ASPIRE

Town Planning and Project Services

3 September 2026

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

Attn: Town Planning

Submitted via: info@msc.qld.gov.au

RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (TOURIST PARK) OVER LAND AT 994 LEADINGHAM CREEK ROAD, DIMBULAH, MORE FORMALLY DESCRIBED AS LOT 3 ON RP740298

Aspire Town Planning and Project Services act on behalf of Apex Accommodation Australia Pty Ltd ABN 41 673 459 599, trading as Out Woop Woop Eco Lodge & Farm Tours (the 'Applicant') in relation to the above described Development Application. The land is owned by Brett Portelli (the 'Land Owner'), whom has given written consent to the lodgement of the Development Application.

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* seeking a Development Permit for a Material Change of Use (Tourist Park).

Please find enclosed the following documentation associated with this Development Application:

- Duly completed DA Form 1 (Attachment 1);
- Land Owners Consent Letter (Attachment 2); and
- Town Planning Report (Attachment 3).

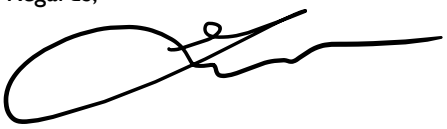
The applicable Application Fee under the Mareeba Shire Council Fees & Charges Schedule 2026/27 is $3,315.00 for an Impact Assessable Material Change of Use (Tourist Park). We respectfully request that Council confirm the applicable fee and provide the payment instructions so that the payment can be made directly by the Applicant.

PO BOX 1040, MOSSMAN QLD 4873
M. 0418826560
W. www.aspireqld.com
E. admin@aspireqld.com
ABN. 79 851 193 691

Document Set ID: 4696808
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Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,



Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

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Town Planning and Project Services

Attachment 1

Duly completed DA Form 1

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DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

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

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Apex Accommodation Australia Pty Ltd ABN 41 673 459 599, trading as Out Woop Woop Eco Lodge & Farm Tours
Contact name *(only applicable for companies)*	c/- Daniel Favier T/A Aspire Town Planning and Project Services
Postal address *(P.O. Box or street address)*	PO Boc 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418826560
Email address *(non-mandatory)*	admin@aspireqld.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	2023-08-71 - Portelli - 994 Leadingham Creek Road, Dimbulah

1.1) Home-based business

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

2) Owner's consent

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

☐ Yes – the written consent of the owner(s) is attached to this development application

☒ No – proceed to 3)

Queensland Government

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
		994	Leadingham Creek Road	Dimbulah
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4872	3	RP740298	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

Name of port authority for tidal area *(if applicable)*

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☐ 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 Park

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *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 *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Tourist Accommodation	Tourist Park	49 cabins	tba

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☒ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

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

Queensland Government

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

$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

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PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	DA/17/0011	25 January 2018	Mareeba Shire Council
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

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23) Further legislative requirements

Environmentally relevant activities

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

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

☒ No

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

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

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

Hazardous chemical facilities

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

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

☒ No

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

Clearing native vegetation

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

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

☐ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

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

Name of the heritage place:		Place ID:	

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

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

Queensland Government

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

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Town Planning and Project Services

Attachment 2

Land Owners Consent Letter

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

I,

Brett Portelli

as owner of the premises identified as follows:

994 Leadingham Creek Road, Dimbulah, formally described as Lot 3 on RP740298

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

Apex Accommodation Australia Pty Ltd ABN 41 673 459 599
Trading as: Out Woop Woop Eco Lodge & Farm Tours
c/- Aspire Town Planning and Project Services

on the premises described above for:

Material Change of Use (Tourist Park)

3 September 2026

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Town Planning and Project Services

Attachment 3

Town Planning Report

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Town Planning Report

MATERIAL CHANGE OF USE (TOURIST PARK)
994 LEADINGHAM CREEK ROAD, DIMBULAH
LOT 3 ON RP740298

3 September 2026

ASPIRE Town Planning and Project Services
Authored by: Daniel Favier
Ref: 2023-08-71 - Portelli - 994 Leadingham Creek Road, Dimbulah

This Town Planning Report is intended for the exclusive use of our Client "Apex Accommodation Australia Pty Ltd ABN 41 673 459 599, trading as Out Woop Woop Eco Lodge & Farm Tours" and is provided for informational purposes only. The information contained herein has been prepared based on sources and data believed to be reliable and accurate at the time of preparation. However, Aspire Town Planning and Project Services does not warrant the accuracy, completeness, or currency of the information and disclaims any responsibility for any errors or omissions, or for any loss or damage incurred by any party as a result of reliance on this information.

The conclusions and recommendations contained in this report are based on our professional judgment and interpretation of the current planning policies and regulations. It is important to note that planning regulations and policies are subject to change, and this report should not be construed as a guarantee of any future planning outcomes.

This report is confidential and may not be disclosed, reproduced, or distributed to any third party without the prior written consent of Aspire Town Planning and Project Services. Unauthorised use or distribution of this report is strictly prohibited.

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Executive Summary

Aspire Town Planning and Project Services has been engaged by, and acts on behalf of, Apex Accommodation Australia Pty Ltd ABN 41 673 459 599, trading as Out Woop Woop Eco Lodge & Farm Tours (the 'Applicant') to prepare and lodge this Development Application seeking a Development Permit for a Material Change of Use (Tourist Park) over land at 994 Leadingham Creek Road, Dimbulah, formally described as Lot 3 on RP740298 (the 'subject site'). The subject site is owned by Brett Portelli whom has given written land owners consent to the lodgement of the Development Application.

The proposal seeks to establish a purpose designed rural Tourist Park comprising 49 individual tourist accommodation units. These include 38 compact base cabins, and 11 glamping tents. The accommodation will be supported by a communal kitchen, central male, female and accessible amenities, on site water storage, car parking adjacent to the accommodation and an internal circulation system providing dedicated entry and exit movements.

The Tourist Park will provide short stay visitor accommodation for travellers seeking an authentic rural experience in a distinctive scenic setting. The combination of compact cabins, glamping accommodation and guest facilities arranged around the existing pond will create a tourism product that is complementary to the rural character of Dimbulah and meaningfully different from conventional accommodation available within the region. The application is confined to the establishment of a Tourist Park and does not seek approval for Workers' Accommodation or permanent residential occupation.

A key strength of the proposal is its careful placement within an existing cleared and modified part of the broader rural holding. The accommodation and supporting facilities have been consolidated within a clearly defined development area, thereby limiting the physical footprint of the use, avoiding unnecessary vegetation disturbance and preserving the balance of the land for ongoing rural purposes. The proposal does not involve subdivision or fragmentation of the rural holding and will not compromise the continued productive use of surrounding rural land.

The proposed buildings are modest in scale, single storey and visually recessive. Their lightweight form and limited height will allow the development to sit comfortably within the rural landscape without introducing an urban or visually dominant built form. The disbursement of parking, and centralisation of amenities and communal cooking facilities will also contain vehicle movements and servicing activities while reducing the need to duplicate infrastructure throughout the accommodation area.

The development will make use of the established connection to Leadingham Creek Road, supported by an internal looped circulation arrangement that enables orderly entry and exit movements. Water supply, wastewater treatment and disposal, stormwater management and other essential services will

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be provided on site in accordance with the applicable standards. The scale of the development has been deliberately calibrated to enable these servicing requirements to be addressed without triggering a State referral, and no referral agency requirements have been identified for the application.

In accordance with the *Mareeba Shire Council Planning Scheme 2016 version 4* (the 'Planning Scheme'), the subject site is included within the Rural Zone. A Material Change of Use for a Tourist Park is Impact Assessable in the Rural Zone and is therefore subject to Public Notification. This Town Planning Report provides a comprehensive assessment against the relevant State and local planning provisions, including the State Planning Policy, the Strategic Framework, the Rural Zone Code and the applicable use, development and overlay codes.

The assessment demonstrates that the proposal is compatible with the purpose and intended character of the Rural Zone. It represents a contained tourism use that relies upon, and derives its appeal from, the rural setting without displacing productive rural activities or creating pressure for urban development. The proposal will diversify the economic use of the property, broaden the range of visitor accommodation available in the western Tablelands and encourage tourism expenditure to extend beyond the region's established tourism centres. It will also generate local expenditure and employment during construction and support ongoing economic activity through the operation, maintenance and servicing of the Tourist Park.

Importantly, the proposal has been designed to respond to the characteristics of the land rather than imposing an intensive or suburban form of development upon it. Its compact footprint, low profile built form, centralised facilities and use of an already modified part of the site collectively minimise potential impacts upon rural productivity, landscape character, environmental values and the amenity of surrounding properties.

Having regard to the nature and scale of the development, the characteristics of the subject site and the detailed assessment contained within this report, the proposed Tourist Park represents a well considered and appropriate use of the land. The development will deliver a distinctive visitor accommodation offering while maintaining the rural character and productive capacity of the broader property. Any remaining detailed design or operational matters can be appropriately addressed through reasonable and relevant development conditions. On balance, the proposal demonstrates sufficient planning merit and warrants approval, subject to reasonable and relevant conditions.

To support a transparent and collaborative assessment process, the Applicant respectfully requests that Mareeba Shire Council provide proposed 'without prejudice' draft conditions for review before issuing its formal Decision Notice. This will allow any outstanding matters to be addressed efficiently and assist in the timely progression of the development.

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1.0 Summary

Table 1: Application Summary.

Street Address	994 Leadingham Creek Road, Dimbulah
Lot and Plan	Lot 3 on RP740298
Applicant	Apex Accommodation Australia Pty Ltd ABN 41 673 459 599, trading as Out Woop Woop Eco Lodge & Farm Tours
Land Owner	Brett Portelli Refer to the Certificate of Title under **Attachment 1**
Size	383,500m^2 or 38.35ha
Road Frontages	Approximately 343m to Leadingham Road
Easements	Easement No 601496646 benefitting the land over Easement B on RP850109 Easement No 704494706 benefiting the land over Easement D on SP135026
Other Relevant Encumbrances	Nil
Current Use	Cattle Grazing
Proposal	Tourist Park over part of the land
Approvals Sought	Development Permit
Level of Assessment	Impact
Planning Scheme Zone	Rural Zone
Local Plan	Nil
Regional Plan Designation	Regional Landscape and Rural Production Area
State Planning Policy	Appropriately integrated within the Planning Scheme
State Development Assessment Provisions	Not applicable
Referral	Nil

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2.0 Site Description

The subject site is located at 994 Leadingham Creek Road, Dimbulah and is formally described as Lot 3 on RP740298. The land comprises a large freehold rural allotment with an approximate area of 38.35 hectares. The allotment is rectangular in configuration and is situated on the western side of Leadingham Creek Road, from which it obtains direct road frontage and access.

The subject site is located within an established rural area, outside and north of the urban area of Dimbulah, refer to Figure 1. The surrounding locality is characterised by large rural holdings supporting a mixture of horticulture, cropping, other agricultural activities and rural living. Development throughout the surrounding area is generally limited to scattered dwellings, farm buildings, water storage infrastructure and other improvements associated with rural production. The low density pattern of development and the substantial size of surrounding properties contribute to the open rural character of the locality.

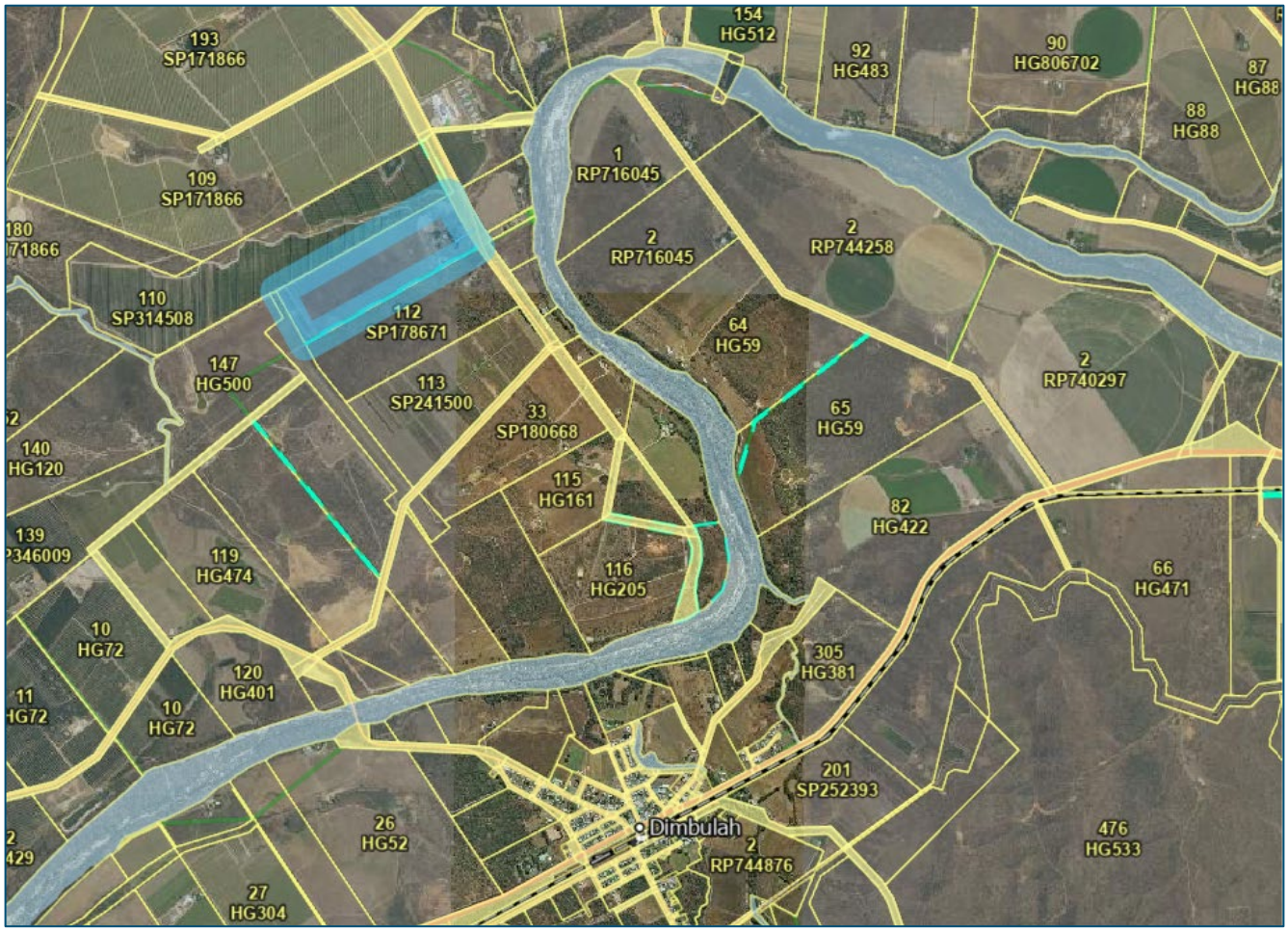


Image 1: Subject Site – Geographic Context (source: QLD Globe, 2026)

The land has an established history of rural use. Existing improvements are principally concentrated within the eastern portion of the property, close to Leadingham Creek Road. These improvements include an existing dwelling, associated rural buildings and structures, internal accessways, vehicle manoeuvring areas, water storage infrastructure and constructed dams or ponds. The established improvements occupy a relatively small proportion of the overall holding, with the balance of the land retaining an open rural character. An existing barracks also occupies the property.

Access to the existing developed area is provided from Leadingham Creek Road by an established private driveway. Internal access tracks extend through the eastern portion of the property and connect the road frontage with the existing dwelling, rural improvements and water storage areas. The existing access arrangement demonstrates that the land is readily accessible from the public road network, while the size and configuration of the property provide sufficient opportunity for internal vehicle movements to be managed without relying upon adjoining land.

The eastern portion of the site, within which the proposed Tourist Park is to be established, is predominantly cleared and has already been modified through the historical rural use of the land. This area generally comprises open grassed land, established internal accessways, existing buildings and constructed water features. Vegetation is primarily limited to scattered trees and landscaping associated with the existing improvements and water bodies. No substantial area of dense vegetation is evident within the proposed development footprint.

The landform within the proposed development area appears generally level to gently undulating and does not exhibit the steep slopes or significant terrain constraints that would ordinarily limit development. The open character of this part of the property provides a practical area for the establishment of modest accommodation buildings and associated facilities while minimising the need for substantial earthworks or extensive modification of the natural landform.

An existing pond is located toward the northern part of the proposed development area and provides an attractive landscape feature around which the higher amenity accommodation is proposed to be arranged. An established dam is also located near the existing Dwelling House. These water features contribute to the rural and scenic character of the property and provide a point of difference for the proposed visitor accommodation experience.

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Image 2: Subject Site – Overall Context (source: QLD Globe, 2026)



Image 3: Subject Site – Development Area Context (source: QLD Globe, 2026)

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As is typical of a rural property of this nature, the subject site is not reliant upon urban reticulated infrastructure. Existing development is supported by rural servicing arrangements, including on site water storage and wastewater disposal. The substantial area of the property provides sufficient land to accommodate the infrastructure required to service the proposed Tourist Park, subject to detailed design and compliance with the applicable environmental and engineering standards.

The current title search identifies two easements benefiting the subject land, comprising Easement B on RP850109 and Easement D on SP135026. These easements provide rights benefiting the property and do not represent an easement burden over the proposed development area. The title does not identify any administrative advices or unregistered dealings affecting the land.

Land adjoining the subject site is predominantly rural in character and includes cleared agricultural land, established cropping areas and other large rural properties. Buildings on surrounding properties are generally dispersed and separated by substantial areas of open land. This settlement pattern provides a considerable degree of physical separation between the proposed development area and sensitive uses on adjoining properties.

Overall, the subject site is well suited to the establishment of a rural Tourist Park. The property provides a substantial land area, established road access, existing rural improvements, attractive water features and a cleared and previously modified development area. The proposed development can therefore be accommodated within a contained portion of the property without fragmenting the rural holding, unnecessarily disturbing vegetation or compromising the continued rural use and character of the balance of the land.

3.0 Proposal

3.1 Development Overview

The Development Application seeks approval to establish a Tourist Park comprising 49 individual short term accommodation units and associated communal facilities within the eastern portion of the subject site.

The proposed accommodation comprises:

- 38 base cabins; and
- 11 safari style glamping tents.

The Tourist Park will provide a distinctive rural accommodation experience for visitors seeking to explore Dimbulah and the wider Mareeba Shire. The development has been deliberately designed as a compact, low rise and landscape responsive tourism use that derives its character from the rural setting, existing water features and expansive surrounds of the property.

The development is confined to Tourist Park accommodation. It does not seek approval for Workers' Accommodation, permanent residential occupation, caravan sites, general camping grounds, a public restaurant, function facility or other unrelated commercial activities. Any future expansion or introduction of additional activities would be subject to further development approval where required. The principal elements of the proposed development are summarised below.

Development component	**Proposed provision**
Base cabins	38
Glamping tents	11
Total accommodation units	49
All abilities access	A number of cabins/tents will be constructed to offer all abilities access.
Communal kitchen	One
Communal amenities building	Two (Male and Female)
Car parking	12 centralised spaces plus additional parking besides each cabin on the ring road
Access	Dedicated entry and exit from Leadingham Creek Road
Internal circulation	Looped internal access road
Water storage	Two water tanks shown adjacent to the communal facilities

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Wastewater	Centralised on site treatment and disposal, subject to detailed design. Waste water to be designed under 100EP. The maximum overnight guest capacity will be adjusted subject to waste water loading demand.

3.2 Accommodation Cabins

The Tourist Park incorporates 38 individual cabin style accommodation units

The 38 base cabins are arranged along the loop road. This arrangement provides an orderly and legible accommodation precinct while concentrating development within a previously cleared and modified part of the property.

The submitted preliminary cabin plans identify a compact building footprint of approximately 3 metres by 6 metres, providing an internal floor area of approximately 18m² per cabin. Each cabin contains an open plan sleeping and living area incorporating a double bed, small dining setting and lounge. Windows are provided along the external elevations to allow natural light and ventilation and to provide occupants with views over the surrounding property.

The cabins adopt a simple single storey form with a low profile skillion roof. The preliminary elevations indicate a wall height of approximately 2.5 metres, a roof pitch of approximately 17.5 degrees and roof overhangs of approximately 600 millimetres. This modest built form will ensure the cabins remain subordinate to the broader rural landscape and do not present as visually dominant structures.

The cabins do not contain individual kitchens, toilets or bathrooms. Cooking and sanitary facilities are instead provided within centrally located communal buildings. This approach reduces the amount of duplicated infrastructure required throughout the site, concentrates wastewater generation within a defined servicing area and supports the efficient management and maintenance of the Tourist Park.

4.3 Glamping Accommodation

The 11 safari style glamping tents are proposed around the water feature, and establish a premium accommodation precinct focused upon the surrounding rural landscape.

Each glamping tent comprises a weather protected canvas sleeping area supported by a lightweight structural frame and constructed over a raised platform. The submitted product information identifies an internal canvas area measuring approximately 3 metres by 4 metres, providing approximately 12m² of enclosed sleeping accommodation.

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Each tent is also provided with a covered veranda measuring approximately 3 metres by 2 metres. The veranda creates a sheltered outdoor living area from which guests can appreciate the pond and surrounding landscape. The overall protective roof measures approximately 4.5 metres by 7.6 metres and has a maximum height of approximately 2.3 metres.

The glamping tents are designed to accommodate a double bed and limited internal furniture. They do not contain individual bathroom or cooking facilities and will rely upon the communal kitchen and amenities building.

The lightweight nature, modest scale and natural material palette of the glamping structures are well suited to the rural setting. The tents provide an immersive visitor experience while avoiding the visual and physical impacts ordinarily associated with larger conventional accommodation buildings.

3.4 Maximum Accommodation Capacity

Each cabin and glamping tent is intended to accommodate generally two occupants however it is recognised that occasionally the accommodation may be required for additional people, in particular travelling families. Additional bedding will be available subject to booking.

The maximum occupancy is an integral component of the proposal and will be controlled through the booking and management arrangements for the Tourist Park. The operator will maintain appropriate booking and occupancy records to ensure the approved accommodation capacity is not exceeded.

The proposed yield will be calibrated subject to the on site wastewater servicing solution that remains below the applicable State referral threshold of 100EP. The final hydraulic loading, including allowances for guests, staff and communal facilities, will be confirmed through detailed wastewater assessment and system design.

3.5 Communal Kitchen

A communal kitchen is proposed centrally within the development area. This location makes the facility readily accessible from all accommodation units while allowing servicing and maintenance activities to be concentrated within the established development area.

The preliminary plans identify a single storey kitchen building measuring approximately 3 metres by 6 metres and providing a floor area of approximately 18m². The internal layout includes multiple cooking stations, preparation benches and sinks, allowing several guests to use the facility at the same time.
The communal kitchen is intended solely for the use of registered guests and persons involved in operating the Tourist Park. It is not proposed to operate as a public restaurant, café or commercial catering facility.

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Providing one purpose designed communal kitchen reduces the need for cooking facilities within each cabin or tent. This supports efficient servicing, reduces energy demand and allows food preparation, cleaning and waste management to be undertaken within a controlled location.

3.6 Communal Amenities

A male and separate female communal amenities building is proposed adjacent to the kitchen and centrally positioned relative to the accommodation areas.

Each building measures approximately 3 metres by 16 metres and provides a total floor area of approximately 48m². The preliminary internal layout includes separate toilet and shower facilities, wash basins and an accessible sanitary compartment. The accessible facility incorporates the circulation and fixture clearances necessary to accommodate persons with a disability, subject to detailed building certification.

The location of the amenities building provides convenient access from both the base cabin precinct and the accommodation surrounding the pond. Its placement adjacent to the proposed water tanks and communal kitchen also allows water supply, wastewater and other service infrastructure to be consolidated within a defined area.

The centralisation of sanitary facilities is particularly appropriate for the proposed accommodation format, as the individual cabins and glamping tents do not contain private bathrooms. It also allows cleaning, maintenance and wastewater management to be undertaken efficiently without requiring numerous separate service connections across the site.

3.7 Site Layout and Siting

The development is concentrated within a cleared and previously modified portion of the eastern part of the subject site. This area is already associated with the existing dwelling, rural improvements, internal accessways and constructed water features.

The base cabins and glamping tents are grouped to create different precents. The communal kitchen, amenities building and water tanks occupy a central position between the two accommodation areas.

This layout establishes a clear hierarchy across the development. The water feature provides the principal landscape focus, the communal facilities form the operational centre and the internal road provides a logical circulation spine connecting the accommodation areas with Leadingham Creek Road. The proposal retains the existing water feature as a central feature rather than filling, relocating or building over it. The accommodation has been positioned to respond to the pond and surrounding landscape, creating an attractive outlook while maintaining separation between individual units.

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The northeastern portion of the property is identified on the site plan as a no access area. Guests will be directed away from this part of the land, thereby containing visitor activity within the defined Tourist Park area and avoiding unnecessary intrusion into other parts of the rural property.

The compact arrangement ensures that the Tourist Park occupies only a small proportion of the larger holding. The balance of the property will retain its rural character and capacity to support rural activities. The proposal does not involve subdivision or fragmentation of the land and does not create an expectation for urban or residential development across the remainder of the property.

3.8 Access and Internal Circulation

Vehicle access to the Tourist Park will be provided from Leadingham Creek Road.

The site plan identifies a dedicated entry point toward the northeastern end of the development area and a separate exit point toward the southeastern end. These access points connect to a looped internal road that circulates through the Tourist Park.

The proposed arrangement establishes clear and orderly vehicle movements by allowing guests to enter, travel through the development and leave the site without reversing onto Leadingham Creek Road. The looped road will also facilitate access by service, maintenance and emergency vehicles, subject to detailed engineering design.

The existing private entrance serving the established dwelling and rural improvements is retained separately from the principal Tourist Park entry and exit arrangement. This separation will reduce conflict between guest movements and the continued private and rural use of the property.

Internal roads will be designed and constructed to provide an appropriate all weather surface, suitable pavement widths, drainage and vehicle manoeuvring areas. Directional and speed control signage may be installed to maintain a safe, low speed environment within the accommodation precinct.

3.9 Car Parking

The proposal includes 12 formal car parking spaces within a centralised parking area near the northern part of the internal circulation road servicing the glamping tents around the water feature. Individual parking spaces will be provided beside each cabin adjacent the ring road.

The final dimensions, pavement treatment, drainage, line marking and any accessible parking provision will be confirmed through detailed design and will comply with the applicable engineering and accessibility standards and Council conditions.

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3.10 Water Supply and Wastewater Management

The Tourist Park will be serviced by an on site water supply appropriate to its rural location. Two water tanks are identified adjacent to the communal kitchen and amenities building.

Roofwater from the communal buildings may be captured and directed to on site storage, supplemented by other lawful water sources available to the property where necessary. The final potable and non-potable water storage requirements will be determined through detailed hydraulic design, having regard to guest demand, firefighting requirements and applicable public health standards.

Wastewater generated by the communal kitchen, amenities building and operation of the Tourist Park will be directed to an appropriately designed on site wastewater treatment and land application system. The absence of individual bathrooms and kitchens within the accommodation units enables wastewater collection points to be consolidated and simplifies the servicing arrangement.

The wastewater system will be designed by a suitably qualified professional having regard to the maximum accommodation capacity, expected staff numbers, soil characteristics, hydraulic loading and available land application area. The development has been intentionally limited in scale so the overall wastewater load can remain below the applicable State referral threshold.

3.11 Stormwater and Drainage

Stormwater generated by the proposed buildings, internal road and parking area will be managed within the subject site.

The detailed drainage design will seek to maintain existing overland flow paths, prevent concentrated discharge onto adjoining properties and protect the water quality of the existing pond and other water storage areas. Roofwater will be directed to tanks or lawful discharge locations, while runoff from vehicle areas will be managed through suitable grading, surface treatments and erosion control measures.

The substantial area of the property provides sufficient opportunity for stormwater to be detained, dispersed and managed without creating adverse impacts upon Leadingham Creek Road or adjoining rural land.

3.12 Operational Characteristics

The Tourist Park will operate as managed short term visitor accommodation. Occupation of the cabins and glamping tents will be temporary and associated with tourism and visitor travel. Permanent residential occupation and Workers' Accommodation do not form part of this application.

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The communal kitchen, amenities building, water feature setting and other guest areas will be provided for registered guests and authorised staff. These facilities are not proposed to operate as unrestricted public facilities.

Guest numbers will be controlled through the booking system, with the maximum overnight population to be determined subject to further waste water system design. Appropriate operational procedures will address guest behaviour, vehicle movements, waste storage, cleaning, maintenance, lighting and the use of communal areas.

External lighting will be limited to that reasonably necessary for access, safety and security and will be directed away from adjoining properties. The Tourist Park is intended to provide a quiet rural accommodation experience and would not generate unreasonable noise.

3.13 Development Intent

The proposal represents a carefully considered and proportionate use of the subject site. It introduces a defined tourism activity without displacing the broader rural function of the property or introducing an urban form of development.

The compact cabin designs, lightweight glamping structures, centralised communal facilities and looped access arrangement minimise the physical footprint of the development. The siting responds positively to the existing water feature, established improvements and cleared character of the development area while retaining the overwhelming majority of the property in its current rural state.

The Tourist Park will provide a distinctive accommodation experience that draws upon the landscape and rural identity of Dimbulah. It will broaden the range of visitor accommodation available within Mareeba Shire, encourage visitors to stay within the district and support expenditure within surrounding rural communities.

Overall, the proposal establishes a coherent, self contained and appropriately scaled Tourist Park that can be efficiently managed and serviced without compromising the rural character, productive capacity or environmental qualities of the broader landholding.

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4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, Development Applications are assessed by Local Governments. The Planning Act is supported by the *Planning Regulation 2017* (the 'Planning Regulation'). The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for a Material Change of Use (Tourist Park).

4.1.2 Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- Material Change of Use,

In accordance with Section 48 of the Planning Act and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable Local Government, in this instance being Mareeba Shire Council (the 'Council').

4.1.3 Referral

Section 54(2) of the Planning Act and Section 22 and Schedules 9 and 10 of the Planning Regulation provide for the identification of the jurisdiction of referral agencies, to which a copy of the development application must be provided. A review of the Planning Regulation confirms that there are no referrals triggered.

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4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a Development Application where any part is subject to Impact Assessment or where it is an application, which includes a variation request.

The Development Application is subject to Impact Assessment and therefore Public Notification of the Development Application is required and will be carried out in accordance with the Planning Act and corresponding Development Assessment Rules v3.

4.1.5 Assessment Framework

An Impact Assessable Development Application is required in this instance. Section 45(5) of the Planning Act provides that:

"(5) An impact assessment is an assessment that—

(a) must be carried out—

(i)against the assessment benchmarks in a categorising instrument for the development; and

(ii)having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors"*

The Mareeba Shire Council Planning Scheme 2016 v4 (the 'Planning Scheme') is the applicable local categorising instrument.

Section 30 of the Planning Regulation provides the following assessment benchmarks for the purposes of Section 45(5) (a) of the Planning Act:

"(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a)the assessment benchmarks stated in—

(i)the regional plan for a region; and

(ii)the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii)a temporary State planning policy applying to the premises;

(b)if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;

(c)if the local government is an infrastructure provider—the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

Section 27 of the Planning Regulation provides matters for the purposes of Section 45(3)(b) of the Planning Act:

"(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—

(a) the matters stated in schedules 9 and 10 for the development; and

(b) if the prescribed assessment manager is the chief executive—

(i) the strategic outcomes for the local government area stated in the planning scheme; and

(ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and

(iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and

(iv)the State Planning Policy, parts C and D; and

(v)for premises designated by the Minister—the designation for the premises; and

(c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and

(d) if the prescribed assessment manager is a person other than the chief executive—

(i) the regional plan for a region; and

(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) for designated premises—the designation for the premises; and

(e) any temporary State planning policy applying to the premises; and

(f) any development approval for, and any lawful use of, the premises or adjacent premises; and

(g) the common material.

(2) However—

(a) an assessment manager may, in assessing development requiring impact assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and

(b) if an assessment manager is required to carry out impact assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks."

The following sections of this Report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Far North Queensland Regional Plan 2026

The Far North Queensland Regional Plan 2009–2031 has been superseded by the Far North Queensland Regional Plan 2026. The Mareeba Shire Council Planning Scheme 2016 has not yet been amended to expressly reflect the updated Regional Plan and continues to reference the previous regional planning framework.

Under the Far North Queensland Regional Plan 2026, the subject site is located within the Regional Landscape and Rural Production Area. The applicable regional policy position is not materially dissimilar to that previously integrated into the Planning Scheme. The proposed development is of a nature and scale that is consistent with the regional intent for the land and will not compromise the ongoing rural use, productive capacity or landscape values of the broader area.

Given the nature and scale of the proposed development, and that the relevant regional planning outcomes are appropriately addressed through assessment against the Mareeba Shire Council Planning

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Scheme 2016, a separate detailed assessment against the Far North Queensland Regional Plan 2026 is not considered necessary.

4.3 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The Planning Scheme states in general terms that it is recognised by the Minister that the SPP has been appropriately integrated. Based on review, it is considered that the policy content and outcomes contained within the SPP, to the extent they are relevant and applicable to the proposed development, have not been sufficiently amended to require the reconsideration of the SPP separately.

4.4 Temporary State Planning Policies

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

4.5 Mareeba Shire Planning Scheme 2016 v4

The Mareeba Shire Planning Scheme 2016 v4 is the current and relevant Planning Scheme.

The following sections include an assessment against the relevant sections of the Planning Scheme.

4.5.1 Zone

The subject sites are located within the Rural Zone. The purpose of land within this zone is to:

"The purpose of the Rural zone code is to:

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

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

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

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

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

(b) protect the rural character of the region;

(c) provide facilities for visitors and tourists that are accessible and offer a unique experience;

(d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;

(e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;

(f) provide for a range of non-urban uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;

(g) prevent adverse impacts of development on ecological values;

(h) preserve land in large holdings; and

(i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors."

Assessment Comment:

The proposed Tourist Park is consistent with the overall purpose and specific outcomes sought by the Rural zone code.

The Rural zone is not intended exclusively for primary production. The purpose expressly provides for non-rural uses where they are compatible with agriculture, environmental features and the landscape character of the rural area, and where they do not compromise the long-term use of the land for rural purposes. More specifically, the Mareeba Shire Council purpose recognises the role of visitor facilities and tourist activities that offer a unique rural experience. The proposed Tourist Park directly advances these outcomes by providing a form of rural tourism accommodation that is intrinsically connected to the setting, character and experiential qualities of the site.

The proposal comprises 38 cabin-style accommodation units and 11 glamping tents, supported by communal kitchen and amenity facilities, water storage, internal access and associated parking and servicing areas. The accommodation has been deliberately designed as a low-scale and predominantly

dispersed form of development. The 11 glamping tents are arranged around the existing water feature, while the remaining cabins and communal facilities are concentrated within a defined part of the property near the existing improvements and internal access. This arrangement responds to the existing characteristics of the land and enables the rural setting, open space and landscape qualities of the broader holding to remain the dominant visual elements.

The development will provide visitors with a distinctive accommodation experience that could not be replicated within a conventional urban or township setting. Its appeal is derived from the spacious rural environment, views across the surrounding landscape, proximity to agricultural land and the quiet, informal character of the property. The proposal therefore gives direct effect to the zone purpose of providing facilities for visitors and tourists that are accessible and offer a unique experience, while also contributing to the diversification of the local tourism economy and supporting visitation and expenditure within Dimbulah and the broader Mareeba Shire.

Importantly, the proposal does not involve the subdivision or fragmentation of the subject land. Lot 3 on RP740298 will remain as a single substantial rural holding, preserving its overall configuration and maintaining the opportunity for the balance of the land to be retained or used for rural purposes. The development occupies only a defined portion of the property and does not sterilise the entirety of the holding from future rural use. The use of modest cabin structures, glamping tents and shared central facilities also limits the extent of permanent buildings and infrastructure distributed across the site.

The proposal will not introduce a conventional urban form or result in an expansion of the Dimbulah township into the surrounding rural area. It does not involve the creation of residential allotments, permanent residential occupation or an expectation that urban services will be extended to the property. The accommodation will be used for temporary visitor stays and will remain under the coordinated management of the Tourist Park. The development therefore maintains the distinction between the rural area and nearby villages, towns and urban areas.

The built form will remain low in height and scale and will be visually recessive within the broader rural landscape. The separation of accommodation structures, retention of substantial areas of open land and use of the existing pond as a central landscape feature will avoid the appearance of an intensive or urbanised accommodation complex. The proposed development will consequently preserve the rural character of the locality while allowing visitors to experience and appreciate that character.

The proposal is also compatible with the continuation of lawful agricultural activities within the surrounding area. The temporary nature of visitor occupation, coordinated management of the premises and concentration of accommodation within a defined development area will assist in managing potential interactions with nearby rural activities. The proposal will not require adjoining agricultural operations to alter or curtail their normal activities and will not create a pattern of

permanent residential development that could generate an unreasonable expectation of urban levels of amenity within a working rural environment.

The development does not propose any works that would sever, relocate or otherwise compromise infrastructure associated with the Mareeba-Dimbulah Irrigation Scheme Area. The site will remain in a single ownership and the development will be supported by appropriately designed on-site water, wastewater, stormwater and servicing infrastructure. Any existing infrastructure access requirements can continue to be maintained through the detailed design and operation of the development.

The proposed development footprint is located within a predominantly cleared and previously disturbed part of the property. The proposal does not rely upon broadscale vegetation clearing and does not introduce a continuous development footprint across the site. The retention of substantial undeveloped areas, including the identified no-access area within the northern part of the site, will assist in maintaining environmental and landscape values. Appropriate stormwater, wastewater, waste management and operational measures will further ensure that the use does not adversely affect water quality, ecological values or the environmental processes of the surrounding rural area.

The proposal also does not create new lot boundaries, extensive linear infrastructure or other physical barriers that would unnecessarily fragment the landscape or compromise potential habitat connections. The retention of the property as a large holding, together with the concentration of development within a limited area, is consistent with the zone outcomes relating to the preservation of large rural holdings and the protection of strategic landscape corridors.

Overall, the Tourist Park represents a compatible non-rural use that is expressly contemplated within the Rural zone. It provides a high-quality visitor facility that capitalises upon the unique qualities of the rural setting without displacing primary production, fragmenting the land, compromising irrigation infrastructure or introducing an urban pattern of development. The proposal maintains the rural character and long-term rural capacity of the property while delivering a tourism activity that will diversify the local economy and strengthen the range of visitor experiences available within the Mareeba Shire. Accordingly, the proposal is considered to achieve the purpose and overall outcomes

A full assessment of the proposed development against the Rural Zone Code is included within **Attachment 3**.

4.5.2 Overlays

Table 2: identifies the applicable Overlays to the site generally.

Overlay	Sub-category	Applicability
Agricultural Land	Agricultural Land Class A and B	The proposed development includes buildings within the Class A and Class B areas. A detailed assessment against the relevant assessment benchmarks is included under **Attachment 3.**

Airport Environs	1km Buffer	The proposed development is located on the edge of the 1km Buffer. The proposed structures are single storey in height, less than 10m. the proposed development complies with the relevant assessment benchmarks under the Airport Environs Overlay Code, therefore a further detailed assessment is not included with this Development Application.
Bushfire Hazard	Potential Impact Buffer	Whilst the site is affected by the Potential Impact Buffer, the proposed Tourist Park is located outside of the mapped hazard area. No further detailed assessment is provided against the Bushfire Hazard Overlay Code.
Regional Infrastructure Corridors and Substations	Stock Route	The site adjoins Leadingham Creek Road which is identified as a Stock Route. The buildings are setback greater than 50m from Leadingham Creek Road. A further detailed assessment is not included with this Development Application.
Transport Infrastructure	Major Rural Road	A detailed assessment against the relevant assessment benchmarks is included under **Attachment 3**.

4.5.3 Category of Assessment

Pursuant to Part 5 of the Planning Scheme, a Development Application for a Material Change of Use (Tourist Park) within the Rural Zone is Impact Assessable.

4.5.4 Assessment Criteria

As determined by Table 5.5.9 under the planning scheme, the following Planning Scheme Codes are applicable in the assessment of the Development Application:

Zone Code

- Rural Zone Code

Local Area Plan Code

- Nil

Overlay Codes

- Agricultural Overlay Code

- Airport Environs Overlay Code
- Bushfire Hazard Overlay Code
- Regional Infrastructure Corridors and Substations Overlay Code
- Transport Infrastructure Overlay Code

Use Code

- Accommodation Activities Code

Development Codes

- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code

A detailed assessment against the above relevant codes is provided in **Attachment 3**, except those nominated in s4.5.2 of this report.

4.5.5 Strategic Framework

The proposed development is Impact Assessable and an assessment against the Strategic Framework is therefore required. Table 3 below includes an assessment against the Strategic Framework. The proposed development generally exhibits compliance as demonstrated below.

Table 3: Strategic Framework Compliance.

Settlement Pattern and Built Environment	
Strategic Outcomes	Complies. The proposed Tourist Park is consistent with the strategic outcomes for settlement pattern and the built environment. The development provides a rural tourism use whose location and character are directly connected to the attributes of the subject land, including its rural setting, spaciousness, established water feature and surrounding agricultural landscape. The proposal comprises 38 cabin style accommodation units and 11 glamping tents, supported by communal kitchen and amenity facilities, water storage, internal access, parking and

	servicing infrastructure. The development is low rise and occupies a defined portion of the property rather than extending across the entire holding. The 11 glamping tents are arranged around the existing water feature, while the remaining accommodation and communal facilities are concentrated near the established development area and internal access. The proposal will not create an urban settlement, permanent residential community or out-of-centre commercial precinct. No subdivision, retail tenancy or unrelated commercial activity is proposed. The Tourist Park will provide temporary visitor accommodation under coordinated management and will remain dependent upon the rural qualities of the land rather than passing trade or an urban customer base. The development will not undermine the role of Dimbulah or any other established activity centre. Instead, it will support those centres through increased visitor expenditure, local employment and demand for goods, services and tourism experiences. The proposal represents an appropriate rural tourism use that complements, rather than competes with, the functions of established towns and villages. The modest scale of the accommodation structures, retention of substantial open areas and concentration of development within an established and modified part of the property will maintain the non-urban character of the site. Accordingly, the proposal represents an orderly and site-responsive form of rural tourism development consistent with the intended settlement pattern of Mareeba Shire.
Element – Activity Centres Network	Not applicable. The proposal is not located within an activity centre and does not include retail, office or centre-based commercial activities. The Tourist Park will complement established centres by generating visitor expenditure without competing with their intended function.
Element – Major Regional Activity Centre	Not applicable. The proposal will not affect the role or function of Mareeba as the Major Regional Activity Centre.
Element – Village Activity Centre	Not applicable.

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	No development within or immediately adjoining a Village Activity Centre is proposed.
Element – Rural Activity Centre	Not applicable. The subject site is not identified as a Rural Activity Centre.
Element – Rural Villages	Not applicable. The proposal is located outside the established Dimbulah settlement boundary and does not involve an expansion of the village or the creation of permanent residential development.
Element – Residential Areas and Development	Not applicable. The proposal is for temporary visitor accommodation and does not create permanent residential lots or conventional residential development.
Element – Urban Expansion and Investigation Areas	Not applicable. The subject site is not relied upon for urban expansion and the proposal will not extend an urban development pattern into the rural area.
Element – Aged Care and Retirement Areas	Not applicable. No aged care or retirement facility is proposed.
Element – Rural Residential Areas	Not applicable. The proposal does not involve rural residential subdivision or permanent rural lifestyle development.
Element – Rural Areas	Complies. The Tourist Park represents a rural-compatible tourism activity of the type expressly contemplated within the Rural zone. The proposed use relies upon the rural setting and landscape qualities of the property and will provide visitors with an experience that could not be replicated within a conventional urban area. The proposal does not involve subdivision or the creation of separate ownership interests. Lot 3 on RP740298 will remain as a single substantial rural holding. Development is confined to a defined portion of the property, with the balance remaining substantially undeveloped and available for continued or future rural use. Although the accommodation is located within mapped Class A and Class B agricultural land, the proposal will not result in

	cadastral fragmentation or the broad sterilisation of the holding. The cabins and glamping tents have modest individual footprints and are supported by shared communal facilities, thereby reducing the overall extent of permanent infrastructure. The development footprint is located within cleared and modified land and does not extend into the adjoining established orchard area visible to the west of the property. The Tourist Park will be managed as a single integrated operation and will not generate an expectation for urban infrastructure or urban levels of amenity. Potential interactions with surrounding agricultural activities, including noise, dust, odour and agricultural operations, can be managed through appropriate siting, buffers, landscaping and operational management. The proposal therefore supports diversification of the rural economy while maintaining the integrity, rural character and long-term rural capacity of the holding.
Element – Industry Areas	Not applicable. No industrial use or development within an industrial area is proposed.
Element – Sustainable Design	Will comply. The detailed design of the cabins, tents and communal buildings will respond to the local climate through appropriate orientation, shading, natural ventilation, durable materials and energy-efficient fixtures. Shared amenities and kitchen facilities reduce duplication of infrastructure, while water-efficient fittings, low-energy lighting and opportunities for solar generation can be incorporated into the final design. The compact building footprints and use of the existing landform will also minimise earthworks and site disturbance.
Element – Natural Hazard Mitigation	Complies. The concept plan concentrates development within cleared and accessible areas and identifies separate entry and exit movements to Leadingham Creek Road. Water storage is also proposed within the development area. The site is not affected by mapped hazards.
Element – Indigenous Communities	Not directly applicable.

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	The proposal does not involve development within an identified Indigenous community. Compliance with the Aboriginal cultural heritage duty of care will be maintained during construction and operation.
Natural Resources and Environment	
Strategic Outcomes	Complies. The proposed Tourist Park has been designed as a low-scale rural tourism use concentrated within a predominantly cleared and modified portion of the property. It does not require broadscale vegetation clearing or introduce a continuous development footprint across the holding. The existing water feature will be retained as a landscape feature and focal point for the glamping tents and selected cabins. Development and operational activities will be managed to prevent contamination of the pond, natural drainage features and downstream receiving environments. Water supply, wastewater treatment, stormwater management and waste storage will be addressed through appropriately designed on-site infrastructure. The maximum occupancy of the Tourist Park will be limited to the capacity of the approved wastewater treatment and land application system. A site and soil evaluation and wastewater design will demonstrate that effluent can be treated and disposed of without adversely affecting groundwater, surface water, adjoining land or public health. The retention of substantial undeveloped areas will preserve landscape permeability and avoid the creation of a broad physical barrier across the property. Weed and pest management can be incorporated into the ongoing operation of the Tourist Park. Accordingly, the proposal can operate without materially affecting ecological processes, water quality, landscape connectivity or the natural resource values of the broader rural area.
Element – Conservation Areas	Not applicable. The development is not proposed as a conservation use and no dedicated conservation area is affected by the concept layout.
Element – Pest and Weed Management	Will comply.

	Construction and operation of the Tourist Park will include appropriate weed hygiene, control of declared pest plants and animals, and ongoing maintenance of the development area. Landscaping will avoid invasive species and will favour locally appropriate plants.
Element – Biodiversity Areas	Can comply. The development is concentrated within cleared and modified land and does not require broadscale clearing. Existing vegetation outside the approved development footprint will be retained where practicable.
Element – Strategic Rehabilitation and Ecological Corridors	Complies. The proposal will not subdivide the land or establish a continuous barrier across the property. The concentration of accommodation within a defined area allows the balance of the holding to remain open and capable of maintaining landscape and habitat connectivity.
Element – Water Courses and Wetlands	Can comply. The existing pond is retained and integrated into the site layout. Buildings, wastewater disposal areas and waste storage facilities will be appropriately separated from the pond and any natural drainage features. Stormwater and wastewater systems will be designed to prevent untreated discharge, erosion, sedimentation or nutrient impacts upon receiving waters.
Element – Water Resources	Can comply. The Tourist Park will rely upon an appropriately designed on-site water supply. Water storage tanks are identified on the concept plan. The final design will confirm potable water demand, storage capacity, water quality treatment and firefighting reserves. Wastewater will be collected, treated and disposed of through an approved on-site system designed for the nominated maximum occupancy. The system will be informed by a site and soil evaluation and will be located to protect surface water, groundwater and agricultural land.
Element – Air and Noise Quality	Complies. The Tourist Park will not generate industrial emissions or significant air pollution. Potential noise will principally arise from guests, vehicles and communal activities and can be

	managed through operating rules, quiet hours, appropriate placement of communal facilities, lighting controls and on-site management. The substantial size of the holding provides additional separation from surrounding sensitive uses.
Element – Contaminated Land	Not applicable. The proposed Tourist Park does not involve an activity likely to cause land contamination. Searches have not been completed at this stage to confirm the contaminated land status.
Community Identity and Diversity	
Strategic Outcomes	Complies. The proposal will contribute positively to the identity and diversity of the Dimbulah district by providing a distinctive rural tourism experience based upon the landscape and agricultural character of the locality. The Tourist Park will broaden the range of visitor accommodation available within the Shire while retaining the open, informal and non-urban character of the property. The development does not displace an existing community facility, public open space or residential neighbourhood. It will provide employment and opportunities for local procurement and will encourage visitors to engage with businesses, attractions and services within Dimbulah and the broader Mareeba Shire.
Element – Local Character	Complies. The development comprises small-scale cabins and glamping tents rather than a large institutional accommodation building. The dispersed layout, retention of open land and integration of accommodation around the existing pond reflect the rural character of the site. Building colours, materials, lighting and landscaping will be selected to remain visually recessive within the surrounding landscape.
Element – Cultural Heritage	Will comply. No identified heritage place is proposed to be removed or altered. Construction will remain subject to the Aboriginal cultural heritage duty of care, including appropriate procedures if cultural material is encountered.
Element – Scenic Amenity	Complies. The buildings will be low in height and modest in scale and will occupy only a defined part of the holding. The proposal will

	retain substantial open areas and will not create an urban skyline or continuous built edge along Leadingham Creek Road. Landscaping, subdued external colours and controlled lighting will further reduce the visual prominence of the development.
Element – Open Space and Recreation	Complies. The proposal will not affect public open space or recreational facilities. Substantial private open space will be retained within the Tourist Park, including areas around the existing water feature for passive recreation and enjoyment by guests.
Element – Community Facilities	Complies. The Tourist Park will be substantially self-contained and is not expected to place unreasonable demand upon community facilities. It will nevertheless support the use of existing businesses and visitor services within Dimbulah.
Element – Health	Will comply. The development will provide suitable sanitary facilities, potable water, wastewater treatment, waste storage and emergency arrangements. The detailed design will address accessibility, food preparation requirements, mosquito and pest management, fire safety and the applicable building and plumbing standards.
Element – Safe and Healthy Communities	Will comply. Safe internal vehicle and pedestrian movement, appropriate lighting, emergency access, wayfinding, on-site management and evacuation procedures will be incorporated into the detailed design and operation of the Tourist Park. External lighting will be directed and controlled to avoid glare and unnecessary impacts upon the rural night-time environment.
Transport and Infrastructure	
Strategic Outcomes	Can comply, subject to detailed engineering design. The Tourist Park will be accessed from Leadingham Creek Road using the existing access context. The concept plan identifies separate entry and exit movements, an internal circulation route and a designated parking area. This arrangement allows vehicle movements to be contained within the property. The final access, parking and internal road design will demonstrate safe sight distances, appropriate intersection geometry, all-weather access, emergency vehicle movement, pedestrian safety and sufficient parking and manoeuvring for

	the nominated occupancy and operational model. The development will be serviced through on-site water supply, wastewater treatment, stormwater management and waste storage. It will therefore not require the extension of urban water or sewerage infrastructure into the rural area. Infrastructure can be designed and staged to match the approved scale and occupancy of the Tourist Park.
Element – Road Network	Can comply. The proposed use will generate additional traffic on Leadingham Creek Road; however, the development does not require a new regional road or alter the established road hierarchy. Any necessary frontage or access works can be secured through reasonable development conditions.
Element – Rail Network	Not applicable. The proposal will not affect an existing or planned railway corridor.
Element – Freight	Complies. The Tourist Park will not obstruct or alter an identified freight route. Access and servicing arrangements will ensure delivery and waste collection vehicles can enter and leave the property safely without interfering with through traffic.
Element – Public and Active Transport	Not directly applicable. The rural location is not expected to be serviced by conventional public transport. Safe pedestrian movement between accommodation, communal facilities and parking areas will be incorporated into the internal layout.
Element – Air Transport	Complies. The proposal will not affect the operation, obstacle limitation surfaces or future development of an airport or aviation facility.
Element – Water Supply and wastewater services	Can comply. Reticulated urban water and sewerage services are not available or required. Water tanks are identified on the concept plan and will be sized to accommodate potable, operational and firefighting demand. The cabins and glamping tents will rely principally upon central amenity facilities, reducing the duplication of wastewater-generating fixtures. A site-specific wastewater report will

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	establish the design loading, maximum occupancy, treatment capacity and land application area. Occupancy will be limited to the capacity authorised under the relevant plumbing, environmental and development approvals.
Element – Stormwater Management	Can comply. The relatively small building footprints and retention of substantial open land provide opportunities for infiltration and lawful dispersal. Detailed drainage design will ensure runoff is collected and discharged without causing erosion, nuisance, pond contamination or worsening of flows onto adjoining land. Existing drainage paths will be maintained wherever practicable.
Element – Waste Management	Will comply. A designated screened waste storage area will be provided in a location accessible to collection vehicles and separated from accommodation and the pond. Operational arrangements will address general waste, recycling, food waste, bin washing and collection frequency.
Element – Energy Supply	Will comply. The final design will confirm the method and capacity of electricity supply. Energy-efficient fixtures and opportunities for rooftop or on-site solar generation will be incorporated where practical.
Element – Information and Communication Technology	Will comply. The development can be serviced through available mobile, fixed-wireless or satellite communication networks. The proposal will not compromise existing telecommunications infrastructure.
Economic Development	
Strategic Outcomes	Complies. The Tourist Park will diversify the rural economy by establishing a visitor accommodation use that is compatible with the landscape and tourism values of the Dimbulah district. It will create direct employment in management, cleaning, maintenance and guest services and generate indirect benefits through local purchasing, trades, food supplies and visitor expenditure. The proposal provides accommodation suited to visitors seeking a rural or outback experience and will encourage longer

	stays and increased expenditure within Mareeba Shire. The development will complement existing agricultural activity and will not rely upon the subdivision or permanent conversion of the property to an urban use. The Tourist Park will remain a single coordinated operation and will not establish an out-of-centre retail or commercial precinct. Visitors will continue to rely upon Dimbulah and other established centres for fuel, groceries, hospitality, tourism services and other needs. The proposal therefore supports tourism, employment and economic diversification while maintaining the rural character and integrity of the holding.
Element – Rural and Agricultural Lands	Complies. The Class A and Class B agricultural land mapping is acknowledged. However, the proposal does not involve subdivision and Lot 3 on RP740298 will remain as a single contiguous rural holding. The development is confined to a defined and predominantly cleared portion of the property and does not result in the broad sterilisation of the land. The cabins and tents have small individual footprints and are supported by shared facilities, thereby limiting the extent of permanent infrastructure. Substantial areas will remain undeveloped and available for rural purposes. The proposal does not extend into the established agricultural areas. The Tourist Park provides broader public and economic benefits through additional visitor accommodation, employment, local expenditure and diversification of the rural economy. Its location is integral to the rural experience offered. Relocation elsewhere within the property would separate the development from the existing access, improvements and water feature and would require a greater distribution of roads and services. The selected layout therefore minimises the loss or occupation of agricultural land to the extent reasonably practicable. A detailed assessment against the Agricultural land overlay code is provided separately.
Element – Rural Enterprise	Complies.

	The Tourist Park represents an appropriate rural tourism enterprise that derives its character and attractiveness from the rural setting. It provides an additional economic use of the property without subdividing the land or preventing continued rural use of the balance area.
Element – Intensive Animal Industries	Not applicable. No intensive animal industry is proposed. The Tourist Park will be managed so that it does not constrain lawful agricultural or animal-related activities on surrounding rural land.
Element – Forestry and Permanent Plantations	Not applicable. The proposal does not involve forestry or a permanent plantation and will not sterilise an identified forestry resource.
Element – Retail and Commercial Development	Not applicable. No standalone retail or commercial tenancy is proposed. The communal kitchen and amenities are ancillary to the Tourist Park and will be provided for guests rather than operating as separate commercial uses.
Element – Tourism	Complies. The proposal directly advances the Shire's tourism objectives by providing 38 cabins and 11 glamping tents within a distinctive rural setting. The accommodation will broaden the range of visitor experiences available in the Dimbulah district and provide an immersive form of rural accommodation based around the existing pond, open landscape and agricultural character of the locality. The proposal is appropriately located outside an urban centre because the rural setting is fundamental to the tourism product. Its low-scale built form, substantial open areas and self-contained servicing arrangements will protect the qualities that attract visitors while avoiding unreasonable impacts upon established centres, surrounding agricultural activity and infrastructure networks.
Element – Industry	Not applicable. No industrial activity is proposed.
Element – Education, Research, Culture and the Arts	Not applicable. No education, research, cultural or arts facility is proposed.
Element – Mining	Not applicable.

	The proposal does not involve mining and will not interfere with an identified mining operation.
Element – Extractive Resources	Not applicable. The proposal will not sterilise an identified extractive resource or interfere with an extractive industry haul route.
Element – Small Scale and Emerging Industries	Not applicable. No small-scale or emerging industrial activity is proposed.
Element – Energy Generation	Not applicable. The proposal is not an energy generation use. Any solar infrastructure will be ancillary to the Tourist Park.
Element – Major Employment Generators	Not applicable. Although the development will create local employment, it is not a major regional employment generator requiring location within a designated employment area.

5.0 Conclusion

Aspire Town Planning and Project Services has been engaged by, and acts on behalf of, Apex Accommodation Australia Pty Ltd ABN 41 673 459 599, trading as Out Woop Woop Eco Lodge & Farm Tours, as the Applicant, in the preparation and lodgement of this Development Application. The application seeks approval for a Development Permit for a Material Change of Use (Tourist Park) over land at 994 Leadingham Creek Road, Dimbulah, more formally described as Lot 3 on RP740298.

The proposal seeks to establish a purpose-designed rural Tourist Park comprising 49 individual short-term accommodation units, including 38 compact cabin-style units and 11 safari-style glamping tents. The accommodation will be supported by a communal kitchen, separate male and female amenities incorporating accessible facilities, on-site water storage, car parking, internal circulation and dedicated entry and exit movements from Leadingham Creek Road. The Tourist Park will have a controlled maximum overnight guest capacity, subject to confirmation through the detailed design and approval of the on-site wastewater treatment and disposal system.

The proposal is confined to short term visitor accommodation and does not seek approval for Workers' Accommodation, permanent residential occupation, caravan sites, general camping, a public restaurant, or unrelated commercial activities. This clearly defined operational scope ensures that the development will remain a coordinated and appropriately managed tourism use rather than evolving into an urban settlement or mixed commercial precinct.

The Tourist Park has been carefully located within a cleared and previously modified portion of the eastern part of the 38.35 hectare rural holding. The development responds to the existing private access, internal tracks, rural improvements and established pond, around which the higher amenity cabins and glamping tents are arranged. The accommodation buildings are modest in scale, single storey and lightweight in form, allowing them to remain visually subordinate to the surrounding rural landscape.

The compact layout, centralised communal facilities and use of small-footprint accommodation structures substantially limit the physical extent of the development. No subdivision or fragmentation of the property is proposed, and Lot 3 on RP740298 will remain as a single substantial rural holding. The overwhelming majority of the land will remain undeveloped and capable of supporting continued cattle grazing or other appropriate rural activities.

Although the development footprint includes land identified as Class A and Class B agricultural land, the proposal does not result in the cadastral fragmentation, broad sterilisation or permanent alienation of the holding. The buildings occupy only a limited proportion of the property and do not extend into established cropping areas. The selected location makes efficient use of the existing access, improvements and water feature and avoids the greater disturbance and infrastructure distribution

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that would result from relocating the Tourist Park elsewhere within the property. Any occupation of agricultural land has therefore been minimised to the extent reasonably practicable.

The proposal is consistent with the strategic intent of the Rural Zone and the Regional Landscape and Rural Production Area identified under the Far North Queensland Regional Plan 2026. The Rural Zone expressly supports facilities for visitors and tourists that provide a unique experience, together with non-urban tourist activities that are compatible with rural and ecological values. The proposed Tourist Park directly advances these outcomes by delivering a distinctive accommodation experience that derives its character and appeal from the rural setting without compromising the broader rural function of the property.

The development will contribute to the diversification and resilience of the local economy through construction activity, ongoing employment, local procurement, maintenance and increased visitor expenditure. It will broaden the range of accommodation available within the Dimbulah district and encourage visitors to remain within the area and access local businesses, services and tourism experiences. These benefits will be delivered without undermining the function of established activity centres or creating an expectation for urban infrastructure to be extended into the rural area.

Water supply, wastewater treatment and disposal, stormwater management, electricity and waste storage will be provided on site in a manner appropriate to the rural location. The absence of individual bathrooms and kitchens within the cabins and tents allows wastewater-generating facilities to be centralised and efficiently serviced. The final wastewater design will establish the authorised loading, treatment capacity and land application area, with the maximum occupancy controlled to remain within the capacity of the approved system.

Vehicle access will be provided from Leadingham Creek Road through dedicated entry and exit points connected by a looped internal road. This arrangement will facilitate orderly vehicle movements, avoid the need for vehicles to reverse onto the public road and provide access for servicing, maintenance and emergency vehicles. Detailed access, parking, drainage and internal road design can be appropriately resolved through subsequent engineering design and reasonable development conditions.

The application has also considered the applicable overlay constraints. The proposed buildings are single storey and well below the height relevant to the Airport Environs Overlay. While part of the property is affected by the Potential Impact Buffer under the Bushfire Hazard Overlay, the proposed Tourist Park is located outside the mapped bushfire hazard area. Potential impacts upon Leadingham Creek Road as a Major Rural Road and Stock Route can be appropriately managed through the proposed access arrangements, operational management and detailed engineering design.

This Town Planning Report provides a comprehensive assessment of the development against the relevant State and local planning provisions, including the Far North Queensland Regional Plan 2026,

State Planning Policy, Strategic Framework, Rural Zone Code, Agricultural Land Overlay Code, Regional Infrastructure Corridors and Substations Overlay Code, Transport Infrastructure Overlay Code, Accommodation Activities Code and the applicable development codes. The assessment demonstrates that the proposal is either compliant with, or capable of satisfying, the relevant assessment benchmarks through detailed design and reasonable and relevant conditions.

Supporting documentation, including the current Certificate of Title, proposal plans and detailed code assessment schedules, accompanies this Development Application. Collectively, this material demonstrates that the Tourist Park represents a well-considered, appropriately scaled and site-responsive use of the land.

On balance, the proposal will deliver a distinctive and economically beneficial rural tourism development while maintaining the rural character, productive capacity and environmental qualities of the broader property. The development exhibits sufficient planning merit, does not result in unacceptable impacts and warrants approval subject to reasonable and relevant conditions.

In light of the above, we respectfully request that Mareeba Shire Council support the proposed development and consider issuing ‘without prejudice’ draft conditions for review before the formal release of a Decision Notice. This approach will support a transparent and collaborative assessment process, allow any outstanding detailed design matters to be addressed efficiently and facilitate the timely progression of the development.

Document Set ID: 4696808
Version: 1, Version Date: 07/09/2026

Attachment 1

Certificate of Title

Document Set ID: 4696808
Version: 1, Version Date: 07/09/2026

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21259190**	**Search Date:**	27/08/2026 10:10
Date Title Created:	26/09/1984	**Request No:**	57403558
Previous Title:	21046109		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 740298
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 709155920 22/11/2005

BRETT PORTELLI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20320153 (POR 111)

2. EASEMENT No 601496646 (T655650K) 04/02/1993
BENEFITING THE LAND
OVER EASEMENT B ON RP850109

3. EASEMENT No 704494706 20/12/2000 at 09:41
benefiting the land over
EASEMENT D ON SP135026

4. MORTGAGE No 724543871 05/12/2025 at 08:47
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ TITLES QUEENSLAND

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Attachment 2

Proposal Plans

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Version: 1, Version Date: 07/09/2026

EDR BUILDING DESIGNS - www.edrconcepts.com.au - 4095 3375



Site Plan Portion

Proposed Accomodation

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APEX Accom
Aust Pty Ltd

Lot 3 Leadingham Rd
Dimbulah

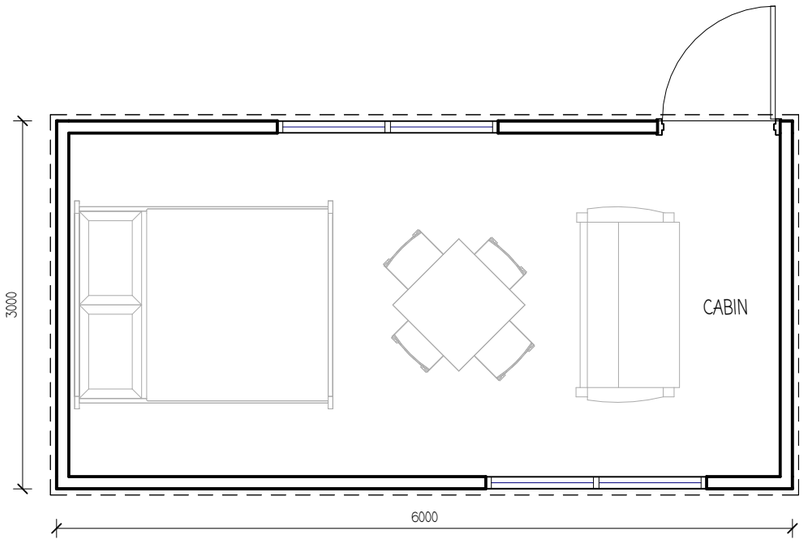
26012
SK-02a

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DESIGN WIND CLASSIFICATION C2

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0 1000 2000 3000 4000 5000mm

SCALE 1:100 AT ORIGINAL SIZE

3
4
2
1

ELEVATION KEY

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-Checked By: Designer

-Project Number: 26012

-Project Type:
Proposed Accomodation

-Client Name
APEX Accom Aust Pty Ltd

-Project Address:
Lot 3 Leadingham Rd
Dimbulah

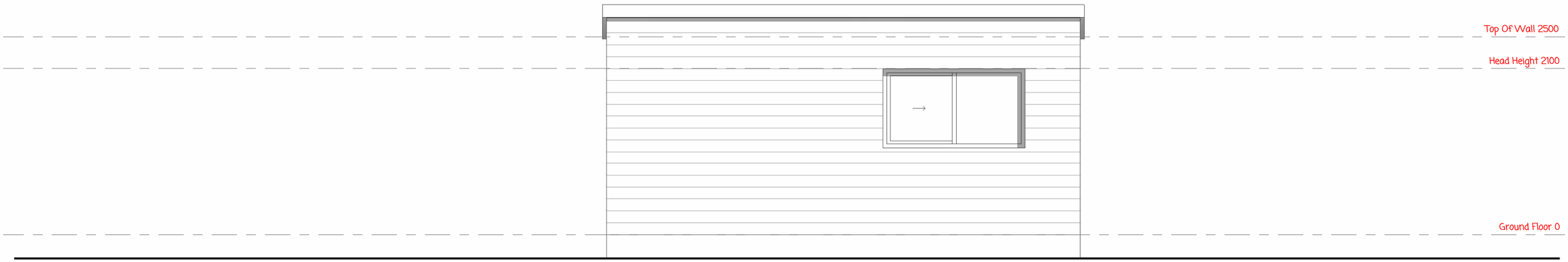
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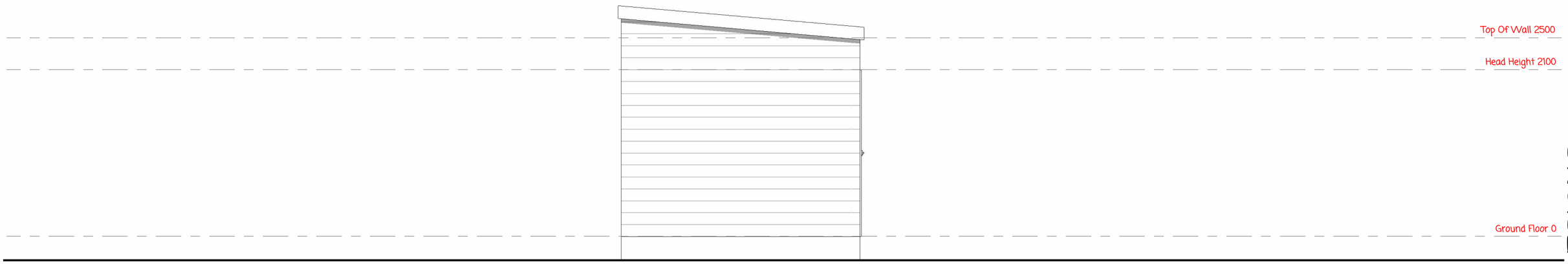
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Elevation 1



Elevation 2

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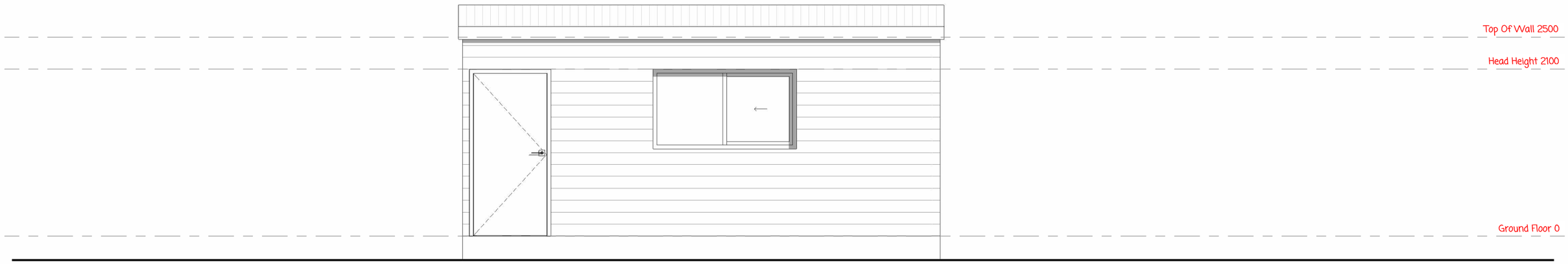
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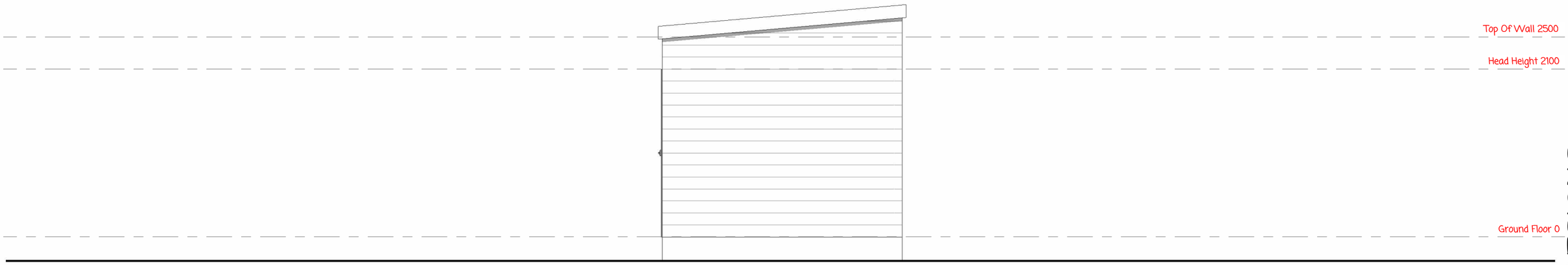
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Elevation 3



Elevation 4

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		-Sheet Number:	A-07 1

Document Set ID: 4696808
Version: 1, Version Date: 07/09/2026



	Woody Junior
Inner tent canvas	300 x 400 cm (12sqm)
Inner tent top height	200 cm
Inner tent side height	150 cm
PVC roof standard	450 x 760 cm
PVC roof top height	230 cm
Veranda standard	300 x 200 cm
Size ground floor	12 m2

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Version: 1, Version Date: 07/09/2026



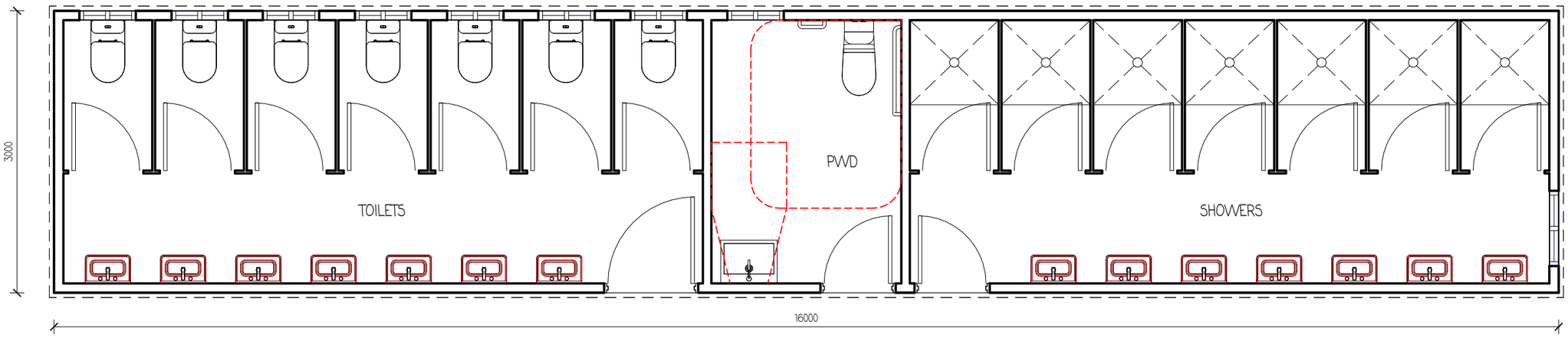
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DESIGN WIND CLASSIFICATION ??

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PRELIMINARY ONLY

Ground Floor
SCALE 1 : 50

0 1000 2000 3000 4000 5000mm
SCALE 1: 100 AT ORIGINAL SIZE

3
4 2
1
ELEVATION KEY

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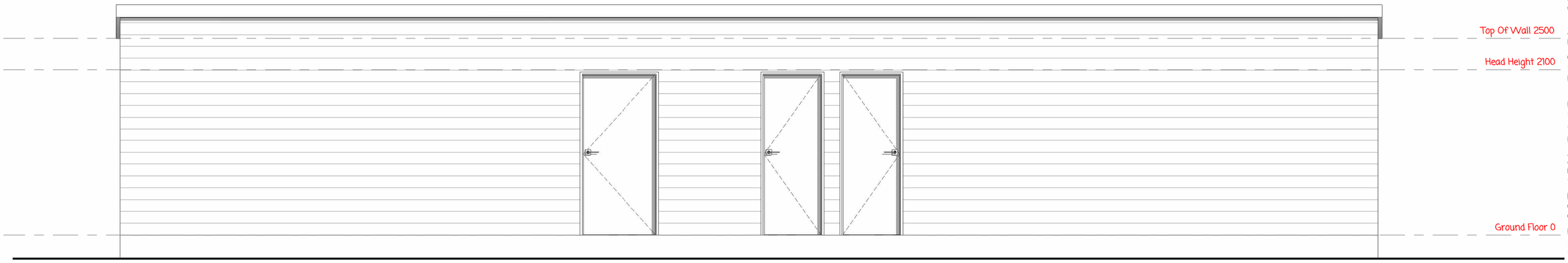
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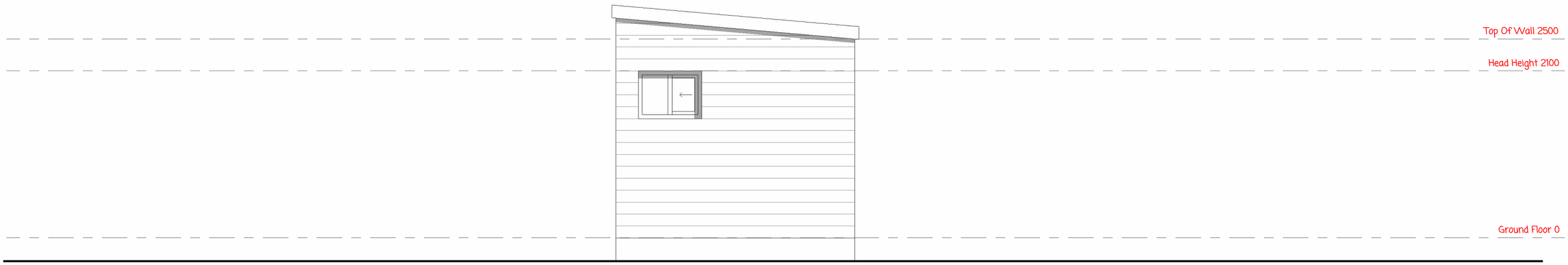
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-Client Name: APEX Accom Aust Pty Ltd
-Project Address: Lot 3 Leadingham Rd Dimbulah
-Drawing Title: FLOOR PLAN
-Scale:
-Sheet Number: A-04 1

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Elevation 1



Elevation 2

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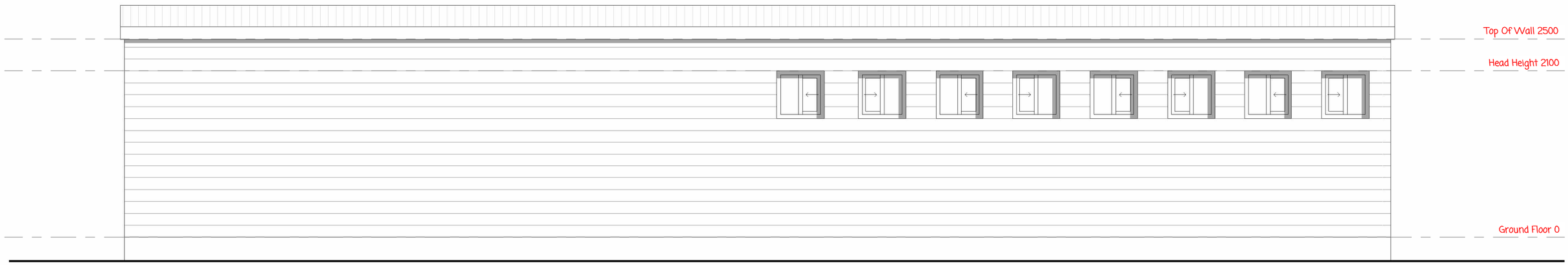
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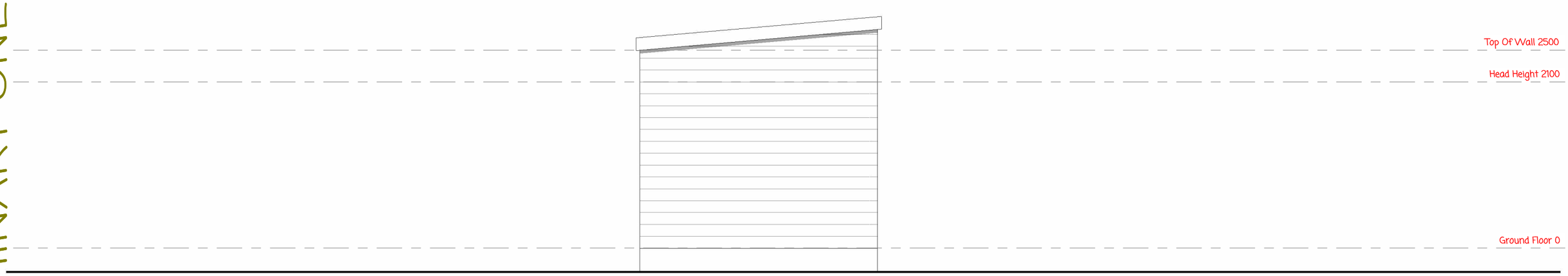
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Elevation 3



Elevation 4

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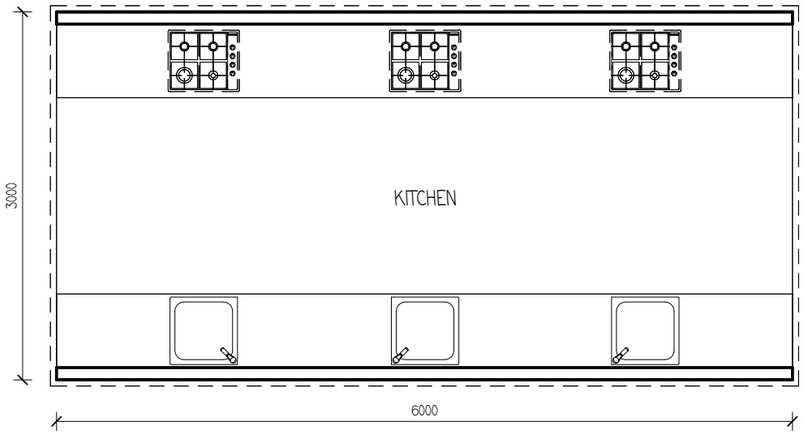
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DESIGN WIND CLASSIFICATION C2

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SCALE 1:100 AT ORIGINAL SIZE

ELEVATION KEY

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Proposed Accomodation

-Client Name
APEX Accom Aust Pty Ltd

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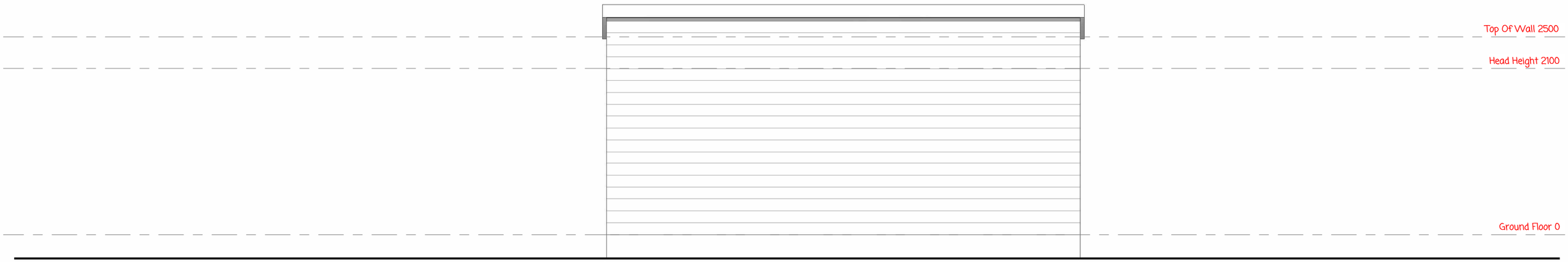
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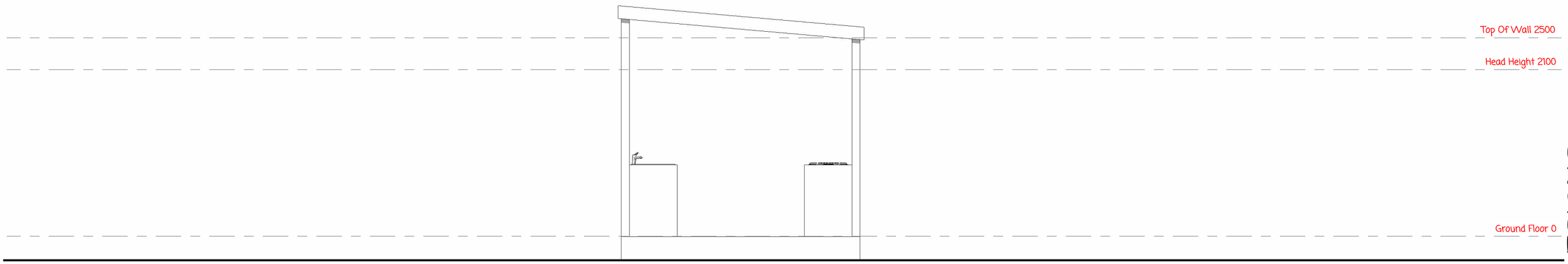
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Elevation 1



Elevation 2

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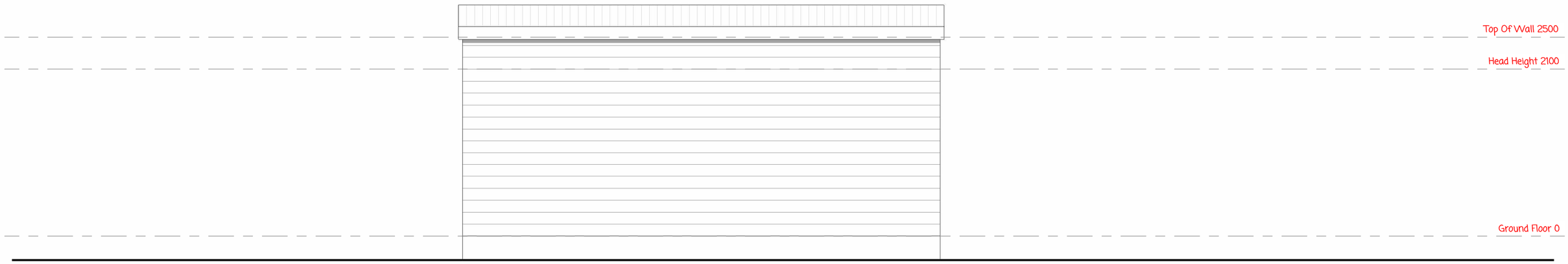
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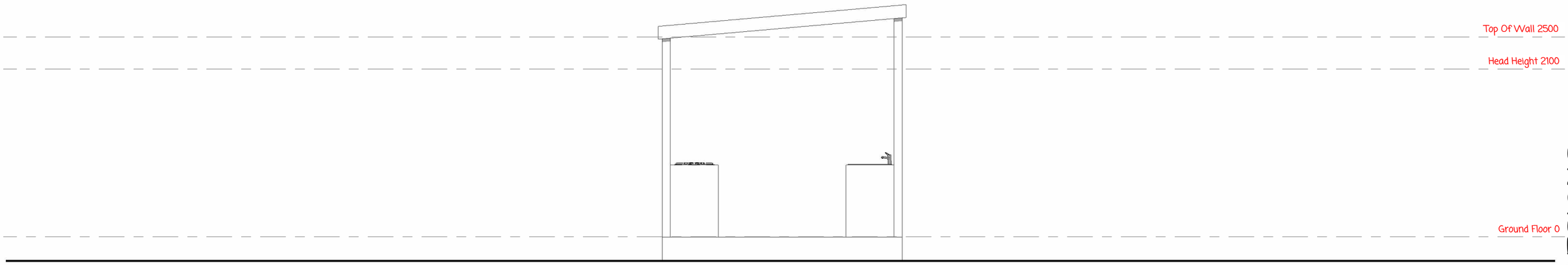
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Elevation 3



Elevation 4

PRELIMINARY ONLY

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-Drawn By:	Author
-Scale:	AT A3
-Sheet Number:	A-07 1

Document Set ID: 4696808
Version: 1, Version Date: 07/09/2026

Attachment 3

Code Assessment

Document Set ID: 4696808
Version: 1, Version Date: 07/09/2026

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

6.2.9 Rural zone code

8.2.1 Agricultural land overlay code
8.2.12 Transport infrastructure overlay code

9.3.1 Accommodation activities code

9.4.2 Landscaping code
9.4.3 Parking and access code
9.4.5 Works, services and infrastructure code

6.2.9 Rural zone code

6.2.9.1 Application

(1) This code applies to assessing development where:
  (a) located in the Rural zone; and
  (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.9.2 Purpose

(1) The purpose of the Rural zone code is to:
  (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

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

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

(3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
  (a) Areas for primary production and other rural activities are conserved and not fragmented below 60ha unless for a *public reconfiguration purpose*;

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(b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
(c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
(d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
(e) Development is reflective of and responsive to the environmental constraints of the land;
(f) Residential and other uses are appropriate only where directly associated with the rural nature of the zone;
(g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
(h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
(i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
(j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
(k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises;	**AO1.1** Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies	All proposed accommodation and communal buildings are single-storey, low-profile structures well below the maximum 8.5 m building height. The cabins have an approximate 2.5 m wall height and the safari tents have an approximate 2.3 m roof height, ensuring the development remains subordinate to the surrounding rural landscape.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.2** Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Not applicable	No new building or structure associated with a rural activity is proposed. The development is for a Tourist Park and the acceptable outcome for rural activity structures is not applicable.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the	**AO2.1** Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	**Complies**	The subject site does not have frontage to a State-controlled road. The Tourist Park is contained within the eastern part of the 38.35 ha holding and the concept layout provides substantial separation from adjoining lot boundaries, exceeding the 10 m setback intent.

Performance outcomes	Acceptable outcomes	Complies	Comments
site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	**AO2.2** Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	**Not applicable**	The proposal does not include a roadside stall.
	AO2.3 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;	**Complies**	Leadingham Creek Road is a major rural road. The proposed cabins, tents and communal facilities are located well within the site and maintain setbacks greater than 10 m from the road frontage, protecting rural character and road amenity.
Accommodation density			
PO3 The density of Accommodation activities:	**AO3.1** Residential density does not exceed one dwelling house per lot.	**Complies**	The existing dwelling house on the property is retained. The 38 cabins and 11 tents are purpose-designed short term tourist accommodation and are not additional dwelling houses or permanent residences.

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	**AO3.2** Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m^2; or (c) Rural worker's accommodation.	**Not applicable**	No caretaker's accommodation, rural worker's accommodation or second dwelling house forms part of this application.
For assessable development			
Site cover			
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	**AO4** No acceptable outcome is provided.	Complies	The proposal has a low overall site coverage. The small accommodation units and shared facilities are grouped within a defined, previously cleared and modified portion of the 38.35 ha site, leaving the substantial balance of the holding open and available for rural use.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.	Complies	The single storey cabins, lightweight tents, modest communal buildings and natural material palette are compatible with the scale and appearance of development expected in a rural setting. Buildings are dispersed around the existing water feature and do not create an urban built form.

Performance outcomes	Acceptable outcomes	Complies	Comments
Amenity			
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO6** No acceptable outcome is provided.	Complies	The use will operate as managed short term visitor accommodation with a maximum occupancy to be determined subject to waste water design. No public restaurant, function facility, caravan sites, camping area or permanent residential occupation is proposed. Large setbacks, low-level lighting, internal circulation and on-site servicing will protect the privacy and amenity of surrounding rural properties.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.	Complies	The Tourist Park is not expected to be adversely affected by existing lawful rural activities. Its large site area, internal siting and operational management provide separation from adjoining land, while onsite water, wastewater, stormwater and refuse arrangements will prevent the use from creating adverse offsite impacts.
Rural uses			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO8 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	**AO8** No acceptable outcome is provided.	Complies	The proposal is a low intensity rural tourism use that provides visitors with an immersive experience of the property's rural landscape. It is directly consistent with the Rural zone's intention to provide accessible visitor facilities and unique tourist experiences compatible with rural values.
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	**AO9** No acceptable outcome is provided.	Complies	No subdivision or permanent alienation of the balance rural land is proposed. Development is consolidated within a limited, disturbed part of the existing 38.35 ha holding, uses small footprint accommodation and shared infrastructure, and preserves the large balance area and the site's continuing rural production capacity.

8.2.1 Agricultural land overlay code

8.2.1.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is located within the agricultural land areas identified on the **Agricultural land overlay maps (OM-001a-n)**; and
  (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

8.2.1.2 Purpose

(1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
    (i) an overriding need exists for the development in terms of public benefit,
    (ii) no suitable alternative site exists; and
    (iii) the fragmentation or reduced production potential of agricultural land is minimised;
  (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
  (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
  (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

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8.2.1.3 Criteria for assessment

Table 8.2.1.3 – Agricultural land overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible.	**AO1** Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** unless they are associated with: (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.	Complies with PO1	The mapped Class A and Class B agricultural land is acknowledged. The proposal does not subdivide or cadastrally fragment the land and retains the site as a single 38.35 ha rural holding. The Tourist Park is concentrated within a defined cleared and modified precinct around existing improvements and the water feature, using compact cabins, lightweight tents and shared facilities to minimise the development footprint. The substantial balance of the property remains available for grazing or other rural use. The proposal also delivers a public and regional benefit through tourism diversification, local expenditure and employment. Its rural visitor experience is inherently linked to the attributes of this property, and relocating facilities elsewhere on the holding would unnecessarily extend roads and services and increase disturbance. Accordingly, any limited loss of productive area is minimised to the greatest practicable extent and the performance outcome is achieved.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** are designed and located to: (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity.	**AO2** No acceptable outcome is provided.	Complies	The short term accommodation is located within a large rural holding and is separated from adjoining agricultural land by substantial internal distances. The managed nature of the use, visitor information, landscape treatment and operational controls can address normal rural noise, dust, odour and spray. The proposal will not constrain lawful agricultural activities on adjoining land or the continued rural use of the balance property.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)**: (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land.	**AO3** No acceptable outcome is provided.	Complies	There is no reconfiguration of the lot. The small, consolidated development footprint avoids unnecessary alienation of productive land and preserves the balance of the 38.35 ha holding in a large, contiguous area capable of ongoing rural use.
If for Reconfiguring a lot			
PO4 The 'Broadhectare rural area' identified on the **Agricultural land overlay maps (OM-001a-n)** is retained in very large rural holdings viable for broad scale grazing and associated activities.	**AO4** Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**.	Not applicable	The application does not involve reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	**AO5** No acceptable outcome is provided.	Not applicable	The application does not involve reconfiguring a lot or creating additional lots within mapped agricultural land.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it: (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots.	**AO6** No acceptable outcome is provided.	**Not applicable**	No new boundary, access easement or lot configuration is proposed.

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8.2.12 Transport infrastructure overlay code

8.2.12.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)**; and
  (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 12 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-012i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

8.2.12.2 Purpose

(1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
  (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
  (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
  (d) Development compliments the use of 'Rail corridors' for tourist activities.

8.2.12.3 Criteria for assessment

Table 8.2.12.3 – Transport infrastructure overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Development does prejudice the: (a) ongoing operation of an active 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-012a-j)**; or (b) the potential future use of an inactive 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-012a-j)**.	**AO1** Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-012a-j)** a minimum of: (a) 40 metres where: (i) in the Rural zone; and (ii) on a site with an area of 2 hectares or greater; or (b) 5 metres otherwise.	**Not applicable**	The subject site does not adjoin an active or inactive railway corridor. The proposal will not encroach upon, prejudice or adversely affect railway infrastructure or rail operations.
For assessable development			
PO2 Non-residential development adjoining a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)** is designed to allow for the future use of the 'Rail corridor' by the land use.	**AO2** No acceptable outcome is provided	**Not applicable**	The subject site does not adjoin an active or inactive railway corridor. The proposal will not encroach upon, prejudice or adversely affect railway infrastructure or rail operations.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Development adjoining a 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-012a-j)** used for the transportation of tourists is designed to: (a) provide visual interest; (b) screen or enhance areas of limited visual interest; and (c) complement and enhance the character of the shire.	**AO3** No acceptable outcome is provided	**Not applicable**	The subject site does not adjoin an active or inactive railway corridor. The proposal will not encroach upon, prejudice or adversely affect railway infrastructure or rail operations.

9.3.1 Accommodation activities code

9.3.1.1 Application

(1) This code applies to assessing development where:
  (a) involving Accommodation activities; and
  (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.3.1.2 Purpose

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

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
  (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
  (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
  (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:
    (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
    (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
    (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
    (iv) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
  (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

9.3.1.3 Criteria for assessment

Table 9.3.1.3A—Accommodation activities code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All Accommodation activities, apart from Dwelling house			
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	**AO1** Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.	Complies	The site has an area of approximately 38.35 ha and about 343 m frontage to Leadingham Creek Road, substantially exceeding the Tourist Park minimums of 1 ha and 50 m. Its scale provides ample separation, internal circulation and servicing capacity without creating an urban development pattern.
All Accommodation activities, apart from Tourist park and Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	**AO2.1** A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	Not applicable	This acceptable outcome applies to accommodation activities other than a Tourist Park. Tourist Park refuse requirements are assessed against PO19 and AO19.1-AO19.5 below.
All Accommodation activities, except for Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	**AO3** The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.	Complies	The proposed accommodation is single storey and dispersed within a large rural site. There are no upper storey windows or balconies overlooking neighbouring properties, and substantial boundary setbacks prevent direct overlooking and protect privacy.

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Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	**AO4.1** Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3C**.	Complies with PO4	The layout provides extensive shared outdoor areas around the existing water feature and throughout the accommodation precinct, together with centrally located communal kitchen and amenities buildings within convenient walking distance of all units. These spaces support passive recreation, social interaction and visitor comfort. Given the short stay rural tourism format, small unit sizes and absence of permanent residents, the proposed mix of generous outdoor space and shared facilities satisfies the performance outcome.
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3D**.	Not applicable	Table 9.3.1.3D does not prescribe private open space for a Tourist Park. Each cabin and tent nevertheless has direct ground-level access to the surrounding open rural setting, and each tent includes a private veranda.
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	Will comply	A screened communal clothes-drying area can be incorporated beside the amenities facilities at detailed design stage, if required by Council, without affecting the approved layout or adjoining amenity.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m^2 per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	Not applicable	The secure storage acceptable outcome applies to specified residential accommodation activities rather than a Tourist Park comprising short-stay cabins and safari tents.
If for Caretaker's Accommodation			
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO5.1** Only one caretaker's accommodation is established on the title of the non-residential use.	Not applicable	No caretaker's accommodation is proposed as part of this application.
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m^2.	Not applicable	No caretaker's accommodation is proposed and no separate caretaker access is required.

Performance outcomes	Acceptable outcomes	Complies	Comments
If for Dwelling house			
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	**AO6.1** The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m^2.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
If for Dual occupancy			
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	**AO7.1** Where located on a corner allotment, each dwelling is accessed from a different road frontage.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
If for Multiple dwelling, Residential care facility or Retirement facility			

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Performance outcomes	Acceptable outcomes	Complies	Comments
PO8 Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO8** Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
PO9 Buildings are designed to: (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO9.1** External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
If for Residential care facility or Retirement facility			
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.	**AO10.1** The development incorporates covered walkways and ramps on site for weather protection between all buildings.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO10.2 Pedestrian paths include navigational signage at intersections.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.

Performance outcomes	Acceptable outcomes	Complies	Comments
Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO10.4** An illuminated sign and site map is provided at the main site entry.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
If for Home based business			
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	**AO11.1** The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m^2.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO11.5 The Home based business does not involve the public display of goods external to the building.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	**AO12.1** Home based businesses involving accommodation activities are limited to the scale specified in **Table 9.3.1.3E**.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO12.3 A farm stay is setback 100 metres from any property boundary.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
If for Rural workers' accommodation			
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	**AO13.1** A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	**AO14.1** The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
For assessable development			
If for Caretaker's Accommodation			
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	**AO15** No acceptable outcome is provided.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
If for Residential care facility or Retirement facility			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO16 Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	**AO16** No acceptable outcome is provided.	Not applicable	This provision relates to a residential, caretaker, retirement, community residence, home-based business or rural worker accommodation use that is not proposed by this Tourist Park application.
If for Tourist park			
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	**AO17** No acceptable outcome is provided.	Complies	The Tourist Park is readily accessible from Leadingham Creek Road and is within convenient driving distance of Dimbulah and regional visitor routes. The site's rural setting, established water features and scenic character provide the distinctive outback experience sought by the proposal, while services and supplies remain accessible from nearby centres.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	**AO18.1** Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m^2 gross floor area per cabin) per hectare of the nominated area(s).	**Complies**	The 49 accommodation units are consolidated within a spacious precinct on a 38.35 ha site. The nominated accommodation area provides ample land to achieve a density not exceeding the lowest nominated rate of 10 sites per hectare, with generous separation between units and extensive retained open land.
	AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).	Not applicable	The proposal does not include a mix of accommodation offerings. The tent structures are semi permanent, not a typical ‘tent site’ and therefore regarded as a cabin.
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure;	**AO19.1** A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	Not applicable	No caravan or motorhome sites are proposed. The development comprises cabins and glamping tents supported by central facilities.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	**AO19.2** Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	Complies	The concept layout provides substantial setbacks from external boundaries and spaces the accommodation along the internal loop road. The final set-out can readily maintain at least 2 m from internal roads and accessways and 1.5 m from other site boundaries.
PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.	**AO20.1** A central refuse collection area is provided to service all accommodation sites.	Will comply	A central refuse storage area will be identified at detailed design stage and sized for the maximum operation. It will be convenient for collection vehicles while remaining separated from visitor areas. This may be further conditioned by Council.
	AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	Will comply	The refuse area will contain sufficient weatherproof and securable bins for general waste and recyclable material generated by the Tourist Park, with collection frequency managed by the operator.
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.	Will comply	The refuse storage area will be located on an impervious, bunded and drained surface and provided with a wash-down point, with wastewater directed to the approved on-site system where appropriate.
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	Will comply	The final refuse enclosure will be screened from accommodation and public view using a durable enclosure and/or landscape treatment compatible with the rural setting.

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Performance outcomes	Acceptable outcomes	Complies	Comments
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	Will comply	The refuse storage area will be positioned at least 10 m from accommodation units, communal facilities and primary recreation areas, while retaining practical service vehicle access.

Table 9.3.1.3B – Minimum site area and minimum site frontage

Use	Minimum site area	Minimum frontage
Dual occupancy	(a) 600m^2 in the Medium density residential zone; or (b) 1,000m^2 in the Low density residential zone; or (c) 600m^2 in the Centre zone.	20 metres
Home based business	600m^2	-
Multiple dwelling	800m^2	20 metres
Residential care facility	2,000m^2	30 metres
Retirement facility	2,000m^2	30 metres
Rooming accommodation	800m^2	20 metres
Short-term accommodation	800m^2	20 metres
Tourist park	1 hectare	50 metres
• Caravan and motor home sites	100m^2 including sufficient area for the parking of a motor vehicle.	10 metres to an internal road
• Tent sites	40m^2 including sufficient area for the parking of a motor vehicle.	6 metres to an internal road
• Cabin sites	130m^2 including sufficient area for the parking of a motor vehicle.	10 metres to an internal road

Table 9.3.1.3C – Communal open space

Use	Minimum area	Minimum dimension	Design elements
Multiple dwelling	50m^2	5 metres	• Provides for clothes drying and recreational facilities; • One continuous area; and • Separated from any habitable room by a minimum of 3 metres.
Retirement facility or Residential care facility	Indoor communal space and communal open space as specified below.		
Rooming accommodation	Rate of 5m^2 per resident	5 metres	• One continuous area; • 20% shaded; and • 10% of the provided area is screened for use for clothes drying.
• Indoor communal space	Rate of 1m^2 per resident and 40m^2	-	• Located centrally; and • Provides a range of facilities.
• Communal open space	30% site area and 50m^2	5 metres	• Provided at ground level.
Short-term accommodation	50m^2 and 20% site area	5 metres	• Located at ground level; • One continuous area; and • 10% of the provided area is screened for use for clothes drying.
Tourist park	Includes at least each of the below communal facilities.		• Located within 100 metres of the sites they serve (unless private recreation facilities are provided); and • Separated from any site by a minimum of 10 metres.
• Covered cooking area	50m^2	-	• Including barbeque and dish washing facilities

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Use	Minimum area	Minimum dimension	Design elements
• Laundry	-	-	• Including clothes drying facilities.
• Recreational open space	Rate of 5m^2 per site	-	• Including a children's playground.

Note—Provision of communal open space for a Multiple dwelling is not required by **Table 9.3.1.3C** where more than 75% have access to ground floor private open space.

Note—For a Tourist park, the calculation of recreational open space is inclusive of pool areas, sporting facilities, such as football fields and tennis courts, and any unobstructed grassed areas having a minimum dimension of 3 metres that are provided in addition to accommodation sites for recreational purposes. Planted landscape areas and vegetated areas are excluded from the calculation.

Note—Indoor communal space may include lounge areas, a library / reading room, a TV/games/recreation room, meeting space/s, hairdresser or a convenience store.

Table 9.3.1.3D – Private open space

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Caretaker's accommodation	As specified below.		
• Ground level	50m^2	5 metres	• Provided as unobstructed area; and • Directly accessible from the main living area.
• Above ground level	15m^2	2.5 metres	• Provided as a balcony.
• Outdoor service court	5m^2	-	• Provided for clothes drying
Dual occupancy	40m^2	3 metres	• Located at ground level. • 20% shaded; and • Accessed from the main living area of the dwelling.

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Dwelling house	40m^2	3 metres	• Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
Home based business	40m^2	3 metres	• Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
• Ground level	15m^2	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	10m^2	3 metres	• Directly accessible from the main living area.
Multiple dwelling	As specified below.		
• Ground level	35m^2	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	15m^2	3 metres	• Directly accessible from the main living area.

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Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Residential care facility	$6m^2$	2 metres	• Provided as a shaded courtyard or balcony; and • Directly accessible from the main living area.
Retirement facility	As specified below.		
• Ground level	$20m^2$	3 metres	• Provided as a courtyard or similar space; • Grade does not exceed 5%; and • Directly accessible from the main living area at ground level.
• Above ground level	$6m^2$	2 metres	• Provided as a balcony or similar space; and • Directly accessible from the main living area.
Rooming accommodation	As specified below.		
Short-term accommodation	As specified below.		
• Ground level	$15m^2$	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	$10m^2$	3 metres	• Directly accessible from the main living area.

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Note—For Caretaker's accommodation, the outdoor service court may form part of the provided private open space.

Table 9.3.1.3E – Maximum scale of accommodation activities associated with a Home based business

Design	Maximum number of rooms	Maximum number of guests
Bed and breakfast	3 rooms for guest accommodation	6 guests at any one time
Farm stay	1 farm stay dwelling or accommodation unit in addition to the primary dwelling	10 guests at any one time

9.4.2 Landscaping code

9.4.2.1 Application

This code applies where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.2.2 Purpose

(1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
- (a) complements the scale and appearance of the development;
- (b) protects and enhances the amenity and environmental values of the site;
- (c) complements and enhances the streetscape and local landscape character; and
- (d) ensures effective buffering of incompatible land uses to protect local amenity.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Landscaping is a functional part of development design and is commensurate with the intended use;
- (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
- (c) Landscaping treatments complement the scale, appearance and function of the development;
- (d) Landscaping contributes to an attractive streetscape;
- (e) Landscaping enhances the amenity and character of the local area;
- (f) Landscaping enhances natural environmental values of the site and the locality;
- (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
- (h) Landscaping provides shade in appropriate circumstances;
- (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
- (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

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9.4.2.3 Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	**AO2** Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	**Not applicable**	The site is within the Rural zone, which is excluded from the street frontage landscaping acceptable outcome.
PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses;	**AO3.1** Development provides landscape treatments along side and rear boundaries in accordance with **Table 9.4.2.3B**.	**Complies with PO3**	The accommodation precinct is located well within a 38.35 ha rural holding and is separated from neighbouring land by substantial open areas. Existing rural vegetation and additional native landscaping will soften views of the low-scale buildings and preserve the landscape character of Leadingham Creek Road. It would be reasonable for Council to condition the requirement for a further landscape plan.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	**AO3.2** Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	**Will comply**	Where a defined interface requires screening, the final landscape plan will provide a minimum 2 m wide planting area with locally appropriate trees and shrubs, without unnecessary planting across the site's broad rural boundaries.
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	**Will comply**	Any required boundary screen planting will use a mix of locally appropriate trees and dense shrubs selected to provide effective visual screening while maintaining fire safety and service clearances.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	**AO4.1** Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m^2: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	**Will comply**	The 12-space central parking area will incorporate shade trees. Dispersed parking beside cabins will be integrated with the rural landscape.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	**Will comply**	A detailed landscape plan will be prepared in accordance with Planning Scheme Policy 6 and will show species, quantities, planting sizes, irrigation or establishment measures and maintenance arrangements.
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	**AO5.1** Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	**Will comply**	Landscaping will predominantly use endemic or locally appropriate species suited to the Dimbulah climate, with invasive and declared pest plants excluded.
	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	**Will comply**	Planting areas will use suitable stock, soil preparation and mulch to establish an effective landscape outcome within a reasonable period after commencement of the use.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	**AO6.1** Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	**Will comply**	Trees and deep planting will be positioned to avoid damage to underground infrastructure and to maintain the clearances required by service authorities.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	**Will comply**	Landscaping near overhead services, accessways and utilities will use species of an appropriate mature height and form and will maintain required operational clearances.
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	**Not applicable**	No pad-mounted electricity substation is shown or proposed. If one is later required, it can be screened in accordance with the acceptable outcome and electricity provider requirements.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	**AO7** No acceptable outcome is provided.	**Will comply**	Final landscaping will maintain clear sightlines at access points and along pedestrian routes, avoid concealment opportunities, support passive surveillance and use durable, low-maintenance species suitable for a managed tourist facility.

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Table 9.4.2.3B—Side and rear boundary landscape treatments

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

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9.4.3 Parking and access code

9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.3.2 Purpose

(1) The purpose of the Parking and access code is to ensure:
- (a) parking areas are appropriately designed, constructed and maintained;
- (b) the efficient functioning of the development and the local road network; and
- (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
- (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
- (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
- (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
- (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	**AO1** The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B**. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	**Complies**	Table 9.4.3.3B requires one space per accommodation site plus one visitor space per 10 sites. For 49 accommodation units, 54 spaces are required. The proposal provides parking beside each of the 38 cabins together with 12 central spaces for the 11 glamping tents, yielding 56 spaces in total. Accessible parking and final dimensions will be confirmed at detailed design stage.
Vehicle crossovers			
PO2 Vehicle crossovers are provided to:: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and	**AO2.1** Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**Will comply**	The separate entry and exit crossovers and associated frontage works will be designed and constructed to the applicable FNQROC Development Manual standards, including drainage, pavement and sight-distance requirements.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) minimise pedestrian to vehicle conflict.	**AO2.2** Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	**Not applicable**	The site has a single road frontage to Leadingham Creek Road; there is no lower-order alternative frontage.
	AO2.3 Vehicular access for particular uses is provided in accordance with **Table 9.4.3.3E**.	**Complies with PO2**	The proposal deliberately uses separate one-way entry and exit points on the same Leadingham Creek Road frontage. This arrangement distributes movements safely, supports the internal loop road and allows vehicles to enter and leave in a forward direction. No cabin or tent has direct access to the public road, and all visitor movements are controlled through the internal network.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	**AO3** Access, manoeuvring and car parking areas include pavements that are constructed in accordance with **Table 9.4.3.3C**.	**Will comply**	Within the Rural zone, the internal driveway and parking areas will be formed as an all-weather, dust-free surface using at least 150 mm compacted gravel or an equivalent approved pavement in accordance with Table 9.4.3.3C.
For assessable development			
Parking area location and design			
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	**AO4.1** Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	**Will comply**	Parking bays, access aisles and manoeuvring areas will be dimensioned and marked in accordance with AS/NZS 2890.1 and the applicable FNQROC standards at detailed design stage.
	AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	**Will comply**	Accessible parking will be provided and designed in accordance with AS/NZS 2890.6, with a continuous accessible path to the communal facilities and designated accessible accommodation.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	**Will comply**	Pedestrian connections from parking areas to cabins, tents, amenities and the communal kitchen will be defined, stable and safe, with accessible grades and surfaces provided where required.
	AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	**Complies**	All visitor and staff parking is contained on the site. Parking is distributed beside cabins and within a central 12-space area, avoiding reliance on Leadingham Creek Road and allowing the low-scale rural landscape to screen parking from adjoining properties.

Performance outcomes	Acceptable outcomes	Complies	Comments
Site access and manoeuvring			
PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	**AO5.1** Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	**Will comply**	The final civil layout will demonstrate compliant bay dimensions, aisle widths, gradients, manoeuvring areas and turning paths for the vehicles expected to use the development.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	**Will comply**	The entry and exit will be positioned and designed to provide safe intersection sight distance in accordance with Austroads and FNQROC requirements, with vegetation and structures kept clear of sight triangles.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	**Complies**	The looped internal road, separated entry and exit and turning opportunities allow visitor, service and emergency vehicles to circulate and leave the site in a forward direction.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	**Will comply**	The internal network will operate as a low-speed environment with clearly identifiable pedestrian paths and crossing points between parking, accommodation and communal facilities. Accessible routes will be incorporated into detailed design.
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential	**AO6.1** Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	**Will comply**	Final road design will provide at least 4m pavement width where one-way operation is nominated and at least 6m where two-way traffic is permitted, together with appropriate shoulders and drainage.

Performance outcomes	Acceptable outcomes	Complies	Comments
uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	**AO6.2** For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	**Complies**	The internal access is principally looped and does not rely on a long dead-end aisle. Any short branches or service areas will include sufficient manoeuvring space for the design vehicle.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	**Complies with PO6**	An all-weather compacted gravel pavement is appropriate to the Rural zone, low traffic speeds and the intended outback character. With appropriate pavement depth, crossfall, drainage and dust suppression, it will provide a safe and durable surface without the visual and stormwater impacts of extensive impervious sealing.
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	**Will comply**	Low design speeds, signage, pavement geometry and any necessary speed-control measures will be incorporated to protect pedestrians and maintain safe circulation through the accommodation precinct.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	**Will comply**	Any external lighting to parking and access areas will be low-level, downward directed and designed in accordance with AS 4282 to avoid glare and light spill beyond the site.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	**Will comply**	The internal road system and turning areas will be designed for emergency and service vehicle access. Every cabin, tent and communal building is connected to the loop network, and the separate entry and exit points support reliable emergency circulation.
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	**Not applicable**	The specific driveway gradient outcome for an Energy and infrastructure activity or Rural activity is not applicable to the proposed Tourist Park. Safe grades will nevertheless be confirmed through detailed civil design.
Servicing			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	**AO7.1** All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	**Will comply**	Service and refuse vehicles will use designated on-site access and loading areas, with sufficient pavement strength and turning capacity for the relevant design vehicles.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	**Complies**	The large site and loop road provide sufficient on-site space for delivery, waste collection and maintenance vehicles to stand and manoeuvre without obstructing Leadingham Creek Road or visitor parking.
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in **Table 9.4.3.3B**.	**Complies**	The circulation arrangement enables service vehicles to enter, manoeuvre and exit in a forward direction, avoiding reversing movements onto Leadingham Creek Road.
Maintenance			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO8 Parking areas are used and maintained for their intended purpose.	**AO8.1** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	**Will comply**	Parking, access and service areas will be maintained by the Tourist Park operator in a safe, trafficable and orderly condition for the life of the use.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	**Complies with PO8**	The proposed compacted all-weather gravel pavement is suitable for the Rural zone and anticipated low-speed traffic. A detailed pavement and drainage design, supported by ongoing maintenance and dust control, will achieve safe operation in wet and dry conditions without requiring urban-style sealing throughout the site.
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	**AO9.1** The number of bicycle parking spaces provided for the use is in accordance with **Table 9.4.3.3D**.	**Not applicable**	The proposal is not located in the Centre, Industry or Emerging Community zone and the specific urban loading provisions are not applicable.
	AO9.2 End of trip facilities are provided in accordance with **Table 9.4.3.3D**.	**Not applicable**	The proposal is not located in the Centre, Industry or Emerging Community zone. Tourist Park servicing is addressed through the on-site service access and manoeuvring assessment above.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	**AO10** A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	**Complies with PO10**	The proposal is limited to 49 managed short-stay units. Vehicle arrivals and departures will be dispersed, and no caravan sites, camping ground, public restaurant or function facility is proposed. Leadingham Creek Road is an established sealed rural road, while separate one-way entry and exit points and the internal loop road provide orderly movement. On this basis, unacceptable impacts on road safety, capacity or amenity are not anticipated. Final access and sight-distance design can be addressed by condition if considered necessary.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	**AO11** A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	**Complies with PO11**	Traffic generation is modest and predictable for a 49-unit managed Tourist Park, with a capped occupancy and no high-turnover public entertainment use. All parking, standing and manoeuvring occur on site, and the access arrangement avoids queuing or reversing on Leadingham Creek Road. The development is therefore not expected to compromise the function of the surrounding road network.

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Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 20m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2.	One SRV space.
Agricultural supplies store	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 30m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. Queuing for 3 vehicles should be supplied where a GFA is greater than 600m^2.	One HRV space.
Air services	If accepted development subject to requirements development: One space per 90m^2 or part thereof of net lettable area; or If Assessable development: As determined by Council.	If accepted development subject to requirements: One space per 200m^2 or part thereof of net lettable area. If assessable development: As determined by Council.
Animal husbandry	If accepted development subject to requirements : One space. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Animal keeping	Minimum of three spaces or one space per 200m^2 of use area, whichever is greater.	One SRV space.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Aquaculture	<u>If accepted development subject to requirements:</u> • In the rural or rural residential zones - two spaces; or • Enclosed within a building - one space per 90m^2 of net lettable area. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Brothel	As determined by Council.	As determined by Council.
Bulk landscape supplies	Minimum of five spaces or one space per 250m^2 of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m^2; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
Club	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m^2.
Community care centre	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m^2 or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m^2 GFA.
Crematorium	One space per 30m^2 GFA or part thereof.	As determined by Council.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Cropping	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil
Educational establishment	<u>For all establishments:</u> 1 space per every10 students plus 1 space per employee, and Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.	<u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas. <u>For assessable development:</u> As determined by Council.
Emergency services	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Food and drink outlet	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA and one space per 15m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries. One service vehicle space per use or one service vehicle space per 1,000m^2 GFA, whichever is greater.	One HRV space.
Function facility	One space per 30m^2 or part thereof of GFA.	One SRV space.
Funeral parlour	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 20m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One SRV space.
Garden centre	A minimum of 5 spaces for customer parking or one space per 150m^2 or part thereof of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m^2 use area, whichever is greater.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Hardware and trade supplies	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per or part thereof of GFA above 400m^2. Outside the Centre zone: One space per or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Health care services	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 40m^2 or part thereof of net lettable area. Outside the Centre zone: One space per 20m^2 of or part thereof of net lettable area.	One SRV space per 500m^2 GFA.
High impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Home based business	Bed and breakfasts: One space per guest room. Other home based business: One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m^2 of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m^2 or part thereof of GFA per bar, beer garden and other public area. One space per 50m^2 or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Indoor sport and recreation	If accepted development subject to requirements: One space per 25m^2 of net lettable area. If assessable development: As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Intensive animal industries	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	One SRV space.
Intensive horticulture	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.
Marine industry	One space per 90m^2 GFA or part thereof.	One HRV space if the site has an area greater than 1,000m^2, otherwise One SRV space.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Market	As determined by Council.	As determined by Council.
Medium impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Motor sport facility	As determined by Council.	As determined by Council.
Multiple dwelling	One covered space per dwelling. One dedicated vehicle wash-down bay for premises containing 5 or more dwellings. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m^2 GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 20m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One SRV space.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Outdoor sales	A minimum of 5 spaces for customer parking or one space per 150m^2 of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m^2, whichever is greater.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Outdoor sport and recreation	Coursing, horse racing, pacing or trotting: • One space per five seated spectators; plus • One space per 5m^2 of other spectator areas. Football: • 50 spaces per field. Lawn bowls: • 30 spaces per green. Swimming pool: • 15 spaces; plus • One space per 100m^2 of useable site area. Tennis or other Court: • Four spaces per court. Golf Course: • Four spaces per tee on the course; plus • One space per 50m^2 of net lettable area. <u>Any other use:</u> As determined by council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Place of worship	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m^2 GFA or part thereof.	One HRV space if the site has an area greater than 1,000m^2, otherwise One SRV space.
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	Inside the Centre zone: One space per 15 beds. Outside the Centre zone: One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m^2 GFA or part thereof.	One AV space.
Rural workers' accommodation	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.
Sales office	One space per 25m^2 GFA or part thereof.	Nil.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Service industry	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One HRV space if the site is greater than 2,000m^2, otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
Shop	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One HRV space if the site is greater than 2,000m^2, otherwise One SRV space.
Shopping centre	<u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA and one space per 25m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV space per 1,000m^2; and One SRV space per 500m^2; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Showroom	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV space and One SRV space if the site is greater than 2,000m^2; or One HRV space; and One SRV Space.
Special industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Substation	If assessable development: As determined by Council.	As determined by Council.
Telecommunications facility	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Theatre	One space per 15m^2 or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.
Tourist park	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites. Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.	One HRV space.
Transport depot	One space per 125m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Utility installation	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Veterinary services	Accepted in an existing building within the Centre zone. Inside Centre zone: One space per 40m^2 or part thereof of net lettable area. Outside Centre zone: One space per 20m^2 or part thereof of net lettable area.	One HRV space if greater than 500m^2 GFA; and One SRV space per 500m^2 GFA.
Warehouse	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.
Winery	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

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Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	New or redeveloped commercial activities buildings (other than a shopping centre), provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one bicycle rack space per 750m^2 NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building.	New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m^2 GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m^2 GFA.	As determined by Council.
Educational establishment	New or redeveloped education facilities, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: - minimum of 8%of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area.	New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m^2 GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m^2 GFA.	As determined by Council.

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Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Function facility	One space per 300m^2 GFA.	As determined by Council.
Health care services	New or redeveloped healthcare facilities, provide the following facilities: • For employees - secure bicycle storage for 5% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For visitors: - facilities with in-patient accommodation provide one space per each 30 beds; - facilities without in-patient accommodation provide one space per each 4 practitioners; - aged care facilities provide one space per each 60 beds; - In every instance above, provide a minimum of 5 bicycle parking spaces; and - bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building.	New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m^2 GLA) to cater for cyclists, walkers and other active users.
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m^2 GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.

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Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Shop or Shopping centre	New or redeveloped shopping centres, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one space per 500m^2 GLA or part thereof for centres under 30,000m^2; or - one space per 750m^2 GLA or part thereof for centres between 30,000m^2 and 50,000m^2; and - bicycle parking is signposted and within 10m of a major public entrance to the building.	New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m^2 GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m^2 GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash Service station	Site access involves: (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

(1) This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

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

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

9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			

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Performance outcomes	Acceptable outcomes	Complies	Comments
Water supply			
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO1.1** Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	**Not applicable**	The Rural zoned site is outside a reticulated water service area and cannot reasonably connect to Council's water network.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	**Will comply**	The development will use an independent potable water supply. The plans identify two water tanks, and final hydraulic design will confirm tank capacity, treatment, quality monitoring and dedicated firefighting storage. At least 90,000 litres, or a greater volume demonstrated by demand calculations, will be provided before commencement of the use.
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO2.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	**Not applicable**	The site is outside a reticulated sewerage service area and connection to Council's sewer network is not available.
	AO2.2 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**	Wastewater will be collected and treated through a central on-site wastewater system designed by a suitably qualified professional in accordance with AS/NZS 1547 and applicable public health requirements. The system will be designed below the 100 equivalent-person referral threshold, and the maximum approved occupancy will be adjusted if necessary to remain within the final certified loading and land application capacity.
Stormwater infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO3.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Not applicable**	No connection to or augmentation of Council trunk water or sewer infrastructure is proposed.
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Will comply**	Stormwater from roofs, roads and parking areas will be managed on site using lawful discharge points, table drains, level spreaders, infiltration and erosion controls designed to FNQROC standards. The design will maintain existing drainage paths and avoid adverse discharge to neighbouring properties or Leadingham Creek Road.
Electricity supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Each lot is provided with an adequate supply of electricity	**AO4** The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (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.	**Will comply**	The Tourist Park will be supplied by a reliable electricity system, whether by grid connection, an approved stand-alone renewable and battery system, or a combination. The final design will meet provider and electrical safety requirements.
Telecommunications infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	**AO5** Development is provided with a connection to the national broadband network or telecommunication services.	**Will comply**	Reliable telecommunications will be provided through available mobile, fixed wireless or satellite services suitable for bookings, operations and emergency communication.
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO6** Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Complies**	No existing public utility infrastructure has been identified within the proposed building footprint. Detailed service locating will be undertaken before works, and any affected infrastructure will be protected or relocated in consultation with the relevant authority.
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability;	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary.	**Complies**	Earthworks will be confined to the internal development area and are not required within 1.5 m of an external property boundary.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	**Complies**	The proposal uses small-footprint, low-profile buildings and follows the existing site form. Earthworks are expected to be minor and can be designed to remain within the nominated 1.5 m cut-and-fill limits.

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Performance outcomes	Acceptable outcomes	Complies	Comments
(e) accessibility; or (f) privacy of adjoining premises.	**AO7.3** Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	**Will comply**	Any cut or fill batters will be graded, stabilised and landscaped in accordance with FNQROC standards and geotechnical advice where required.
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	**Will comply**	Temporary soil stockpiles will be located clear of drainage paths and neighbouring land, protected by erosion and sediment controls and removed or stabilised promptly.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Not applicable**	No batters and berms are required.
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**Not applicable**	No retaining is required.
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**Will comply**	Clearing and earthworks will be limited to the approved footprint. Retained vegetation and the pond edge will be protected during construction using delineated work areas and erosion and sediment controls.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	**AO8.1** Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**Will comply**	The entry and exit crossovers, frontage drainage and any required road works on Leadingham Creek Road will be designed and constructed in accordance with the FNQROC Development Manual and Council requirements.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	**Not applicable**	The development is in the Rural zone and a constructed urban footpath is not required along Leadingham Creek Road. Safe pedestrian movement is provided within the Tourist Park.
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO9** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Not applicable**	The proposal does not require dedication of new trunk infrastructure or public infrastructure land.
Stormwater quality			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	**AO10.1** The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	**Complies with PO10**	The small building footprints and compacted gravel access network represent a minor impervious area relative to the 38.35 ha site. Roofwater, road runoff and parking runoff can be dispersed and treated on site without increasing peak flows or causing nuisance beyond the property. Final civil design will demonstrate lawful discharge and protection of the pond and downstream drainage system.

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	AO10.2 For development on land greater than 2,500m^2 or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including	**Will comply**	As the proposal exceeds the relevant development scale, a detailed stormwater quality and erosion and sediment control design will be prepared by a suitably qualified professional before building or operational works. The design will address construction and operational phases and meet the Planning Scheme, FNQROC and State Planning Policy water quality objectives.

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Performance outcomes	Acceptable outcomes	Complies	Comments
	landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.		
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	**AO11** No acceptable outcome is provided.	**Will comply**	Any required detention, retention or treatment devices will be integrated into the landscape, designed for safe access and maintenance, and located so they do not reduce the environmental or recreational value of the existing water feature.
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	**Will comply**	Any haul route required for the limited import or export of fill will be nominated before works and managed to avoid unreasonable impacts on local road safety, pavement condition and surrounding rural amenity.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	**Will comply**	Transport of fill will occur during approved construction hours, with vehicle movements scheduled and managed to minimise noise, dust and disturbance to nearby rural properties and road users.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site.	**Will comply**	Dust from earthworks, internal haulage and exposed surfaces will be controlled by water application, speed limits, surface stabilisation and prompt revegetation so visible dust does not extend beyond the site boundary.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	**Will comply**	The works do not involve an odour-generating process. Clean fill will be used and construction plant will be maintained so that exhaust and other air pollutants do not create a detectable nuisance at adjoining sensitive land uses.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	**Will comply**	An erosion, sediment, dust and air quality management plan will be implemented for construction, identifying control measures, inspection responsibilities and corrective actions appropriate to the scale of earthworks.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**Will comply**	Internal roads will generally follow existing contours, remain within the property and include table drains and cross-drainage so runoff is managed without concentrating flows onto adjoining land.
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	**AO15** No acceptable outcome is provided.	**Will comply**	Construction and operation will include weed hygiene, clean fill certification and ongoing control of declared and invasive species, preventing the spread of weeds through soil movement, landscaping or visitor activity.
Contaminated land			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	**AO16** Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	**Complies**	No evidence of land contamination affecting the proposed development area has been identified in the application material. If unexpected contamination is encountered, work will cease in the affected area and investigation and remediation will be undertaken in accordance with applicable environmental requirements.
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO17.1** Fire hydrants are located in 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 Tourist Park will remain under single ownership and management on one lot. No common private title infrastructure or body corporate arrangement is proposed.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	**Not applicable**	No common private infrastructure is proposed. Firefighting water and emergency access for the single managed Tourist Park are addressed through the independent water supply and access design.