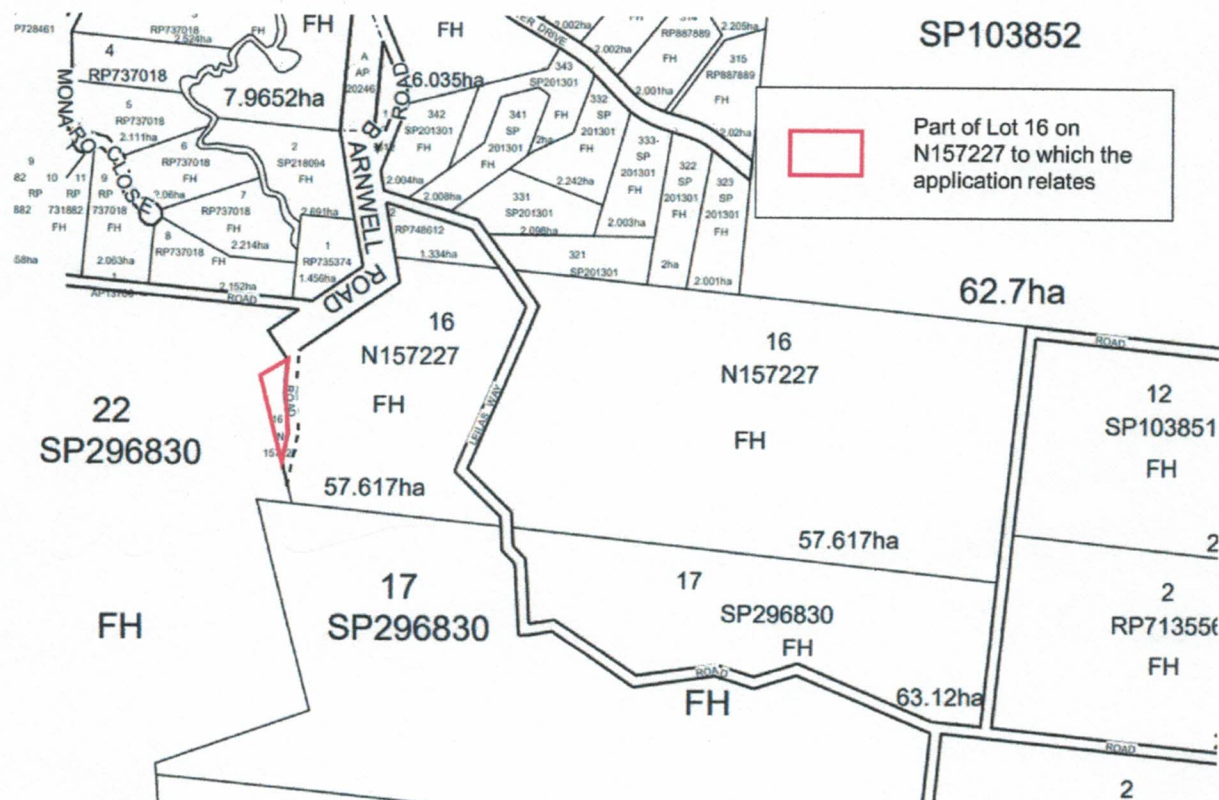

Name: ADRIENNE PETA EASTON


Date


Name: BARBARA COLBURN MARTIN


Date

Schedule A



Attachment C

Town Planning Report

TOWN PLANNING REPORT

**KUR-COW TOURIST ATTRACTION
BARNWELL ROAD, KURANDA**

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR
TOURIST ATTRACTION**

7 March 2018

HRP16299/006





OVERVIEW

This Town Planning Report has been prepared by Cardno to accompany a development application made by Reeveer and Ocean Pty Ltd (the Applicant) over land described as part of 77 & 112 Barnwell Road, Kuranda (the site). The development application seeks to establish the KUR-Cow Tourist Attraction on the site (the proposed development).

This Town Planning Report outlines the matters relevant to the assessment of the development application by Mareeba Shire Council, as the assessment manager, and the Department of State Development, Manufacturing, Infrastructure and Planning, as a referral agency.

The Town Planning Report consists of the following sections:

Development Summary	3
1. The Site	4
2. The Proposed Development	5
3. Statutory Town Planning Framework	7
4. Compliance Summary	10
5. Recommendation	12

The Town Planning Report is supported by the following technical appendices:

- A. Statement of Code Compliance (Planning Scheme)
- B. Statement of Code Compliance (State Codes)
- C. Statement of Compliance (State Planning Policy)
- D. Proposal Plans
- E. Site Searches
- F. Traffic Impact Assessment



DEVELOPMENT

WHAT

Development Permit for Material Change of Use for Tourist Attraction

Establishment of the KUR-Cow Tourist Attraction on the site.

WHERE

Part of 77 and 112 Barnwell Road, Kuranda

Part of Lot 16 on N157227 and Lots 17, 18, 19 and 22 on SP296830

WHO



Reever and Ocean Pty Ltd

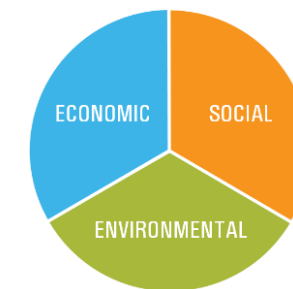
Reever and Ocean Pty Ltd is the land owner of the 112 Barnwell Road property, from which it presently operates its KUR-Cow business.

WHY

The proposed development achieves compliance with the applicable statutory town planning framework including the State Planning Policy (July 2017), the State Development Assessment Provisions and the Mareeba Shire Planning Scheme 2016.

The proposed development also provides a number of economic, social and environmental benefits, as shown in the triple bottom line assessment.

TRIPLE BOTTOM



- > Attraction for local residents as well as tourists/visitors.
 - > Potential improvements to local infrastructure.
 - > Potential for educational opportunities to be incorporated within tourist attraction.
 - > Incorporation of activities that promote awareness of cultural matters relevant to the site and locality.
-
- > Maintained extent of clearing (no clearing is proposed as part of the development).
 - > Activities promoting appreciation / conservation of environmental values.
 - > Opportunity for habitat rehabilitation and habitat linkages to be strengthened and supported as part of the tourist attraction operation.
-
- > Contribution to natural / farm tourism experiences available within the local area, thereby potentially increasing tourism attraction and spend within the region.
 - > A new experience for tourists i.e. tourism diversification.
 - > Increased and ongoing local employment opportunities.
 - > Additional employment opportunities during construction stages.

1. THE SITE



SITE DETAILS

Address
Part of 77 and 112 Barnwell Road, Kuranda
Real Property Description
Part of Lot 16 on N157227 and Lots 17, 18, 19 and 22 on SP296830
Registered Owner
Reever and Ocean Pty Ltd (112 Barnwell Road) Andrew Easton, Adrienne Peta Easton and Barbara Colburn Martin (77 Barnwell Road) Refer to Appendix E for further detail.
Site Area
283.7334 hectares (112 Barnwell Road) 4,758m ² (approx.) (Part of 77 Barnwell Road)

SITE CHARACTERISTICS

77 Barnwell Road
The extent to which the 77 Barnwell Road property is included in the site is limited to the western-most part of Lot 16, with the purpose of facilitating access to the 112 Barnwell Road property, noting that the existing driveway from Barnwell Road traverses Lot 16 on N157227. Tourist activities, as such, are not proposed to be undertaken on the 77 Barnwell Road property. Further discussion is provided in Section 2 of this report.
Current Land Use
The 112 Barnwell Road property is presently utilised for a range of primarily rural land uses, including: <ul style="list-style-type: none">> KUR-Cow: The site is used for the grazing and husbandry of beef cattle as part of the KUR-Cow business, that provides for the exporting of beef.> KUR-Organics: Part of the site is used for the growing of organic produce.> Animal Keeping: The site is used for the keeping of animals including (but not limited to) donkeys, alpacas, goats and horses.> Nature-Based Tourism: The site has approval, on a temporary basis (until 30 June 2018), for small tourist activities associated with the rural and environmental features of the site.

The site is presently improved with a number of buildings and structures that support the existing land uses. The location of the existing buildings and structures are shown in the proposal plans provided as **Appendix D**.

Surrounding Land Use

The surrounding area is improved with a mix of rural and rural residential land uses. Rural residential development exists along Monaro Close and Kingfisher Drive to the north of the site and Warril Drive to the south-east of the site.

Road Frontages and Access

The site fronts Barnwell Road in the north-east, where primary site access is presently provided. The site also includes a frontage to Warril Drive in the south-east, although no formed access is provided in this location. The site also includes frontages to a number of unnamed and unformed road reserves.

Contaminated Land

The site is not identified as being recorded on the Environmental Management Register (EMR) or Contaminated Land Register (CLR). Refer to **Appendix E** for further detail.

Easements

The site is not burdened by, and does not benefit from, any easements. Refer to **Appendix E** for further detail.

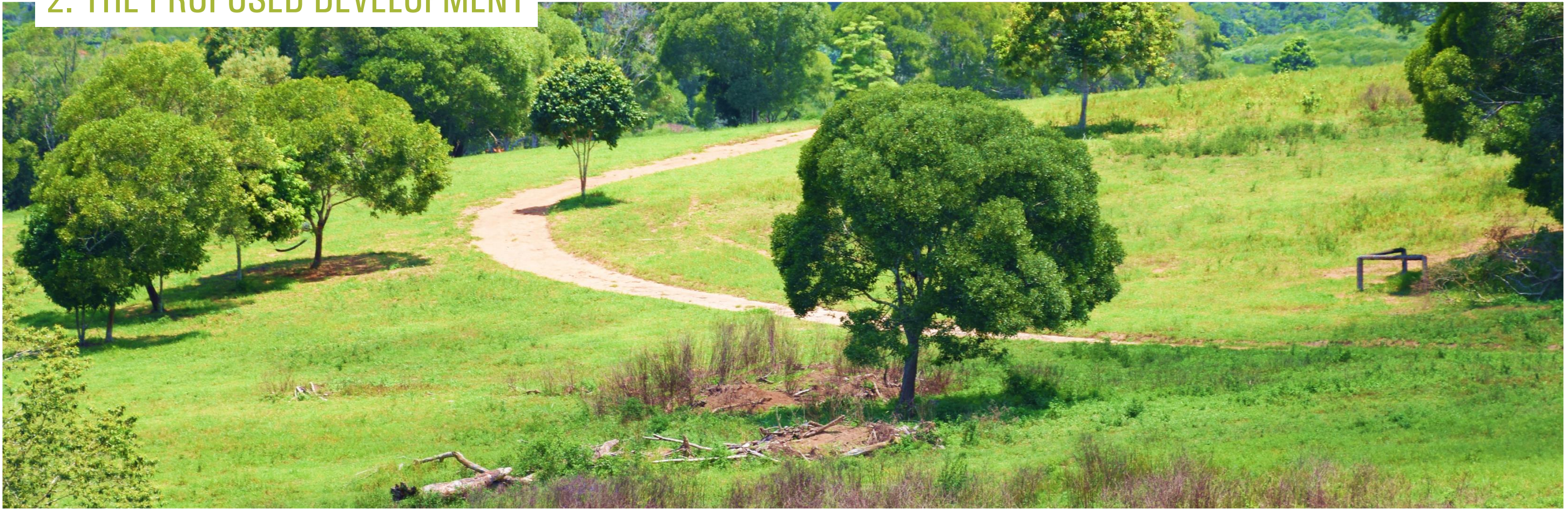
Waterways

The site is traversed by Owen Creek, Cain Creek and Haren Creek and also tributaries of Owen Creek, Cain Creek, Warril Creek and Haren Creek.

Existing Mature Vegetation

Remnant and regrowth vegetation is present on the site. Regrowth vegetation extends along the creek corridors that traverse the site.

2. THE PROPOSED DEVELOPMENT



KEY DETAILS

3	Stages
60 - 300	Tourist Numbers
188m ²	Gross Floor Area
11	Bus Bays (TA300)
38	Staff Car Parks (TA300)

DEVELOPMENT DESCRIPTION

The proposal involves the development of the KUR-Cow Tourist Attraction, providing a range of activities and experiences for site visitors, including quad bike activities, horse riding activities, tractor and trailer pull rides, horse and cart rides, cow milking and presentations on rural operations. The proposed development seeks to showcase:

- > the existing rural operations of the site, including Reeve and Ocean's established KUR-Cow business (Animal Husbandry);
- > the unique natural environment of the site and the surrounding area;
- > Australian and North Queensland culture and lifestyle, with a focus on 'Australiana' rural activities such as cattle handling; and
- > the history of the site in the development of the rural economy of North Queensland.

The proposed development will involve the construction of a number of structures to facilitate the Tourist Attraction use. Further detail is provided in **Appendix D**.

The 112 Barnwell Road property is presently improved with a range of structures and infrastructure associated with the various rural uses on the site, including Animal Keeping, Animal Husbandry and Cropping. These uses will continue on the site in association with the proposed development. The extent of these existing uses is shown in the proposal plans provided in **Appendix D**.

STAGING

The proposed development will be delivered across three stages. The key improvements in each stage are outlined below.

TA60	<p>Stage TA60 will involve up to 60 tourists (on average) attending the site each day.</p> <p>The following improvements form part of Stage TA60:</p> <ul style="list-style-type: none">> Improvements to the first floor of the existing dwelling.
TA150	<p>Stage TA150 will involve up to 150 tourists (on average) attending the site each day.</p> <p>The following improvements form part of Stage TA150:</p> <ul style="list-style-type: none">> Raising and extending the existing Dwelling> Cattle viewing deck> Container viewing deck> Garden viewing deck (Stage 1)> Toilet block> Temporary marquee> Covered and uncovered walkways

TA300	<p>Stage TA300 will involve up to 300 tourists (on average) attending the site each day.</p> <p>The following improvements form part of Stage TA300:</p> <ul style="list-style-type: none">> Cattle ring seating> Garden viewing deck (Stage 2)> Horse pen roof> Rest stops (north and south)
-------	--

Stage TA60 will also involve the cessation of the existing Dwelling House land use.

2. THE PROPOSED DEVELOPMENT



TRAFFIC AND TRANSPORT

All tourists attending the site will arrive by private charter bus. No tourists will arrive to the site by private vehicle.

Stage TA60 will utilise the existing circulation areas for bus parking and staff parking.

Stage TA150 will involve the development of a dedicated bus drop off, layby and turnaround area to the north-east of existing dwelling. Sufficient space for four buses has been provided. A staff car park, consisting of sufficient area for 19 cars, will also be provided in Stage TA150.

Stage TA300 will provide an expanded area for bus parking through the construction of a new bus parking area in the north of the site, together with the realignment of the existing internal driveway. A total of 11 bus parking spaces will be provided. The staff car park will also be expanded to provide sufficient area for 38 cars.

All parking and circulation spaces are proposed to have a gravel finish, consistent with the rural nature of the site and its existing uses. The proposed traffic arrangements for each stage are shown in the proposal plans provided in **Appendix D**.



RELATIONSHIP TO KUR-WORLD INTEGRATED ECO-RESORT

The site forms part of the land that is the subject of a Coordinated Project designation relating to the KUR-World Integrated Eco-Resort ('KUR-World') under the *State Development and Public Works Organisation Act 1971* ('the SDPWOA'). An Environmental Impact Statement (EIS) is currently being prepared for KUR-World pursuant to the SDPWOA.

The proposed development is a separate and alternative development proposal for the site and is not part of the KUR-World project. The proposed development does not involve the "bringing forward" or excision of any component of KUR-World and does not affect or relate to the EIS process currently underway.

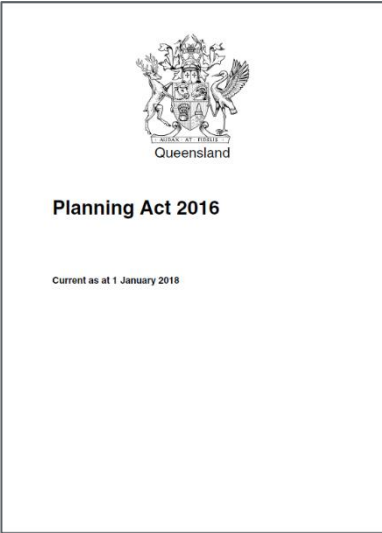
Specifically, it is noted that:

- > The nature of the proposed development is distinct and separate from any component of KUR-World.
- > The proposed development would be unable to operate with the development of KUR-World given the relationship of the visitor activities to the established KUR-Cow business and the extent of the site used for the proposed development i.e. the KUR-Cow Tourist Attraction relies on the property being an active cattle farm, which will cease when KUR-World is operational.
- > The proposed development will be marketed and designed to be separate to, and distinct from, KUR-World because it is a different product, being aimed at potential investors/customers of the KUR-Cow business.
- > The proposed development will operate on a small scale, private operated visitor model, which is significantly different to the immensity of KUR-World.

3. STATUTORY TOWN PLANNING

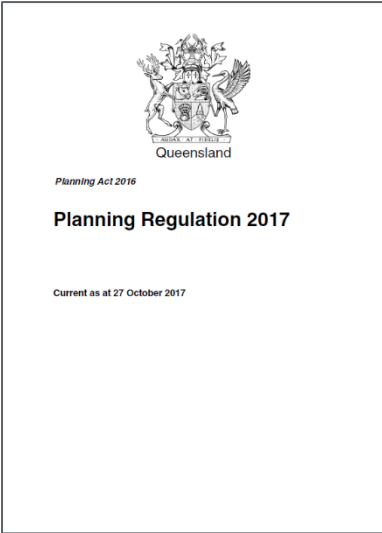


PLANNING ACT 2016



The *Planning Act 2016* ('the PA') is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are made, assessed and decided.

PLANNING REGULATION 2017



The *Planning Regulation 2017* ('the PR') supports the operation of the PA.

Approval and Development

Development Permit for Material Change of Use for Tourist Attraction

Referral (Schedule 10 of the PR)

Department of State Development, Manufacturing, Infrastructure and Planning

State Transport Infrastructure

Part 9, Division 4,
Subdivision 1, Table 1

The proposed development involves a Tourist Attraction that relates to a total site area exceeding 5,000m², therefore exceeding a threshold specified in Schedule 20 of the PR.

Public Notification

Impact Assessment

Not Applicable

Variation Request

Not Applicable

Assessment Benchmarks – Code Assessment

- > Planning Scheme
- > Schedules 9 and 10 of the PR
- > Regional Plan, to the extent not identified as being appropriately integrated in the applicable planning scheme.
- > State Planning Policy, to the extent not identified as being appropriately integrated in the applicable planning scheme.
- > Any temporary State Planning Policy

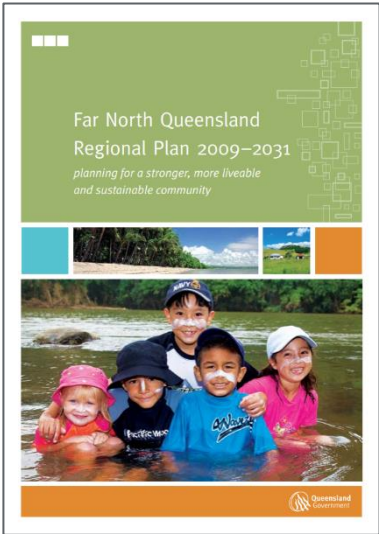
Other Matters – Code Assessment

- > Local Government Infrastructure Plan
- > Schedules 9 and 10 of the PR
- > Regional Plan, to the extent not identified as being appropriately integrated in the applicable planning scheme.
- > State Planning Policy, to the extent not identified as being appropriately integrated in the applicable planning scheme.
- > Any temporary State Planning Policy
- > Any development approval for, and any lawful use of, the premises or adjacent premises

3. STATUTORY TOWN PLANNING



FAR NORTH QUEENSLAND REGIONAL PLAN 2009-2031

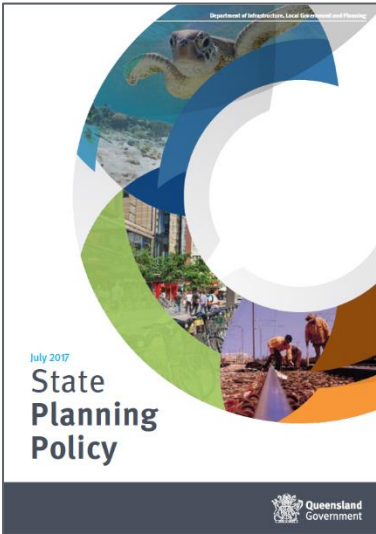


Applicable to development

Not Applicable

The Far North Queensland Regional Plan 2009-2031 is identified as being appropriately integrated in the Mareeba Shire Planning Scheme 2016.

STATE PLANNING POLICY (JULY 2017)

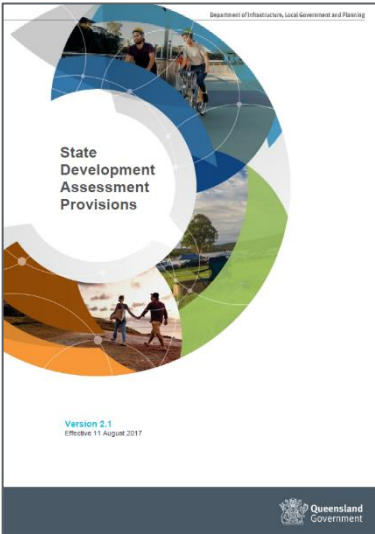


Applicable to development

Applicable

The State Planning Policy (July 2017) is **not** identified as being appropriately integrated in the Mareeba Shire Planning Scheme 2016.

STATE DEVELOPMENT ASSESSMENT PROVISIONS



Applicable to development

Applicable

State codes contained within the State Development Assessment Provisions are prescribed as assessment benchmarks for development for which the Department of State Development, Manufacturing, Infrastructure and Planning is a referral agency.

Schedules 9 and 10 of the *Planning Regulation 2017*

> State Code 6: Protection of State Transport Networks

Temporary State Planning Policies

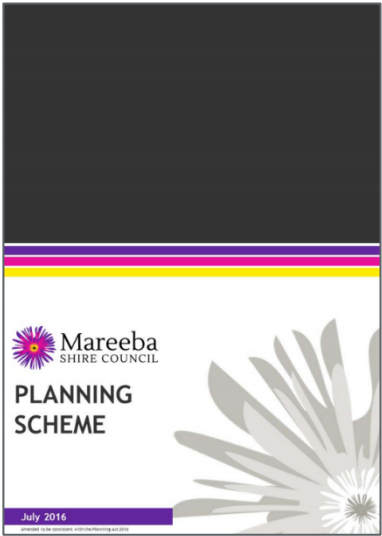
There are currently no temporary State Planning Policies in effect in Queensland.

Local Government Infrastructure Plan

Mareeba Shire Council's Local Government Infrastructure Plan is contained within the Mareeba Shire Planning Scheme 2016.

3. STATUTORY TOWN PLANNING FRAMEWORK

MAREEBA SHIRE PLANNING SCHEME 2016



Current Version	Alignment Amendment (July 2017)
Zone	Rural Zone
Local Plan	No Local Plan

Overlays	
Airport Environs Overlay	> Area of Interest (15000 metre buffer)
Bushfire Hazard Overlay	> Potential Impact Buffer
Environmental Significance Overlay	> Regulated Vegetation > Wildlife Habitat > Habitat Linkage > Ecological Corridor > Waterway > Waterway 100 metre Buffer
Hill and Slope Overlay	> Hill and Slope Area
Transport Infrastructure Overlay	> Minor Rural Road (Barnwell Road)

Category of Development and Assessment	
Zone	Code Assessment
Local Plan	No Local Plan
Overlays	No Change

Tourist Attraction is subject to Code Assessment in the Rural Zone, where the cumulative Tourist Attraction gross floor area is less than 200m². The proposed development involves a gross floor area of 188m² and is therefore subject to Code Assessment.

Applicable Codes	
>	Rural Zone Code
>	Landscaping Code
>	Works, Services and Infrastructure Code
>	Airport Environs Overlay Code
>	Environmental Significance Overlay Code
With respect to the Bushfire Hazard Overlay Code, it is noted that the proposed structures are located outside any Bushfire Hazard Area or buffer. With respect to the Hill and Slope Overlay Code, it is noted that the proposed development does not involve building work, operational work or clearing of vegetation within the Hill and Slope Area. In both instances, these overlay codes are not applicable to the development (reference should be made to Section 5.10 of the planning scheme).	

RELATIONSHIP TO THE ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The Commonwealth Government, through the *Environment Protection and Biodiversity Conservation Act 1999* ('the EPBC Act'), regulates activities and actions that may affect matters of national and international environmental significance ("a controlled action").

It is acknowledged that the site and its surrounds have the potential to contain matters protected by the EPBC Act, noting the site's proximity to the Wet Tropics World Heritage Area.

The proposed development will be, where relevant, referred to the Commonwealth Department of the Environment and Energy in accordance with the requirements of the EPBC Act, for determination as to whether the proposal involves a controlled action and therefore requires Commonwealth approval. The approval process under the EPBC Act is separate to the development approval process under the PA. The potential need for a Commonwealth approval to be obtained, or at the least advice in relation to a controlled action, does not prevent the issuing of a development approval pursuant to the PA.

4. COMPLIANCE SUMMARY



STATE PLANNING POLICY

Full Assessment

Appendix C

State Interest Policies

Housing Supply and Diversity	Not Applicable
Liveable Communities	Complies ✓
Agriculture	Complies ✓
Development and Construction	Complies ✓
Mining and Extractive Resources	Not Applicable
Tourism	Complies ✓
Biodiversity	Complies ✓
Coastal Environment	Not Applicable
Cultural Heritage	Complies ✓
Water Quality	Complies ✓

State Interest Policies

Emissions and Hazardous Activities	Complies ✓
Natural Hazards, Risk and Resilience	Complies ✓
Energy and Water Supply	Complies ✓
Infrastructure Integration	Complies ✓
Transport Infrastructure	Complies ✓
Strategic Airports and Aviation Facilities	Complies ✓
Strategic Ports	Not Applicable

Assessment Benchmarks

Liveable Communities	Not Applicable
Mining and Extractive Resources	Not Applicable
Water Quality	Not Applicable
Natural Hazards, Risk and Resilience	Complies ✓
Strategic Airports and Aviation Facilities	Not Applicable

The applicability of Assessment Benchmarks is determined upon the basis of the statements of applicability contained in Part E of the State Planning Policy.

STATE DEVELOPMENT ASSESSMENT PROVISIONS

Full Assessment

Appendix B

State Code 6: Protection of State Transport Networks

Acceptable Outcomes	Complies ✓
Performance Outcomes	Complies ✓
Purpose and Overall Outcomes	Complies ✓

4. COMPLIANCE SUMMARY



PLANNING SCHEME CODES

Full Assessment	Appendix A		
Rural Zone Code		Works, Services and Infrastructure Code	Environmental Significance Overlay Code
Acceptable Outcomes	Alternative (A01.1)	Acceptable Outcomes	Acceptable Outcomes
Performance Outcomes	Complies ✓	Performance Outcomes	Performance Outcomes
Purpose and Overall Outcomes	Complies ✓	Purpose and Overall Outcomes	Purpose and Overall Outcomes
Landscaping Code		Airport Environs Overlay Code	
Acceptable Outcomes	Alternative (A04.1, A04.2)	Acceptable Outcomes	
Performance Outcomes	Complies ✓	Performance Outcomes	
Purpose and Overall Outcomes	Complies ✓	Purpose and Overall Outcomes	



5.

COMPLIES ✓

The assessment benchmarks in the Mareeba Shire Planning Scheme 2016

COMPLIES ✓

The assessment benchmarks in the Schedules 9 and 10 of the *Planning Regulation 2017*

NOT APPLICABLE

The assessment benchmarks in the Far North Queensland Regional Plan 2009-2031

COMPLIES ✓

The assessment benchmarks in the State Planning Policy (July 2017), Part E

NOT APPLICABLE

The assessment benchmarks in the a temporary State Planning Policy

COMPLIES ✓

The matters stated in the Schedules 9 and 10 of the *Planning Regulation 2017*

NOT APPLICABLE

Far North Queensland Regional Plan 2009-2031

COMPLIES ✓

State Planning Policy (July 2017)

NOT APPLICABLE

Any temporary State Planning Policy

CONSISTENT

Any development approval for, and any lawful use of, premises the subject of the application or adjacent premises

On the basis of the assessment contained in this Town Planning Report, a decision to approve the proposed development, subject to reasonable and relevant conditions, would be consistent with the *Planning Act 2016*.

Should you require any further information in relation to this Town Planning Report, please do not hesitate to contact Dominic Hammersley or Stephen Whitaker.

Yours Faithfully,


DOMINIC HAMMERSLEY

Business Unit Manager – Northern Australia and
Principal, Urban and Country Planning

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OFFICE LOCATIONS





APPENDIX A

STATEMENT OF CODE COMPLIANCE (PLANNING SCHEME)

PREPARED BY CARDNO

STATEMENT OF CODE COMPLIANCE

Mareeba Shire Planning Scheme 2016

1. Rural Zone Code
2. Airport Environs Overlay Code
3. Environmental Significance Overlay Code
4. Landscaping Code
5. Works, Services and Infrastructure Code

1. Rural Zone Code

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
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.	Complies ✓	A01.1 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.	Alternative	The buildings and structures proposed as part of the development are 1-2 storeys and 8.5 metres or less in height, apart from the horse pen roof, which has a maximum height of 8.772 metres, therefore being alternative to A01.1. The height of the proposed horse pen roof is considered to achieve compliance with PO1, despite being alternative to A01.1 as: <ul style="list-style-type: none">• The maximum height of the structure relates only to a small area of the roof near its peak. The majority of the structure, due to the sloped roof design is below 8.5 metres in height and therefore compliant with A01.1.• The height of 8.772 metres is consistent and compatible with other buildings and structures on the site which are 8.5 metres or less in height. The exceedance in height of 0.272 metres is considered minimal.• The height of the horse pen roof is consistent with similar structures found on rural properties throughout the shire, as demonstrated through consideration of A01.2, which permits buildings and structures used for rural activities to extend up to 10 metres in height.• The horse pen roof is not highly visible from areas external to the site and is grouped near other structures of a similar height.• The proposed horse pen roof is well separated from site boundaries and is not located proximate to any buildings or structures on adjoining land.• The site comprises an expansive rural land holding and the overall scale of the horse pen roof is consistent with the scale and nature of the site.
		A01.2 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 proposed development does not involve a rural activity, albeit the proposed development does rely on existing rural activities and the horse pen will be used interchangeably for Animal Keeping and/or Animal Husbandry land uses.
Siting, where not involving a Dwelling house				
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.				
P02 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;	Complies ✓	A02.1 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.	Complies ✓	Structures associated with the proposed development are not located within 10 metres of a boundary to an adjoining property. The site does not include frontage to a State-controlled road.

Performance Outcomes		Compliance	Acceptable Outcomes		Compliance	Commentary
(c)	privacy and overlooking;		A02.2		Not Applicable	The proposed development does not involve a Roadside Stall.
(d)	air circulation and access to natural breezes;		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.			
(e)	appearance of building bulk; and		A02.3		Complies ✓	The proposed structures are located more than 100 metres from all road frontages.
(f)	relationship with road corridors.		Buildings and structures, expect where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;			
Accommodation density						
P03 The density of Accommodation activities:		Not Applicable	A03.1		Not Applicable	The proposed development does not involve a residential use. The existing Dwelling House use will cease upon commencement of Stage TA60.
(a)	respects the nature and density of surrounding land use;		Residential density does not exceed one dwelling house per lot.			
(b)	is complementary and subordinate to the rural and natural landscape values of the area; and		A03.2			
(c)	is commensurate to the scale and frontage of the site.		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 100m2; or (c) Rural worker’s accommodation.			
For assessable development						
Site cover						
P04 Buildings and structures occupy the site in a manner that:		Complies ✓	A04		No Acceptable Outcome	The proposed structures are located proximate to established buildings and structures on the site. This design approach is consistent with that found in rural areas, where buildings and structures are grouped together. This approach ensures that the balance of the site can be efficiently used for rural purposes. The proposed structures involve a small footprint and do not dominate the site. The site remains of a rural nature and character that is consistent with that found in the surrounding area.
(a)	makes efficient use of land;		No acceptable outcome is provided.			
(b)	is consistent with the bulk and scale of buildings in the surrounding area; and					
(c)	appropriately balances built and natural features.					
P05 Development complements and integrates with the established built character of the Rural zone, having regard to:		Complies ✓	A05		No Acceptable Outcome	The proposed development comprises low scale structures which are compatible with the character of the Rural Zone and the established character of the site.
(a)	roof form and pitch;		No acceptable outcome is provided.			
(b)	eaves and awnings;					
(c)	building materials, colours and textures; and					
(d)	window and door size and location.					

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Amenity				
<p>P06</p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy;</p> <p>(g) lighting;</p> <p>(h) odour; and</p> <p>(i) emissions.</p>	Complies ✓	<p>A06</p> <p>No acceptable outcome is provided.</p>	No Acceptable Outcome	<p>The proposed development involves a low scale Tourist Attraction use. The use is located internal to the site, with all tourist activities being well separated from adjoining properties. The proposed development provides tourist experiences associated with the existing rural use of the site and will therefore not alter the rural character and amenity of the site and surrounding area.</p> <p>Bus transport will be primarily utilised to minimise vehicle movements in the local area.</p> <p>Tourists will attend the site between the hours of 7:00am and 7:00pm.</p>
<p>P07</p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy;</p> <p>(g) lighting;</p> <p>(h) odour; and</p> <p>(i) emissions.</p>	Complies ✓	<p>A07</p> <p>No acceptable outcome is provided.</p>	No Acceptable Outcome	<p>The proposed development is located in an established rural area. The proposed development and the existing uses of the site are compatible with the amenity and character of the surrounding area.</p>

2. Airport Environs Overlay Code

Performance Outcomes		Compliance	Acceptable Outcomes		Compliance	Commentary
For accepted development subject to requirements and assessable development						
Protection of operational airspace						
PO1 Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the:		Complies ✓	A01.1 Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of:		Complies ✓	The proposed development does not exceed the height of the OLS.
(a)	Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or		(a)	Mareeba Airport identified on Airport environs overlay map (OM-002c); or		
(b)	Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or		(b)	Cairns Airport identified on Airport environs overlay map (OM-002c.1).	Not Applicable	The site is not located within the one kilometre buffer of an aerodrome.
(c)	‘Airport environs: Airport buffer - 1 kilometre’ of an aerodrome identified on Airport environs overlay map (OM-002f); or		A01.2 Development has a maximum height of 10 metres where within the ‘Airport environs: Airport buffer - 1 kilometre’ of an aerodrome identified on Airport environs overlay map (OM-002f).			
(d)	‘Airport environs: Airport buffer - 3 kilometres’ of an aerodrome identified on Airport environs overlay map (OM-002f).		A01.3 Development has a maximum height of 15 metres where within the ‘Airport environs: Airport buffer - 3 kilometres’ of an aerodrome identified on Airport environs overlay map (OM-002f).		Not Applicable	The site is not located within the three kilometre buffer of an aerodrome.
Lighting						
PO2 Development does not include lighting that:		Complies ✓	A02 Development within the ‘Airport environs: Distance from airport - 6 kilometres’ area for Mareeba Airport identified on Airport environs overlay map (OM-002b) or the ‘Airport environs: Airport buffer - 3 kilometres’ of an aerodrome identified on Airport environs overlay map (OM-002f) does not:		No Acceptable Outcome	The proposed development does not contain lighting that is likely to impact on airspace operations.
(a)	has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or		(a)	involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and		
(b)	could distract or confuse pilots.		(b)	does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.		
Noise exposure						
PO3 Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.		Complies ✓	A03 Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the ‘Airport environs: 20-25 ANEF’ area identified on Airport environs overlay map (OM-002d).		No Acceptable Outcome	The proposal is not located within the vicinity of the Mareeba Airport.
Public safety						
PO4 Development does not compromise public safety or risk to property.		Complies ✓	A04 Development is not located within the ‘Airport environs: Mareeba Airport public safety area’ identified on Airport environs overlay map (OM-002e).		No Acceptable Outcome	The proposal is not located within the vicinity of the Mareeba Airport.
State significant aviation facilities associated with Mareeba Airport						
PO5 Development does not impair the function of state significant aviation facilities by creating:		Complies ✓	A05.1 Development within ‘Airport environs: Zone B (600 metre buffer)’ for the ‘Saddle Mountain VHF’ facility identified on Airport environs overlay map (OM-002a.1) does not exceed a height of 640 metres AHD.		No Acceptable Outcome	The proposed development is not located within the vicinity of state significant aviation facilities associated with Mareeba Airport.
(a)	physical obstructions; or					

Performance Outcomes		Compliance	Acceptable Outcomes		Compliance	Commentary
(b)	electrical or electro-magnetic interference; or		A05.2 Development within ‘Airport environs: Zone B (4,000 metre buffer)’ for the ‘Hahn Tableland Radar (RSR)’ facility identified on Airport environs overlay map (OM-002a) does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.			
(c)	deflection of signals.		A05.3 Building work does not occur within ‘Airport environs: Zone A (200 metre buffer)’ of the ‘Biboohra CVOR’ facility identified on Airport environs overlay map (OM-002a) unless associated with the Biboohra CVOR facility.			
			A05.4 Development within ‘Airport environs: Zone B (1,500 metre buffer)’ of the ‘Biboohra CVOR’ facility identified on Airport environs overlay map (OM-002a), but outside ‘Zone A (200 metre buffer)’ identified on Airport environs overlay map (OM-002a), does not include:			
			(a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or			
			(b) overhead power lines exceeding 5 metres in height; or			
			(c) metallic structures exceeding 7.5 metres in height; or			
		(d) trees and open lattice towers exceeding 10 metres in height; or				
		(e) wooden structures exceeding 13 metres in height.				
For assessable development						
Mareeba Airport						
Protection of operational airspace						
P06 Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the:		Not Applicable	A06.1 Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of:		Not Applicable	The site is not located within the vicinity of Mareeba Airport or an aerodrome.
(a)	movement of aircraft; or		(a) Mareeba Airport identified on Airport environs overlay map (OM-002c); or			
(b)	safe operation of the airport or facility.		(b) Cairns Airport identified on Airport environs overlay map (OM-002c.1).			
			A06.2 Development involving temporary or permanent aviation activities does not occur within the ‘Airport environs: Airport buffer - 3 kilometres’ of an aerodrome identified on Airport environs overlay map (OM-002f).			
P07 Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.		Complies ✓	A07 Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within:		Complies ✓	
			(a) the Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or			
			(b) the Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or			
			(c) the ‘Airport environs: Airport buffer - 1 kilometre’ of a regional aerodrome identified on Airport environs overlay map (OM-002f).			

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Managing bird and bat strike hazard to aircraft				
PO8 Development in the environs of Mareeba Airport or an aerodrome does not contribute to the potentially serious hazard from wildlife (bird or bat) strike.	Not Applicable	A08.1 Development within the ‘Airport environs: Distance from airport - 8 kilometres’ Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the ‘Airport environs: Airport buffer - 3 kilometres’ of an aerodrome identified on Airport environs overlay map (OM-002f) provides that potential food and waste sources are covered and collected so that they are not accessible to wildlife.	Not Applicable	The proposed development is not located in the environs of Mareeba Airport or an aerodrome.
		A08.2 Development within the ‘Airport environs: Distance from airport - 3 kilometres’ Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the ‘Airport environs: Airport buffer - 1 kilometre’ of an aerodrome identified on Airport environs overlay map (OM-002f) does not include: (a) food processing; or (b) abattoir; or (c) intensive horticulture; or (d) intensive animal husbandry; or (e) garden centre; or (f) aquaculture.		
		A08.3 Putrescible waste disposal sites do not occur within the ‘Airport environs: Distance from airport - 13 kilometres’ Bird and bat strike zone of: (a) Mareeba Airport identified on Airport environs overlay map (OM-002b); or (b) Cairns Airport identified on Airport environs overlay map (OM-002b.1).		

3. Environmental Significance Overlay Code

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
For accepted development subject to requirements and assessable development				
Regulated vegetation				
<p>P01</p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <p>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</p> <p>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</p> <p>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</p> <p>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Complies ✓	<p>A01.1</p> <p>No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	Complies ✓	Vegetation clearing is not proposed.
<p>P02</p> <p>Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Complies ✓	<p>A02</p> <p>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of ‘Regulated vegetation’ areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	Complies ✓	Built improvements associated with the proposed development are well separated from any regulated vegetation, being located within the vicinity of the existing Dwelling House in the north of the site.
Regulated vegetation intersecting a watercourse				
<p>P03</p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Complies ✓	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>A03.1</p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	Complies ✓	Built improvements proposed as part of the development are well separated from defined waterways, well in excess of the applicable distances specified in Table 8.2.4.3B.
		<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>A03.2</p> <p>No clearing of native vegetation is undertaken within the minimum setback identified at A03.1.</p>	Complies ✓	The proposed development does not involve any vegetation clearing.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Waterways and wetlands				
<p>PO4</p> <p>‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Complies ✓	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>A04.1</p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	Complies ✓	Built improvements proposed as part of the development are well separated from defined waterways, well in excess of the applicable distances specified in Table 8.2.4.3B.
		<p>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>A04.2</p> <p>A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	Complies ✓	The proposed development is not located within the vicinity of an identified wetland.
		<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>A04.3</p> <p>No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	Complies ✓	The proposed development involves minimal land disturbance and does not alter existing stormwater flows across the site, which are consistent with the rural nature of the area.
		<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>A04.4</p> <p>No wastewater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	Complies ✓	No wastewater is proposed to be discharged to a waterway.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
For assessable development				
Wildlife Habitat				
<p>P05</p> <p>Development within a ‘Wildlife habitat’ area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Complies ✓	<p>A05</p> <p>No acceptable outcome is provided</p>	No Acceptable Outcome	The tourist activities undertaken as part of the proposed development will be limited to existing cleared areas of the site. No vegetation clearing is proposed as part of the development, with built improvements located to the north of the site in the vicinity of the existing Dwelling House.
Legally secured offset areas				
<p>P06</p> <p>Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Not Applicable	<p>A06</p> <p>No acceptable outcome is provided.</p>	Not Applicable	The site is not identified as a legally secured offset area.
Protected areas				
<p>P07</p> <p>Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <p>(a) supports the inherent ecological and community values of the Protected Area asset;</p> <p>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	Not Applicable	<p>A07</p> <p>No acceptable outcome is provided</p>	Not Applicable	The site is not identified as a protected area.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Ecological corridors and Habitat linkages				
<p>P08</p> <p>Development located:</p> <p>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o)</p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with P08.</p>	Complies ✓	<p>A08</p> <p>No acceptable outcome is provided</p>	No Acceptable Outcome	<p>The tourist activities undertaken as part of the proposed development will be limited to existing cleared areas of the site. No vegetation clearing is proposed as part of the development, with built improvements located to the north of the site within the vicinity of the existing Dwelling House.</p> <p>The proposal retains the existing ecological corridors through the site, including a number of creeks, to promote wildlife movement and habitat protection.</p>

4. Landscaping Code

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
For accepted development subject to requirements and assessable development				
<p>P01</p> <p>Development, other than in the Rural zone, includes landscaping that:</p> <p>(a) contributes to the landscape character of the Shire;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) provides an appropriate balance between built and natural elements; and</p> <p>(d) provides a source of visual interest.</p>	Not Applicable	<p>A01</p> <p>Development, other than in the Rural zone, provides:</p> <p>(a) a minimum of 10% of the site as landscaping;</p> <p>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</p> <p>(c) for the integration of retained significant vegetation into landscaping areas;</p> <p>(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.</p> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	Not Applicable	<p>The site is located in the Rural Zone.</p>
<p>P02</p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <p>(a) creates an attractive streetscape;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) assists to break up and soften elements of built form;</p> <p>(d) screen areas of limited visual interest or servicing;</p> <p>(e) provide shade for pedestrians; and</p> <p>(f) includes a range and variety of planting.</p>	Not Applicable	<p>A02</p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <p>(a) with a minimum width of 2 metres where adjoining a car parking area;</p> <p>(b) with a minimum width of 1.5 metres in all other locations; and</p> <p>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	Not Applicable	<p>The site is located in the Rural Zone.</p>
<p>P03</p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <p>(a) screens and buffer land uses;</p> <p>(b) assists to break up and soften elements of built form;</p> <p>(c) screens areas of limited visual interest;</p> <p>(d) preserves the amenity of sensitive land uses; and</p> <p>(e) includes a range and variety of planting.</p>	Complies ✓	<p>A03.1</p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p> <p>A03.2</p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <p>(a) are planted at a maximum spacing of 1 metre;</p> <p>(b) will grow to a height of at least 2 metres;</p> <p>(c) will grow to form a screen of no less than 2 metres in height; and</p> <p>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p> <p>A03.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	No Acceptable Outcome	<p>The site is located in the Rural Zone. None of the treatments described in Table 9.4.3.2B are applicable to the proposed development. The site is sufficiently screened by retained natural vegetation and additional landscaping along site boundaries is not considered necessary.</p>

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
<p>P04</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <p>(a) provides visual interest;</p> <p>(b) provides a source of shade for pedestrians;</p> <p>(c) assists to break up and soften elements; and</p> <p>(d) improves legibility.</p>	Complies ✓	<p>A04.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <p>(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;</p> <p>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>(c) where involving a car parking area in excess of 500m2:</p> <p>(i) shade structures are provided for 50% of parking spaces; and</p> <p>(ii) a minimum of 10% of the parking area as landscaping.</p> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	Alternative	The site is located within a rural area. The proposed development provides landscape treatments that are commensurate with the rural setting of the development and the site. Landscaping is proposed, where necessary to provide visual interest, shade, softening and improve legibility. The site includes extensive mature vegetation that will be retained as part of the proposed development. This vegetation is considered to provide a level of softening of the site that is consistent with its rural setting. Vehicular parking and circulation areas will be improved with a gravel surface which is consistent with the expectations of a rural setting.
<p>P05</p> <p>Landscaping areas include a range and variety of planting that:</p> <p>(a) is suitable for the intended purpose and local conditions;</p> <p>(b) contributes to the natural character of the Shire;</p> <p>(c) includes native species;</p> <p>(d) includes locally endemic species, where practical; and</p> <p>(e) does not include invasive plants or weeds.</p>	Can Comply	<p>A05.1</p> <p>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	Can Comply	
		<p>A05.2</p> <p>A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	Can Comply	
<p>P06</p> <p>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	Will Comply	<p>A06.1</p> <p>Tree planting is a minimum of</p> <p>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</p> <p>(b) 4 metres from any inspection chamber.</p>	Will Comply	
		<p>A06.2</p> <p>Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	Will Comply	
		<p>A06.3</p> <p>Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <p>(a) a height of less than 4 metres; and</p> <p>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</p>	Not Applicable	The site is not located within the vicinity of an electricity substation.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
For assessable development				
<p>P07</p> <p>Landscaping areas are designed to:</p> <p>(a) be easily maintained throughout the ongoing use of the site;</p> <p>(b) allow sufficient area and access to sunlight and water for plant growth;</p> <p>(c) not cause a nuisance to occupants of the site or members of the public; and</p> <p>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</p>	<p>Complies ✓</p>	<p>A07</p> <p>No acceptable outcome is provided.</p>	<p>No Acceptable Outcome</p>	<p>On site landscaping will be appropriately designed to ensure ease of maintenance and promote plant growth. Landscaping will be located to ensure that it does not impact on the safe operations of existing and proposed land uses.</p>

5. Works, Services and Infrastructure Code

Performance Outcomes	Compliance	Acceptable Outcomes	Compliance	Commentary
For accepted development subject to requirements and assessable development				
Water supply				
P01 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.	Can Comply	A01.1 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.	Not Applicable	The site is located in the Rural Zone and outside a reticulated water supply service area.
		A01.2 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.	Can Comply	The site is presently provided with access to a water supply. Existing arrangements will be used.
Wastewater disposal				
P02 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.	Will Comply	A02.1 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 located in the Rural Zone and outside a reticulated sewerage service area.
		A02.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	Will Comply	Appropriate on-site sewerage treatment arrangements will be provided to service the development.
Stormwater infrastructure				
P03 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.	Complies ✓	A03.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Not Applicable	The site is not located in the Priority infrastructure area and is not within an area serviced by stormwater infrastructure.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
		A03.2 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.	Alternative	The site is located in the Rural Zone. Existing stormwater arrangements will be utilised without alteration.
Electricity supply				
P04 Each lot is provided with an adequate supply of electricity	Complies ✓	A04 The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	Complies ✓	The site is presently serviced with electricity.
Telecommunications infrastructure				
P05 Each lot is provided with an adequate supply of telecommunication infrastructure.	Complies ✓	A05 Development is provided with a connection to the national broadband network or telecommunication services.	Complies ✓	The site is presently serviced with telecommunications.
Existing public utility services				
P06 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	Will Comply	A06 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Will Comply	
Excavation or filling				
P07 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values;	Not Applicable	A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	Not Applicable	Filling and excavation is not proposed, other than where associated with building work.
		A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.		

Performance Outcomes		Compliance	Acceptable Outcomes		Compliance	Commentary
(d)	slope stability;		A07.3			
(e)	accessibility; or		Earthworks batters:			
(f)	privacy of adjoining premises.		(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.			
			A07.4			
			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.		
			A07.5			
			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.			
			A07.6			
			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.			
			A07.7			
			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.			
For assessable development						
Transport network						
P08	The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	Will Comply	A08.1		Will Comply	Where Council requires transport network improvements, these external road network improvements will be made to the requisite standard.
			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.			
			A08.2		Not Applicable	The site is located in a rural area.
			Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.			
Public infrastructure						
P09	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.	Not Applicable	A09		Not Applicable	Public infrastructure is not proposed.
			Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.			

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Stormwater quality				
<p>P010</p> <p>Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <p>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</p> <p>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</p> <p>(c) achieve specified water quality objectives;</p> <p>(d) minimise flooding;</p> <p>(e) maximise the use of natural channel design principles;</p> <p>(f) maximise community benefit; and</p> <p>(g) minimise risk to public safety.</p>	Complies ✓	<p>A010.1</p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <p>(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</p> <p>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:</p> <p>(i) drainage control;</p> <p>(ii) erosion control;</p> <p>(iii) sediment control; and</p> <p>(iv) water quality outcomes.</p>	Alternative	The site is located in the Rural Zone. The proposed development involves a small scale tourist use with a minimal footprint. The proposed development is not considered to be of sufficient magnitude to alter existing stormwater flows.
		<p>A010.2</p> <p>For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <p>(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;</p> <p>(b) is consistent with any local area stormwater water management planning;</p> <p>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>		
<p>P011</p> <p>Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	Not Applicable	<p>A011</p> <p>No acceptable outcome is provided.</p>	Not Applicable	Storage areas for stormwater detention and retention are not proposed as part of the development.
Excavation or filling				
<p>P012</p> <p>Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	Not Applicable	<p>A012.1</p> <p>Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	Not Applicable	Filling and excavation is not proposed, other than where associated with building work.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
		A012.2 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.		
P013 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	Not Applicable	A013.1 Dust emissions do not extend beyond the boundary of the site.	Not Applicable	Filling and excavation is not proposed, other than where associated with building work.
		A013.2 No other air pollutants, including odours, are detectable at the boundary of the site.		
		A013.3 A management plan for control of dust and air pollutants is prepared and implemented.		
P014 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.	Not Applicable	A014 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	Filling and excavation is not proposed, other than where associated with building work.
Weed and pest management				
P015 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	Complies ✓	A015 No acceptable outcome is provided.	No Acceptable Outcome	Appropriate measures will be put in place to prevent the spread of weeds, seeds or other pests.
Contaminated land				
P016 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	Complies ✓	A016 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. Refer to Appendix E – Site Searches .
Fire services in developments accessed by common private title				
P017 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	Not Applicable	A017.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	Not Applicable	The proposal is not a development accessed by common private title.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
		A017.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.		



APPENDIX B

STATEMENT OF CODE COMPLIANCE (STATE CODES)

PREPARED BY CARDNO

STATEMENT OF CODE COMPLIANCE

State Development Assessment Provisions

1. State Code 6: Protection of State Transport Networks

1. State Code 6: Protection of State Transport Networks

Table 6.2.2: All development

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Network impacts				
<p>PO1 Development does not result in a worsening of the safety of a state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that a Registered Professional Engineer of Queensland (RPEQ) certified road safety audit or road safety assessment (as applicable) is provided, prepared in accordance with the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p> <p>Section 6 of the Guide To Traffic Impact Assessment, Department of Transport and Main Roads, 2017, provides guidance on how to determine whether a road safety audit or road safety assessment is required.</p>	Complies ✓	No acceptable outcome is prescribed.	No Acceptable Outcome	Refer to Appendix F – Traffic Impact Assessment .
<p>PO2 Development does not result in a worsening of the infrastructure condition of a state-controlled road or road transport infrastructure.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that a RPEQ certified traffic impact assessment and pavement impact assessment are provided, prepared in accordance with the Guide To Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p>	Complies ✓	No acceptable outcome is prescribed.	No Acceptable Outcome	Refer to Appendix F – Traffic Impact Assessment .
<p>PO3 Development does not result in a worsening of operating conditions on a state-controlled road or the surrounding road network.</p> <p>To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified traffic impact assessment, prepared in accordance with the Guide To Traffic Impact Assessment, Department of Transport and Main Roads, 2017, is provided.</p>	Complies ✓	No acceptable outcome is prescribed.	No Acceptable Outcome	Refer to Appendix F – Traffic Impact Assessment .
<p>PO4 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.</p>	Complies ✓	A04.1 The layout and design of the development directs traffic generated by the development to the local road network.	Complies ✓	The proposed development is accessed from Barnwell Road which is a local road.
<p>PO5 Upgrade works on, or associated with, a state-controlled road are built in accordance with relevant design standards.</p>	Not Applicable	A05.1 Upgrade works on a state-controlled road are designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016.	Not Applicable	Upgrade works on a state-controlled road are not proposed.
<p>PO6 Development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road.</p> <p>Note: It is recommended that a transport infrastructure impact assessment and pavement impact assessment are provided, prepared in accordance with the Guide To Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p>	Can Comply	A06.1 Fill, extracted material and spoil material is not transported to or from the development site on a state-controlled road.	Can Comply	It is anticipated that earthworks to facilitate the development will be minimal and associated with building works only, meaning fill will not need to be imported or exported from the site.
<p>PO7 Development does not adversely impact on the safety of a railway crossing.</p> <p>Note: It is recommended that a traffic impact assessment be prepared to demonstrate compliance with this performance outcome. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway</p>	Complies ✓	A07.1 Development does not require a new railway crossing.	Complies ✓	The proposed development does not require a new railway crossing.
		A07.2 A new railway crossing is grade separated.	Not Applicable	The proposed development complies with A07.1.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
crossing safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.		<p>OR all of the following acceptable outcomes apply:</p> <p>A07.3 Upgrades to a level crossing are designed and constructed in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings and applicable rail manager standard drawings.</p> <p>Note: It is recommended a traffic impact assessment be prepared to demonstrate compliance with this acceptable outcome. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome</p> <p>AND</p>	Not Applicable	The proposed development complies with A07.1.
		<p>A07.4 Access points achieve sufficient clearance from a level crossing in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings by providing a minimum clearance of 5 metres from the edge running rail (outer rail) plus the length of the largest vehicle anticipated on-site.</p> <p>Note: Section 2.2 of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome.</p> <p>AND</p>	Not Applicable	The proposed development complies with A07.1.
		A07.5 On-site vehicle circulation is designed to give priority to entering vehicles at all times.	Not Applicable	The proposed development complies with A07.1.
P08 Development does not result in a worsening of the infrastructure condition of a railway or rail transport infrastructure.	Complies ✓	No acceptable outcome is prescribed.	No Acceptable Outcome	The proposed development is not located within the immediate vicinity of a railway. Primary traffic flow to and from the development will not have a direct interface with a railway.
P09 Development does not result in a worsening of operating conditions of a railway	Complies ✓	No acceptable outcome is prescribed.	No Acceptable Outcome	The proposed development is not located within the immediate vicinity of a railway. Primary traffic flow to and from the development will not have a direct interface with a railway.
P010 Development does not damage or interfere with public passenger transport infrastructure, public passenger services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services.	Complies ✓	<p>A010.1 Vehicular access and associated road access works are not located within five metres of public passenger transport infrastructure.</p> <p>AND</p>	Complies ✓	
		<p>A010.2 Development does not necessitate the relocation of existing public passenger transport infrastructure.</p> <p>AND</p>	Complies ✓	
		<p>A010.3 Development does not obstruct pedestrian or cyclist access to public passenger transport infrastructure or public passenger services.</p> <p>AND</p>	Complies ✓	
		A010.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.	Complies ✓	

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Stormwater and drainage				
P011 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a state transport corridor.	Complies ✓	No acceptable outcome is prescribed.	No Acceptable Outcome	The proposed development is not located within the immediate vicinity of a state transport corridor.
P012 Run-off from the development site is not unlawfully discharged to a state transport corridor.	Will Comply	A012.1 Development does not create any new points of discharge to a state transport corridor. AND	Complies ✓	
		A012.2 Stormwater run-off is discharged to a lawful point of discharge. Note: Section 3.4 of the Queensland Urban Drainage Manual, Department of Energy and Water Supply, 2013, provides further information on lawful points of discharge. AND	Will Comply	The lawful point of discharge will not be in the vicinity of a state transport corridor.
		A012.3 Development does not worsen the condition of an existing lawful point of discharge to a state transport corridor.	Complies ✓	
P013 Run-off from the development site does not cause siltation of stormwater infrastructure affecting a state transport corridor.	Complies ✓	A013.1 Run-off from the development site is not discharged to stormwater infrastructure for a state transport corridor.	Complies ✓	
Planned upgrades				
P014 Development does not impede delivery of planned upgrades of state transport infrastructure.	Complies ✓	A014.1 Development is not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure. Note: Land required for the planned upgrade of state transport infrastructure is identified in the DA mapping system. OR	Complies ✓	The site is not identified as land required for the planned upgrade of state transport infrastructure.
		A014.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure.	Not Applicable	The proposed development complies with A014.1.
		OR all of the following acceptable outcomes apply: A014.3 Structures and infrastructure located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND	Not Applicable	The proposed development complies with A014.1.
		A014.4 Vehicular access for the development is consistent with the function and design of the planned upgrade of state transport infrastructure. AND	Not Applicable	The proposed development complies with A014.1.
		A014.5 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to a state transport infrastructure. AND	Not Applicable	The proposed development complies with A014.1.
		A014.6 Land is able to be reinstated to the pre-development condition at the completion of the use.	Not Applicable	The proposed development complies with A014.1.

Table 6.2.3: Provision of public passenger transport infrastructure

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
Provision of public passenger transport infrastructure				
<p>PO15 Upgraded or new public passenger transport infrastructure is provided to accommodate the demand for public passenger transport generated by the development.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended a public transport impact assessment be prepared in accordance with appendix 1 of the State Development Assessment Provisions Supporting Information – Public Passenger Transport, Department of Transport and Main Roads, 2014.</p> <p>New or upgraded public passenger transport infrastructure provided should be in accordance with the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015</p>	Not Applicable	No acceptable outcome is prescribed.	Not Applicable	The proposed development is not of sufficient scale or nature to warrant the provision of public passenger transport infrastructure. Tourists will access the proposed development by private bus services, with appropriate on and off site arrangements proposed to cater for the services. For further detail refer to Appendix F – Traffic Impact Assessment .
<p>PO16 Development is designed to ensure the location of public passenger transport infrastructure prioritises and enables efficient public passenger services.</p> <p>Note: Chapters 2 and 5 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this performance outcome.</p>	Not Applicable	No acceptable outcome is prescribed.	Not Applicable	The proposed development is not of sufficient scale or nature to warrant the provision of public passenger transport infrastructure. Tourists will access the proposed development by private bus services, with appropriate on and off site arrangements proposed to cater for the services. For further detail refer to Appendix F – Traffic Impact Assessment .
<p>PO17 Development enables the provision or extension of public passenger services to the development and avoids creating indirect or inefficient routes for public passenger services.</p>	Complies ✓	No acceptable outcome is prescribed.	No Acceptable Outcome	Public passenger transport services have the ability to be extended to service the site, if required.

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
PO18 New or modified road networks are designed to enable development to be serviced by public passenger services.	Not Applicable	AO18.1 Roads catering for buses are arterial or sub-arterial roads, collector or their equivalent. AND	Not Applicable	The proposed development does not involve new or modified road networks and does not involve the provision of public passenger transport services.
		AO18.2 Roads intended to accommodate buses are designed and constructed in accordance with Road Planning and Design Manual (2nd edition), Volume 3: Guide to Road Design, Department of Transport and Main Roads, 2016. Note: Guidance on how to meet the acceptable outcome is available in the Road Planning and Design Manual (2nd edition), Volume 3: Guide to Road Design, Department of Transport and Main Roads, 2016. (1) Part 3: a. 4.2 Traffic lanes b. 4.8 Bicycle lanes c. 4.9 High occupancy vehicle (HOV) lanes d. 4.12 Bus stops e. 7 Horizontal alignment f. 7.7 Super elevation g. 7.9 Curve widening (2) Part 4: a. 6.3 Bus Facilities b. 5.6 Design vehicle swept path (3) Part 4A: a. 5 Auxiliary lanes (4) Part 4B: Roundabouts: a. 4 Geometric design b. 4.6 Circulating carriageway. AND		
		AO18.3 Traffic calming devices are not installed on roads used for buses. Note: Chapter 2 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this acceptable outcome. AND		
		AO18.4 Where road humps are installed on roads used for buses, the road humps are designed in accordance with the Manual of Uniform Traffic Control Devices, Department of Transport and Main Roads, 2016. Note: Guidance on how to meet the acceptable outcome is available in the Manual of Uniform Traffic Control Devices, Part 13: 1. Local Area Traffic Management, section 2.4 – Road humps 2. Supplement part 13: Local Area Traffic Management – 2.4.2-1 Hump profiles for bus routes.		

PERFORMANCE OUTCOMES	COMPLIANCE	ACCEPTABLE OUTCOMES	COMPLIANCE	COMMENTARY
<p>P019 Development provides safe, direct and convenient pedestrian access to existing and future public passenger transport infrastructure.</p> <p>Note: Chapter 3 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this performance outcome. In particular, it is recommended that a pedestrian demand analysis be provided to demonstrate compliance with the performance outcome.</p>	Not Applicable	No acceptable outcome is prescribed.	Not Applicable	Public passenger transport infrastructure is not proposed. Appropriate on-site pedestrian arrangements are proposed in association with the private bus services.
P020 Onsite vehicular circulation ensures the safety of both public passenger transport services and pedestrians.	Not Applicable	A020.1 The location of onsite pedestrian crossings ensures safe sight distances for pedestrians and public passenger services. AND A020.2 Onsite circulation is designed and constructed so that public passenger services can enter and leave in a forward gear at all times. AND A020.3 Development does not result in public passenger services movements through car parking aisles.	Not Applicable	Public passenger transport services are not proposed. Appropriate on-site pedestrian arrangements are proposed in association with the private bus services.
<p>P021 Taxi facilities are provided to accommodate the demand generated by the development.</p> <p>Note: Guidance on how to meet the performance outcome are available in chapter 7 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.</p>	Not Applicable	No acceptable outcome is prescribed.	Not Applicable	The proposed development involves the use of private buses to transport tourists to the site.
P022 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	Not Applicable	A022.1 A taxi facility is provided parallel to the kerb and adjacent to the main entrance. AND A022.2 Taxi facilities are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities – off-street parking for people with disabilities 4. Disability standards for accessible public transport 2002 made under section 31(1) of the Disability Discrimination Act 1992 5. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements.	Not Applicable	Taxi facilities are not proposed.
P023 Educational establishments are designed to ensure the safe and efficient operation of public passenger services and pedestrian access.	Not Applicable	A023.1 Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	Not Applicable	The proposed development does not involve an Educational Establishment.



APPENDIX C

STATEMENT OF COMPLIANCE (STATE PLANNING POLICY)

PREPARED BY CARDNO

STATEMENT OF COMPLIANCE

State Planning Policy (July 2017)

1. Planning for Liveable Communities and Housing
2. Planning for Economic Growth
3. Planning for The Environment and Heritage
4. Planning for Safety and Resilience to Hazards
5. Planning for Infrastructure

1. Planning for Liveable Communities and Housing

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Housing Supply and Diversity		
(1) Land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure are identified.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(2) The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes	Not Applicable	The proposed development does not involve residential development and does not relate to a site that is located within a residential zone.
(3) A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through: (a) appropriate, responsive and proactive zoning (b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living (c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.	Not Applicable	The proposed development does not involve residential development and does not relate to a site that is located within a residential zone.
(4) Best practice, innovative, and adaptable housing design and siting is provided for and encouraged.	Not Applicable	The proposed development does not involve residential development and does not relate to a site that is located within a residential zone.
(5) Sufficient land for housing is provided in appropriate locations to support the projected nonresident workforce population associated with approved largescale mining, agriculture, industry or infrastructure projects.	Not Applicable	The outcome is not applicable to the assessment of a development application.
Liveable Communities		
Built and natural environment: (1) High quality urban design and place making outcomes are facilitated and promote: (a) affordable living and sustainable and complete communities (b) attractive, adaptable, accessible and inclusive built environments (c) personal safety and security (d) functional, accessible, legible and connected spaces (e) community identity through considering local features, character, needs and aspirations.	Complies ✓	The proposed development has been designed in a manner that is responsive to its local context and character. The existing house and various other rural infrastructure will be retained on site while the proposed development involves the construction of a number of small scale structures within the vicinity of the existing house. The presentation of the site remains consistent with the rural character of the local area. Native vegetation has been retained throughout the site and will not be disturbed as part of the development.
(2) Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by: (a) good neighbourhood planning and centre design (b) a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community (c) consolidating urban development in and around existing settlements (d) higher density development in accessible and well-serviced locations (e) efficient use of established infrastructure and services (f) supporting a range of formal and informal sporting, recreational and community activities.	Not Applicable	This outcome is not relevant to development within a rural location.
(3) Development is designed to: (a) value and nurture local landscape character and the natural environment (b) maintain or enhance important cultural landscapes and areas of high scenic amenity, including important views and vistas that contribute to natural and visual amenity (c) maintain or enhance opportunities for public access and use of the natural environment.	Complies ✓	The proposed development is located within existing cleared areas of the site and will not involve vegetation disturbance.
Infrastructure and services: (4) Connected pedestrian, cycling and public transport infrastructure networks are facilitated and provided.	Not Applicable	The proposed development is located in a rural area and will involve the use of private buses to transport tourists to the site to partake in the proposed on-site activities.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
(5) Community facilities and services, including education facilities (state and non-state providers), health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities are well-located, cost-effective and multi-functional.	Complies ✓	The proposed development is well-located to maximise the efficient use of a range of community services currently provided in the Kuranda area.
(6) Connection to fibre-optic telecommunications infrastructure (e.g. broadband) is supported in greenfield areas.	Not Applicable	The proposal involves development of a rural nature within the Rural Zone.
(7) All development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment.	Not Applicable	The proposed development does not involve the creation of common private title.
Assessment Benchmarks		
(1) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(2) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(3) Fire hydrants are suitably identified so that fire services can locate them at all hours.	Not Applicable	The assessment benchmarks do not apply to the proposed development.

2. Planning for Economic Growth

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Agriculture		
(1) Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).	Not Applicable	The site is not located in an Important Agricultural Area.
(2) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by: (a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture (b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land (c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.	Not Applicable	The site is not designated as Agricultural Land Classification (ALC) Class A or Class B.
(3) Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.	Complies ✓	The proposal will not impact on fisheries resources.
(4) Growth in agricultural production and a strong agriculture industry is facilitated by: (a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations (b) protecting existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture, from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity (c) locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures (d) facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc) (e) considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains (f) ensuring development on, or adjacent to, the stock route network does not compromise the network’s primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.	Complies ✓	The site is presently used for Animal Husbandry. The proposed development provides an agriculturally themed tourist experience that complements the existing rural use of the site and promotes agriculture. The proposed development is considered to support further growth in the agricultural operations on the site and within the surrounding region.
Development and Construction		
(1) A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed use development is identified that considers: (a) existing and anticipated demand (b) the physical constraints of the land (c) surrounding land uses (d) the availability of, and proximity to, essential infrastructure required to service and support such development.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(2) Appropriate infrastructure required to support all land uses is planned for and provided.	Complies ✓	Appropriate infrastructure, consistent with the rural nature of the land use and rural location of the site, will be provided.
(3) Mixed use development is achieved by appropriately zoning the land.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(4) An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities.	Not Applicable	The proposed development does not involve Reconfiguring a Lot.
(5) Efficient delivery of development is facilitated by the adoption of the lowest appropriate level of assessment for development that is consistent with the purpose of the zone.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(6) Land uses are consistent with the purpose of the zone.	Complies ✓	The proposal is consistent with the intent for the Rural Zone, as discussed in the Town Planning Report.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
<p>(7) State development areas and Priority Development Areas are:</p> <p>(a) identified and appropriately considered in terms of their planning intent</p> <p>(b) supported by compatible and complementary land uses and services on surrounding land.</p>	Not Applicable	The site is not located in a State Development Area or a Priority Development Area.
(8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.	Not Applicable	The site is not state-owned land.
Mining and Extractive Resources		
<p>Extractive resources:</p> <p>(1) Key resource areas (KRAs) are identified, including the resource/processing area, separation area, transport route and transport route separation area.</p>	Not Applicable	The outcome is not applicable to the assessment of a development application.
<p>(2) KRAs are protected by:</p> <p>(a) maintaining the long-term availability of the extractive resource and access to the KRA</p> <p>(b) avoiding new sensitive land</p> <p>uses and other incompatible land uses within the resource/processing area and the related separation area of a KRA that could impede the extraction of the resource</p> <p>(c) avoiding land uses along the transport route and transport route separation area of a KRA that are likely to compromise the ongoing use of the route for the haulage of extractive materials</p> <p>(d) avoiding new development adjacent to the transport route that is likely to adversely affect the safe and efficient transportation of the extractive resource.</p>	Not Applicable	The site is not located within the vicinity of a Key Resource Area.
<p>Mineral, coal, petroleum and gas resources:</p> <p>(3) The importance of areas identified as having valuable minerals, coal, petroleum and gas resources, and areas of mining and resource tenures are considered.</p>	Not Applicable	The site is not identified as having valuable minerals, coal, petroleum or gas resources and is not subject to mining or resource tenures.
(4) Opportunities for mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses are facilitated.	Not Applicable	This outcome is not relevant to the proposed development
(5) The location of specified petroleum infrastructure is considered.	Not Applicable	This outcome is not relevant to the proposed development
Assessment Benchmarks		
(1) Development within a resource/processing area of a KRA will not impede the undertaking of an existing or future extractive industry development.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(2) Development of sensitive land uses and other potentially incompatible land uses is avoided within the separation area for a resource/processing area of a KRA, if it could impede the extraction of the resource.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(3) Development not associated with extractive industry in the transport route separation area of a KRA does not increase the number of people working or residing in the transport route separation area unless the development mitigates the impacts of noise, dust and vibration generated by the haulage of extractive materials along the transport route.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(4) Development adjacent to the transport route does not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
Tourism		
(1) The findings of state endorsed tourism studies and plans are considered and reflected where relevant.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(2) Existing and potential opportunities, localities or areas appropriate for tourism development are identified and protected.	Complies ✓	The proposal involves the development of a Tourist Attraction associated with the existing rural uses of the site. The site is located proximate to Kuranda township, which is an established centre for tourism in Far North Queensland. The proposed development intends to diversify the offering to tourists and local visitors.
<p>(3) The delivery of sustainable tourism development is facilitated where it:</p> <p>(a) is complementary to and compatible with other land uses, including sensitive land uses</p> <p>(b) promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of the natural and built assets associated with the tourism development.</p>	Complies ✓	The proposed development involves a Tourist Attraction directly associated with the existing rural use of the site. The improvements required to support the development are rural in nature and consistent with the rural character of the site and surrounding area. The proposed development is limited to existing cleared areas of the site, allowing for the retention of the established natural environment and its preservation for appreciation by tourists.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
(4) Appropriate infrastructure to support and enable tourism development is planned for.	Complies ✓	Appropriate infrastructure, consistent with the rural nature of the land use and rural location of the site, will be provided.

3. Planning for The Environment and Heritage

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Biodiversity		
(1) Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the Environment Protection and Biodiversity Conservation Act 1999.	Can Comply	<p>The proposed development has been sensitively designed to protect areas of environmental significance including regulated vegetation and waterway corridors. The proposed development is limited to existing cleared areas of the site and does not involve vegetation clearing.</p> <p>The proposed development will be, where relevant, referred to the Commonwealth Department of the Environment and Energy in accordance with the requirements of the Environment Protection and Biodiversity Conservation Act 1999, for determination of whether the development involves a controlled action and therefore requires Commonwealth approval. The approval process under the EPBC Act is separate to the development approval process to which this development application relates. The potential need for a Commonwealth approval to be obtained, or at the least advice in relation to a controlled action, does not prevent the issuing of a development approval pursuant to the Planning Act 2016.</p>
(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.	Complies ✓	The proposed development has been sensitively designed to protect areas of environmental significance including regulated vegetation and waterway corridors. The proposal is located within existing cleared areas of the site and is intended to promote the appreciation of the natural environment through tourist experiences.
(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.	Complies ✓	The proposed development has been sensitively designed to protect areas of environmental significance including regulated vegetation and waterway corridors. The proposal is located within existing cleared areas of the site and is intended to promote the appreciation of the natural environment through tourist experiences.
(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.	Complies ✓	The proposed development is located within the existing cleared areas of the site. Further vegetation clearing is not proposed as part of the development. Key environmental corridors, such as along waterways, have been protected to ensure environmental connectivity is retained and ecological processes can continue.
(5) Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.	Not Applicable	The proposed development is not located in South East Queensland.
Coastal Environment		
<p>Protection of the coastal environment:</p> <p>(1) Coastal processes and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by:</p> <p>(a) concentrating future development in existing urban areas through infill and redevelopment</p> <p>(b) conserving the natural state of landforms, wetlands and native vegetation in the coastal management district</p> <p>(c) maintaining or enhancing the scenic amenity and aesthetic values of important natural coastal landscapes, views and vistas</p>	Not Applicable	The proposed development is not located in the coastal environment.
(2) Development of canals, dry land marinas, artificial waterways or marine infrastructure avoids adverse impacts on coastal resources and processes.	Not Applicable	The proposed development is not located in the coastal environment.
<p>(3) Reclamation of land under tidal water is avoided other than for the purpose of:</p> <p>(a) coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or</p> <p>(b) strategic ports, priority ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or</p> <p>(c) coastal protection works or work necessary to protect coastal resources or coastal processes.</p>	Not Applicable	The proposed development is not located in the coastal environment.
<p>Development in the coastal environment:</p> <p>(4) Coastal-dependent development in areas adjoining tidal water is facilitated in preference to other types of development.</p>	Not Applicable	The proposed development is not located in the coastal environment.
(5) Opportunities for public use of and access to, and along, state coastal land is maintained or enhanced in a way that protects or enhances public safety and coastal resources.	Not Applicable	The proposed development is not located in the coastal environment.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Cultural Heritage		
Aboriginal and Torres Strait Islander cultural heritage: (1) Matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are appropriately conserved and considered to support the requirements of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.	Can Comply	The proposed development will be operated in accordance with the obligations of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Torres Strait Islander Cultural Heritage Act 2003</i> .
World and national cultural heritage: (2) Adverse impacts on the cultural heritage significance of world heritage properties and national heritage places prescribed under the Environment Protection and Biodiversity Conservation Act 1999 are avoided.	Complies ✓	The proposed development is located wholly outside the Wet Tropics World Heritage Area.
State cultural heritage: (3) Adverse impacts on the cultural heritage significance of state heritage places are avoided.	Complies ✓	The site is not located within the vicinity of a Queensland Heritage Place.
Local cultural heritage: (4) Local heritage places and local heritage areas important to the history of the local government area are identified, including a statement of the local cultural heritage significance of the place or area.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(5) Development of local heritage places or local heritage areas does not compromise the cultural heritage significance of the place or area by: (a) avoiding adverse impacts on the cultural heritage significance of the place or area; or (b) minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area.	Not Applicable	The proposed development does not relate to Local Heritage Place and is not located within the vicinity of a Local Heritage Place.
(6) The conservation and adaptive reuse of local heritage places and local heritage areas are facilitated so that the cultural heritage significance is retained.	Not Applicable	The proposed development does not relate to Local Heritage Place and is not located within the vicinity of a Local Heritage Place.
Water Quality		
(1) Development facilitates the protection or enhancement of environmental values and the achievement of water quality objectives for Queensland waters.	Complies ✓	The proposed development is located within existing cleared areas of the site.
(2) Land zoned for urban purposes is located in areas that avoid or minimise the disturbance to: (a) high risk soils (b) high ecological value aquatic ecosystems (c) groundwater dependent ecosystems (d) natural drainage lines and landform features.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(3) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from: (a) altered stormwater quality and hydrology (b) waste water (other than contaminated stormwater and sewage) (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilisation of nutrients and sediments.	Complies ✓	The proposed development involves minimal alteration to the natural features of the site. Disturbance associated with the development is limited solely to small scale improvements, of a rural nature, in the northern tourist precinct. The majority of the site will be unaltered by the proposal.
(4) At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2).	Can Comply	Appropriate controls will be put in place at the construction phase of the project.
(5) At the post-construction phase, development: (a) achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2); or (b) achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives in table B (appendix 2).	Can Comply	Appropriate controls will be put in place at the operational phase of the project.
(6) Development in water resource catchments and water supply buffer areas avoids potential adverse impacts on surface waters and groundwaters to protect drinking water supply environmental values.	Complies ✓	The proposed development involves minimal ground disturbance, largely retaining the site in its current rural state.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Assessment Benchmarks		
(1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from: (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	Not Applicable	The assessment benchmarks do not apply to the proposed development.

4. Planning for Safety and Resilience to Hazards

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Emissions and Hazardous Activities		
<p>Protection from emissions and hazardous activities:</p> <p>(1) Industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.</p>	Not Applicable	The proposed development does not involve industrial development, major gas, waste and sewerage infrastructure, or sport and recreation activities.
<p>(2) Activities involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.</p>	Not Applicable	The proposed development does not involve the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances.
<p>(3) Prescribed hazardous chemicals, stored in a flood hazard area (where exceeding the hazardous chemicals flood hazard threshold), are located to minimise the risk of inundation and dispersion.</p>	Not Applicable	The proposed development does not involve the storage of prescribed hazardous chemicals.
<p>(4) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:</p> <p>(a) former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts)</p> <p>(b) former landfill and refuse sites</p> <p>(c) contaminated land.</p>	Not Applicable	The proposal does not involve a sensitive land use.
<p>Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment:</p> <p>(5) Protect the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively:</p> <p>(a) Medium-impact, high-impact and special industries.</p> <p>(b) Extractive industries.</p> <p>(c) Hazardous chemical facilities.</p> <p>(d) Explosives facilities and explosives reserves.</p> <p>(e) High pressure gas pipelines.</p> <p>(f) Waste management facilities.</p> <p>(g) Sewage treatment plants.</p> <p>(h) Industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan.</p> <p>(i) Major sport, recreation and entertainment facilities.</p> <p>(j) Shooting facilities.</p> <p>(k) Motor sport facilities.</p>	Complies ✓	The proposed development is appropriately separated from types of uses described in outcome 5.
<p>Mitigation of adverse impacts from emissions and hazardous activities:</p> <p>(6) Development that is incompatible with the existing and approved land uses or areas included in policy 5 above, is located to avoid adverse impacts of environmental emissions, or health and safety risks, and where the impacts cannot be practicably avoided, development is designed to minimise the impacts.</p>	Complies ✓	The proposed development is appropriately separated from types of uses described in outcome 5.
<p>Acid sulfate soil affected areas:</p> <p>(7) Protect the natural and built environment, and human health from potential adverse impacts of acid sulfate soils by:</p> <p>(a) identifying areas with high probability of containing acid sulfate soils</p> <p>(b) providing preference to land uses that will avoid, or where avoidance is not practicable, minimise the disturbance of acid sulfate soils</p> <p>(c) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilization and release of acid, iron or other contaminants.</p>	Not Applicable	The site is not located in an Acid Sulfate Soil affected area.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Natural Hazards, Risk and Resilience		
(1) Natural hazard areas are identified, including: (a) bushfire prone areas (b) flood hazard areas (c) landslide hazard areas (d) storm tide inundation areas (e) erosion prone areas.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(2) A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.	Not Applicable	The proposed development is located outside natural hazard areas. The extent to which the site is located within a natural hazard area is limited to a small area in the west of the site that is identified as potential impact buffer (bushfire). The proposal is located wholly outside this area.
Bushfire, flood, landslide, storm tide inundation, and erosion prone areas: (3) Land in an erosion prone area is not to be used for urban purposes, unless the land is located in: (a) an urban area in a planning scheme; or (b) an urban footprint identified in a regional plan.	Not Applicable	The site is not located in an Erosion Prone Area.
(4) Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas: (a) avoids the natural hazard area; or (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	Complies ✓	The proposed development is not located within a natural hazard area. The extent to which the site is located within a natural hazard area is limited to a small area in the west of the site that is identified as potential impact buffer (bushfire). The proposal is located wholly outside this area.
(5) Development in natural hazard areas: (a) supports, and does not hinder disaster management capacity and capabilities (b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard (d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.	Not Applicable	The proposed development is not located in a natural hazard area.
(6) Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.	Not Applicable	The proposed development does not involve community infrastructure.
(7) Coastal protection work in an erosion prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures, and all of the following apply: (a) The building or structure cannot reasonably be relocated or abandoned. (b) Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable. (c) Any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated.	Not Applicable	The site not located in an Erosion Prone Area.
Erosion prone areas within a coastal management district: (8) Development does not occur unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment ⁶ of an existing permanent building or structure that cannot be relocated or abandoned.	Not Applicable	The site not located in an Erosion Prone Area of a Coastal Management District.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
(9) Development permitted in policy 8 above, mitigates the risks to people and property to an acceptable or tolerable level.	Not Applicable	The site not located in an Erosion Prone Area of a Coastal Management District.
Assessment Benchmarks		
Erosion prone areas within a coastal management district: (1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment9 of an existing permanent building or structure that cannot be relocated or abandoned.	Not Applicable	The site not located in an Erosion Prone Area of a Coastal Management District.
(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.	Not Applicable	The site not located in an Erosion Prone Area of a Coastal Management District.
Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: (3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	Complies ✓	The proposed development is not located in a natural hazard area.
All natural hazard areas: (4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.	Complies ✓	The proposed development does not prevent responses to natural disasters. The proposal promotes access to various areas of the site.
(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.	Complies ✓	The proposed development is not located in a natural hazard area.
(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.	Not Applicable	The proposed development does not involve hazardous materials.
(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	Complies ✓	

5. Planning for Infrastructure

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
Energy and Water Supply		
(1) Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.	Complies ✓	The proposed development does not compromise the corridor integrity, or the efficient delivery and functioning of any existing or future energy or water supply infrastructure.
(2) Major electricity infrastructure and bulk water supply infrastructure such as pump stations, water quality facilities and electricity substations, are protected from encroachment by sensitive land uses where practicable.	Complies ✓	The proposed development is not located within the vicinity of major electricity infrastructure or bulk water supply infrastructure
(3) Development of major electricity infrastructure and bulk water supply infrastructure avoids or otherwise minimises adverse impacts on surrounding land uses and the natural environment.	Not Applicable	The proposed development does not relate to major electricity infrastructure or bulk water supply infrastructure.
(4) The development and supply of renewable energy at the regional, local and individual scale is enabled in appropriate locations.	Not Applicable	The outcome is not applicable to the assessment of a development application.
Infrastructure Integration		
(1) The outcomes of significant infrastructure plans and initiatives by all levels of government are considered and reflected, where relevant.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(2) Development achieves a high level of integration with infrastructure planning to: (a) promote the most efficient, effective and flexible use of existing and planned infrastructure (b) realise multiple economic, social and environmental benefits from infrastructure investment (c) ensure consideration of future infrastructure needed to support infill and greenfield growth areas (d) optimise the location of future infrastructure within communities to provide greater access to facilities and services and enable productivity improvements.	Complies ✓	The proposal is appropriately located on the site, noting its connections to rural activities, and is able to be serviced by existing and expanded on-site infrastructure.
(3) Development occurs: (a) in areas currently serviced by state and/or local infrastructure and associated services; or (b) in a logical and orderly location, form and sequence to enable the cost effective delivery of state and local infrastructure to service development.	Complies ✓	The proposal will utilise existing and expanded on-site infrastructure commensurate to the rural nature of the proposal and the rural location of the site.
(4) Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.	Complies ✓	The proposed development will utilise private buses to transport tourists to the site (refer to Appendix F for further detail). The level of traffic generated by the development is therefore considered to be minimal and not impact on the safety and efficiency of existing transport infrastructure. The proposal does not impact on any future infrastructure.
Transport Infrastructure		
All transport infrastructure: (1) Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.	Complies ✓	The proposed development will utilise private buses to transport tourists to the site (refer to Appendix F for further detail). The level of traffic generated by the development is therefore considered to be minimal and not impact on the safety and efficiency of existing transport infrastructure. The proposal does not impact on any future infrastructure.
(2) Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development.	Complies ✓	The site is currently serviced by Barnwell Road, where access to the proposed development will be provided from.
(3) Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.	Complies ✓	Tourist access to the proposed development will be via private bus service.
(4) Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.	Complies ✓	The proposed development will involve the use of primarily private bus services, to transport tourists to the site. The use of primarily buses is considered to provide a sustainable method of transport.
(5) A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.	Not Applicable	The proposed development does not involve the provision of any new roads or alteration to the established road hierarchy.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
State transport infrastructure: (6) Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.	Not Applicable	The site is not located within the vicinity of state transport infrastructure or existing and future state transport corridors
(7) The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.	Complies ✓	Refer to Appendix F for further detail.
Strategic Airports and Aviation Facilities		
(1) Strategic airports and aviation facilities are identified, including the associated Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety areas, lighting area buffers, light restriction zones, wildlife hazard buffer zones, and building restricted areas.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(2) The safety, efficiency and operational integrity of strategic airports are protected. Development and associated activities: (a) do not create incompatible intrusions, or compromise aircraft safety, in operational airspace (b) avoid increasing risk to public safety in a public safety area (c) are compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater [as defined by Australian Standard 2021–2015: Acoustics—Aircraft noise intrusion—Building siting and construction (AS 2021), adopted 12 February 2015] and mitigate adverse impacts of aircraft noise.	Complies ✓	The proposed development is not located within the vicinity of a strategic airport and involves a low scale use of a rural nature.
(3) Development complements the role of a strategic airport as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic airport.	Complies ✓	The proposal does not prevent the ongoing development of strategic airports.
(4) Aviation facilities are protected by avoiding development and associated activities within building restricted areas that may affect the functioning of the aviation facilities.	Complies ✓	The proposed development is not located within the vicinity of an aviation facility and involves a low scale use of a rural nature.
(5) Key transport corridors (passenger and freight) linking strategic airports to the broader transport network are identified and protected.	Not Applicable	The outcome is not applicable to the assessment of a development application.
Assessment Benchmarks		
(1) Development and associated activities do not create a permanent or temporary physical or transient intrusion into a strategic airport’s operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(2) Development and associated activities do not include light sources or reflective surfaces that could distract or confuse pilots within a light restriction zone or lighting area buffer.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(3) Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport’s operational airspace.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(4) Development and associated activities do not attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(5) Development and associated activities within a building restricted area do not interfere with the function of aviation facilities.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(6) Development does not increase the risk to public safety within a public safety area.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
(7) Development within the 20 ANEF contour or greater is appropriately located and designed to prevent adverse impacts from aircraft noise.	Not Applicable	The assessment benchmarks do not apply to the proposed development.
Strategic Ports		
All strategic ports: (1) Strategic ports, and associated strategic port land and core port land, are identified.	Not Applicable	The outcome is not applicable to the assessment of a development application.
(2) Development complements the role of a strategic port as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic port.	Not Applicable	The site is not located within the vicinity of a strategic port.
(3) Strategic ports are protected from development that may adversely affect the safety, viability or efficiency of existing and future port operations.	Not Applicable	The site is not located within the vicinity of a strategic port.

POLICY / ASSESSMENT BENCHMARK	COMPLIANCE	COMMENTARY
(4) Development is located and designed to mitigate adverse impacts on the development from environmental emissions generated by port operations.	Not Applicable	The site is not located within the vicinity of a strategic port.
(5) Key transport corridors (including freight corridors) linking strategic ports to the broader transport network are identified and protected.	Not Applicable	The site is not located within the vicinity of a strategic port.
(6) Statutory land use plans for strategic ports and the findings of planning and environmental investigations undertaken in relation to strategic ports are considered.	Not Applicable	The site is not located within the vicinity of a strategic port.
Priority ports: (7) For priority ports, development is also consistent with the requirements of priority port master plans and priority port overlays as these are approved under the Sustainable Ports Development Act 2015.	Not Applicable	The site is not located within the vicinity of a strategic port.



APPENDIX D

PROPOSAL PLANS

PREPARED BY DEVELOP NORTH



1 TOURISM SITE PLAN PAX 60
1 : 2000

<div><div><div></div><div>DEVELOP NORTH</div><div>PLAN DESIGN CONSTRUCT</div></div><div>3/150 LYONS ST, BUNGALOW,QLD 4870</div><div>PO BOX 4949, CAIRNS QLD 4870</div><div>QBCC LIC NO: 15023919 (OPEN BUILDER)</div><div>BUILDING SOLUTIONS FROM THE GROUND UP</div></div>	ADDRESS	112 BARNWELL RD, KURANDA	No.	Description	Date	DRAWING NO:	DA-SP060	PLEASE NOTE: DIMENSIONS TAKE PRECEDENCE OVER SCALING. THIS DRAWING IS SUBJECT TO COPYRIGHT AND REMAINS PROPERTY OF DEVELOP NORTH AT ALL TIMES
	PROJECT	KUR-COW TOURISM ATTRACTION	A	CONCEPT FOR REVIEW	12/12/17	REV NO:		
			B	PRELIM DEVELOPMENT APPLICATION	01/03/18	PROJECT NO:	1801	
						DESIGNED BY:	TOM V	
						CHECKED BY:	ML	
SHEET	TOURISM SITE PLAN 60 PAX	DATE: 5/03/2018 3:06:48 PM				SCALE:	1 : 2000	
Document Set ID: 3351080								
Version: 1, Version Date: 13/03/2018								




1 TOURISM SITE PLAN PAX 150
1 : 2000

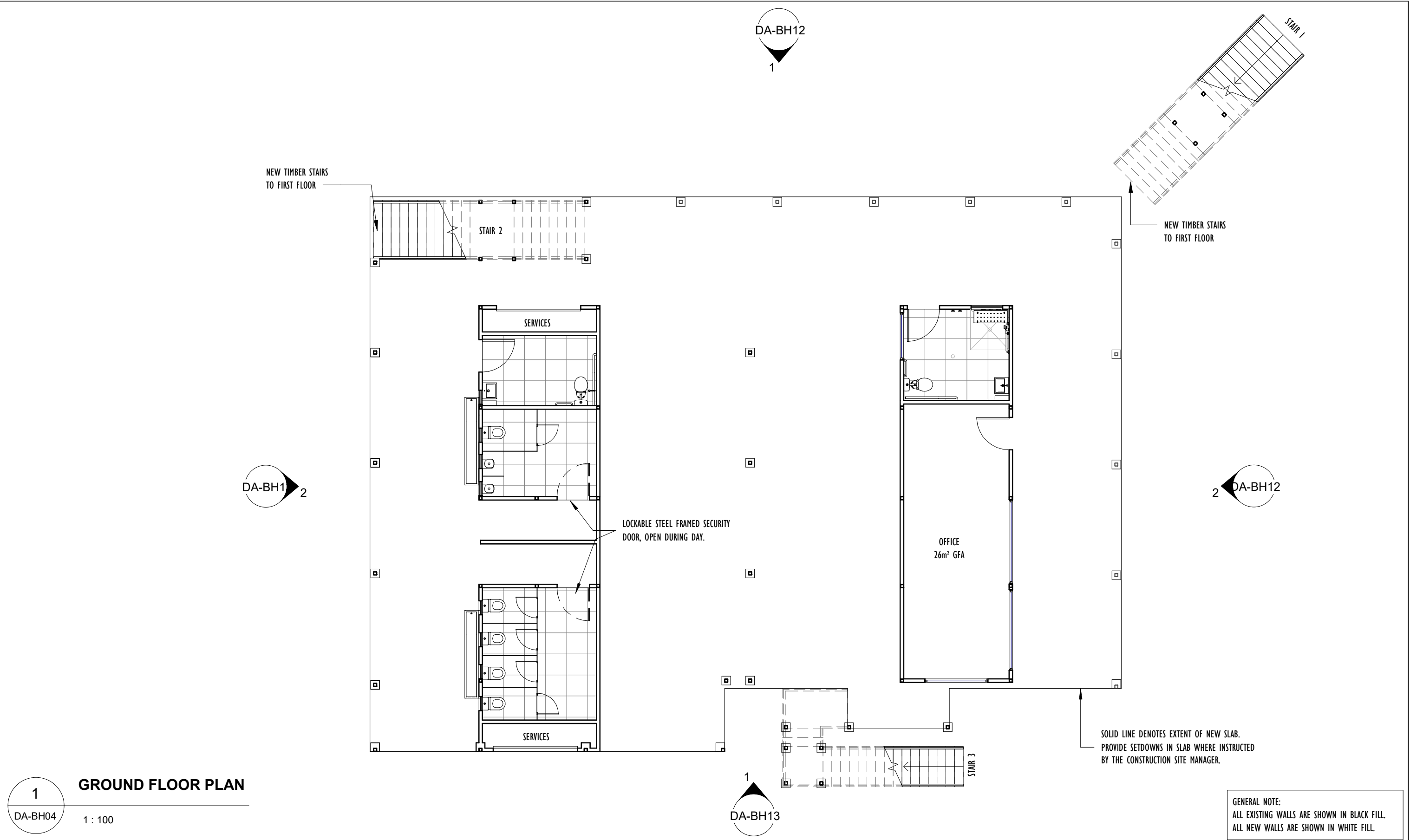
<div><div><div></div><div>DEVELOP NORTH</div><div>PLAN DESIGN CONSTRUCT</div></div><div>3/150 LYONS ST, BUNGALOW, QLD 4870</div><div>PO BOX 4949, CAIRNS QLD 4870</div><div>QBCC LIC NO: 15023919 (OPEN BUILDER)</div><div>BUILDING SOLUTIONS FROM THE GROUND UP</div></div>	ADDRESS	112 BARNWELL RD, KURANDA	No.	Description	Date	DRAWING NO:	DA-SP150	PLEASE NOTE: DIMENSIONS TAKE PRECEDENCE OVER SCALING. THIS DRAWING IS SUBJECT TO COPYRIGHT AND REMAINS PROPERTY OF DEVELOP NORTH AT ALL TIMES
	PROJECT	KUR-COW TOURISM ATTRACTION	A	CONCEPT FOR REVIEW	12/12/17	REV NO:		
	SHEET	TOURISM SITE PLAN 150 PAX	B	PRELIM DEVELOPMENT APPLICATION	01/03/18	PROJECT NO:	1801	
						DESIGNED BY:	TOM V	
			DATE: 5/03/2018 3:06:51 PM			CHECKED BY:	ML	SCALE: 1 : 2000



1 TOURISM SITE PLAN PAX 300
1 : 2000


<div><div>DEVELOP NORTH PLAN DESIGN CONSTRUCT</div></div> <div>3/150 LYONS ST, BUNGALOW, QLD 4870 PO BOX 4949, CAIRNS QLD 4870 QBCC LIC NO: 15023919 (OPEN BUILDER) BUILDING SOLUTIONS FROM THE GROUND UP</div>	ADDRESS	112 BARNWELL RD, KURANDA	No.	Description	Date	DRAWING NO:	DA-SP300	PLEASE NOTE: DIMENSIONS TAKE PRECEDENCE OVER SCALING. THIS DRAWING IS SUBJECT TO COPYRIGHT AND REMAINS PROPERTY OF DEVELOP NORTH AT ALL TIMES
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			B	PRELIM DEVELOPMENT APPLICATION	01/03/18	PROJECT NO:	1801	
						DESIGNED BY:	TOM V	
						CHECKED BY:	ML	
SHEET	TOURISM SITE PLAN 300 PAX	DATE: 5/03/2018 3:06:53 PM					SCALE: 1 : 2000	

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1
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1 : 100
GROUND FLOOR PLAN

GENERAL NOTE:
ALL EXISTING WALLS ARE SHOWN IN BLACK FILL.
ALL NEW WALLS ARE SHOWN IN WHITE FILL.



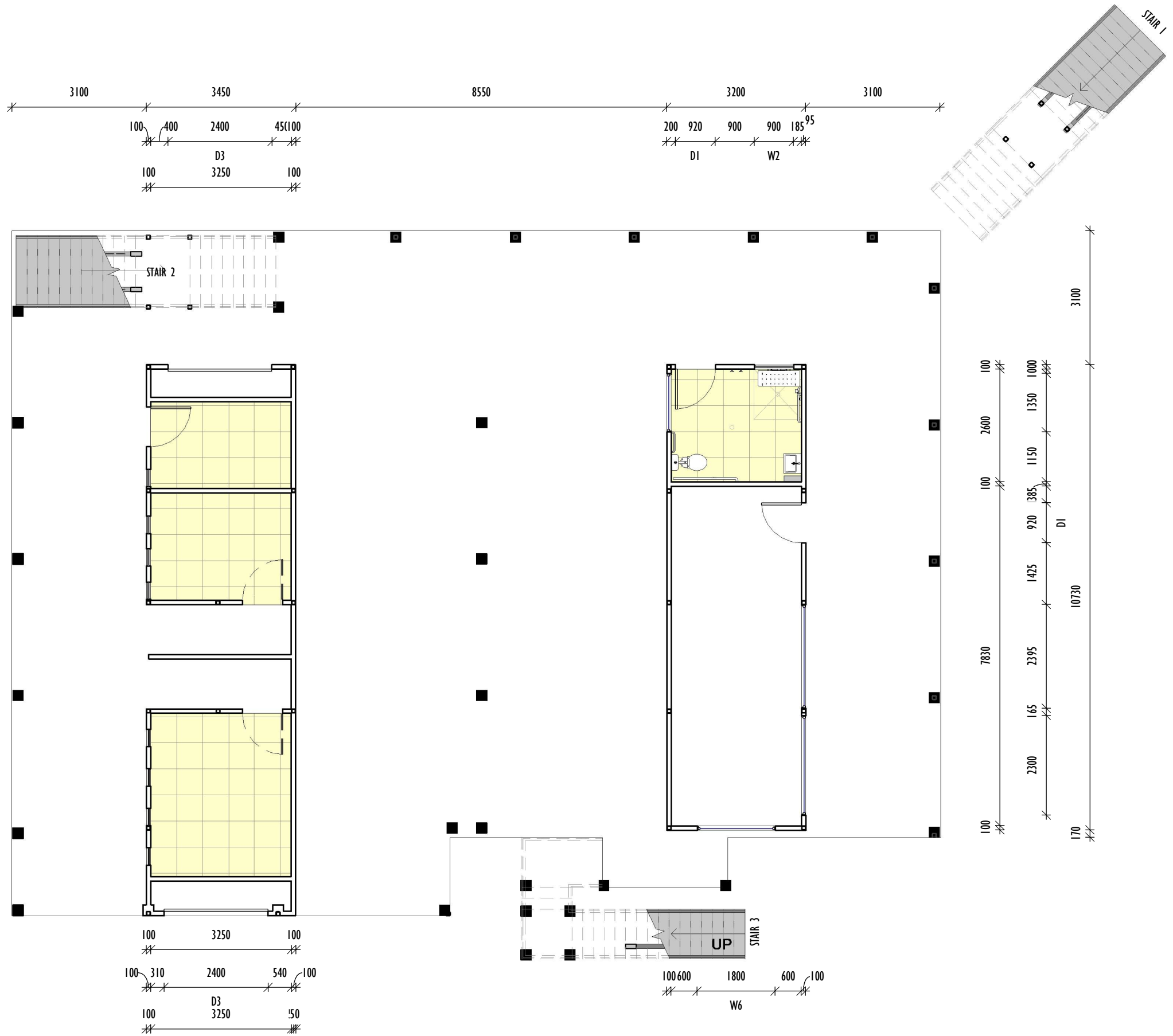
3/150 LYONS ST, BUNGALOW QLD 4870
PO BOX 4949, CAIRNS QLD 4870
QBCC LIC NO: 15023919 (OPEN BUILDER)

BUILDING SOLUTIONS FROM THE GROUND UP

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PROJECT:	KUR-COW TOURISM ATTRACTION
SHEET NAME:	GROUND FLOOR PLAN

No.	Description	Date
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1
DA-BH05

GROUND FLOOR DIMENSION PLAN

1 : 100



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QBCC LIC NO: 15023919 (OPEN BUILDER)

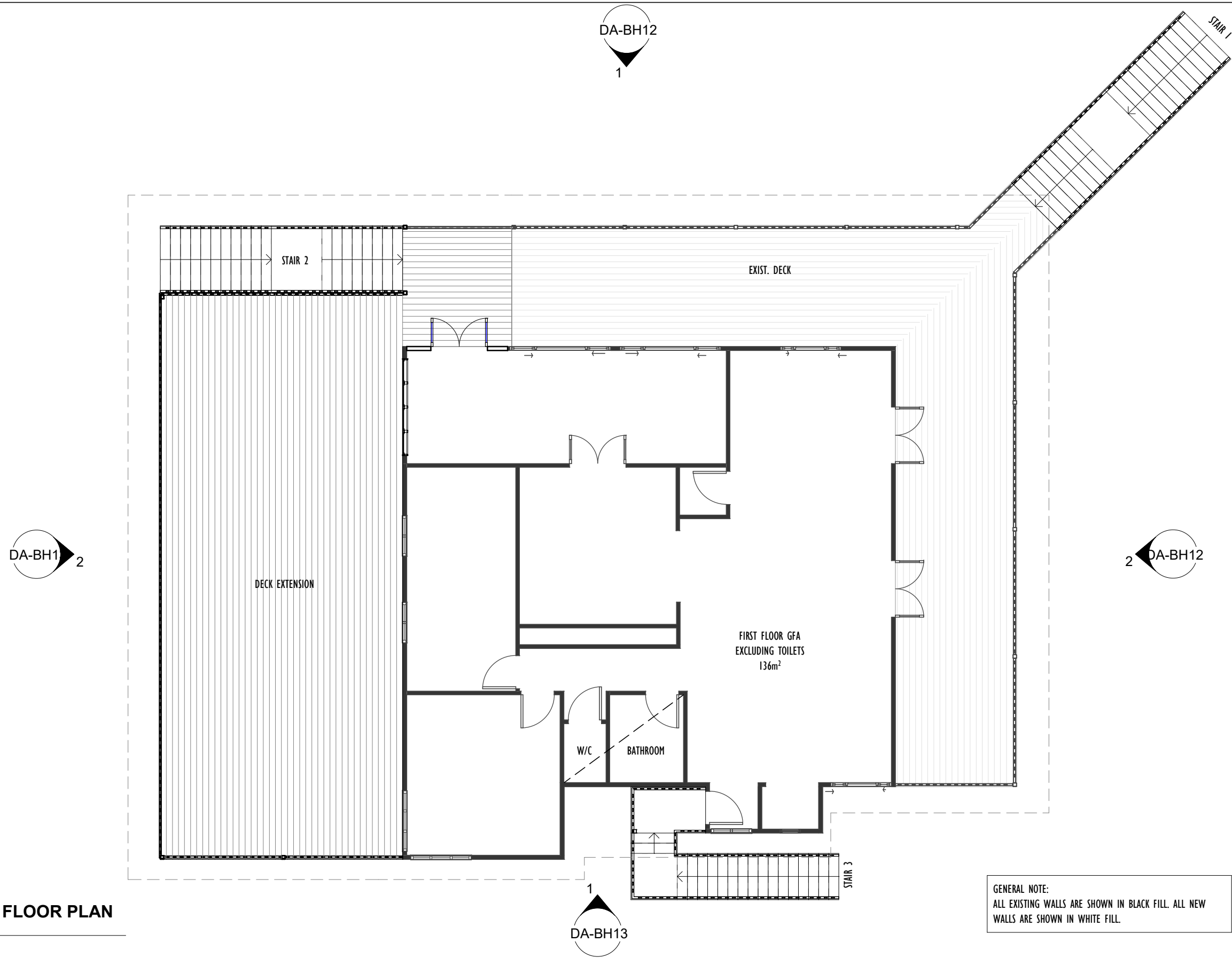
BUILDING SOLUTIONS FROM THE GROUND UP

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112 BARNWELL ROAD, KURANDA QLD 4881
PROJECT:
KUR-COW TOURISM ATTRACTION
SHEET NAME:
GROUND FLOOR DIMENSION PLAN

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1
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FIRST FLOOR PLAN

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PROJECT:
KUR-COW TOURISM ATTRACTION

SHEET NAME:
FIRST FLOOR PLAN

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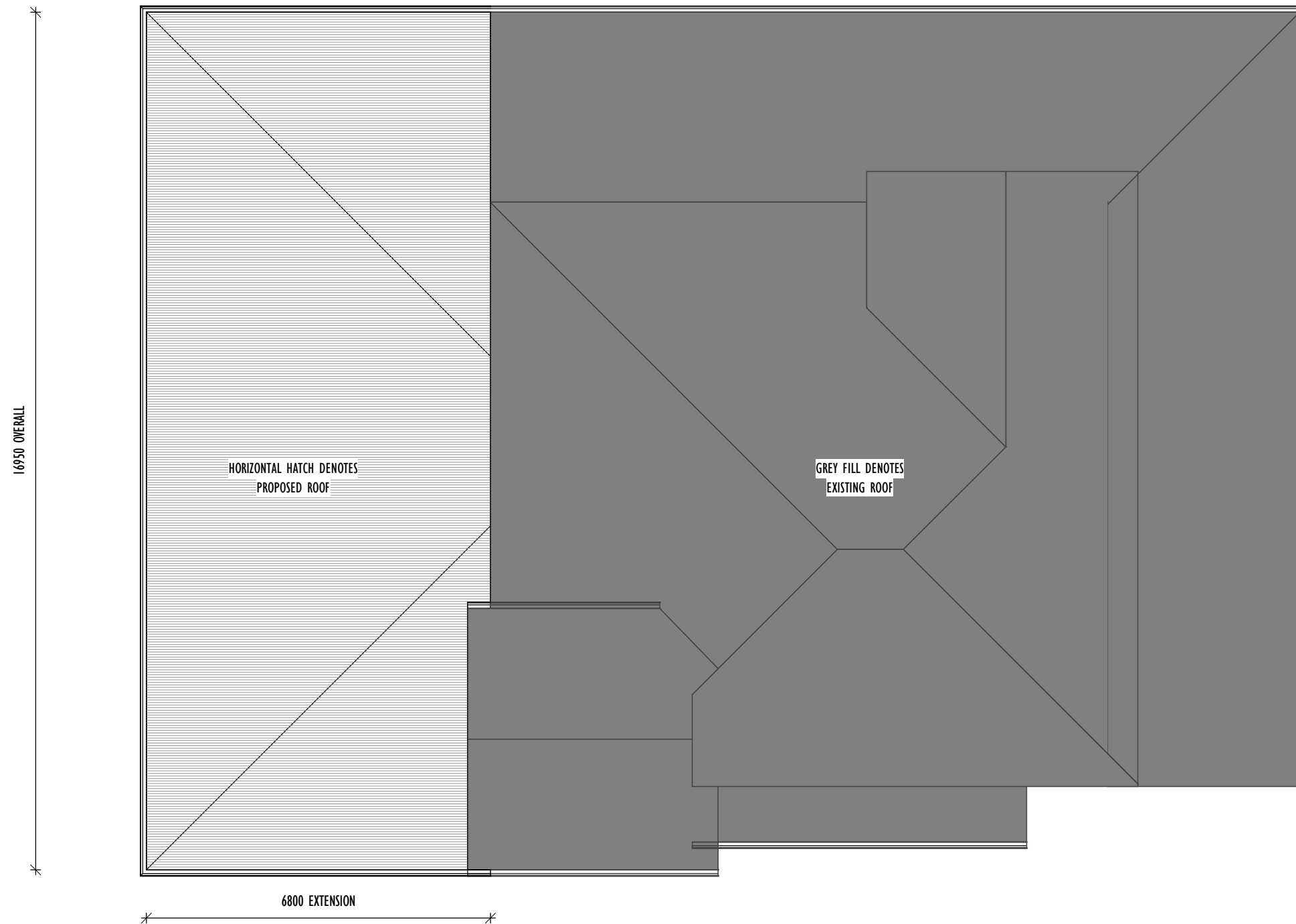
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DA-BH11

ROOFING PLAN

1 : 100



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BUILDING SOLUTIONS FROM THE GROUND UP

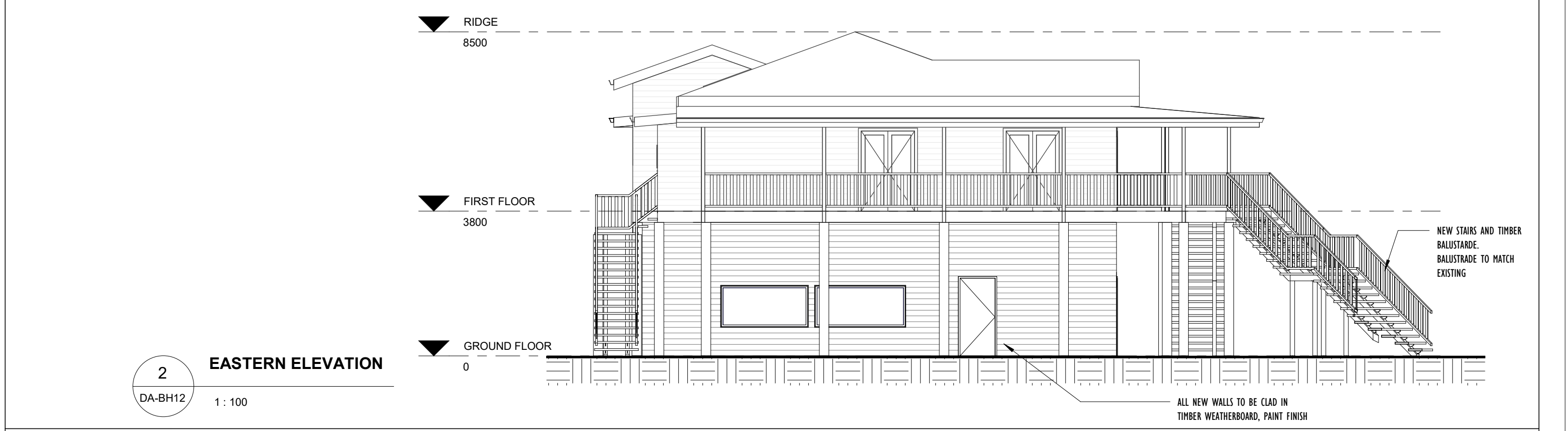
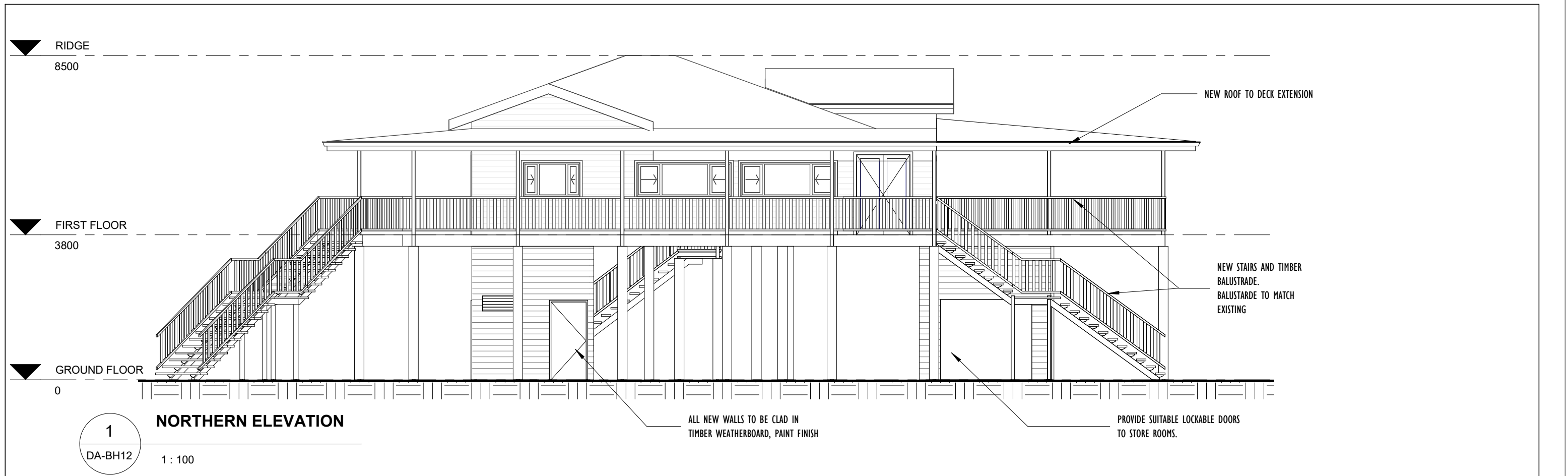
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112 BARNWELL ROAD, KURANDA QLD 4881


PROJECT:
KUR-COW TOURISM ATTRACTION

SHEET NAME:
ROOFING PLAN

No.	Description	Date
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KUR-COW TOURISM ATTRACTION

SHEET NAME:
ELEVATIONS

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1
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SOUTHERN ELEVATION



2
DA-BH13
1 : 100

WESTERN ELEVATION



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BUILDING SOLUTIONS FROM THE GROUND UP

ADDRESS:
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PROJECT:
KUR-COW TOURISM ATTRACTION

SHEET NAME:
ELEVATIONS

No.	Description	Date
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