From:	Twine Surveys
To:	Dee Petersen; Planning
Subject:	Boundary Realignment - LT and LJ Rodgers and H and H Maliq
Date:	Tuesday, 6 October 2026 1:30:21 PM
Attachments:	image001.png Covering Letter Rodgers.docx DA Form .docx Owners Consent.pdf Boundary realignment.pdf 9.4.4 RAL Code v (9392) Rodgers.docx 9.4.5 Works Services Infrastructure Code v4 (2) Rodgers.docx 9.4.3 Parking Access Code v4 9392 Rodgers.docx 9.4.2 Landscaping Code v4 Rodgers.docx

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Good afternoon, Dee, Brian and Carl

Boundary Realignment of Lots 5 and 6 on RP749617
13-15 Ismahil Road – Mareeba
L&L Rodgers and H&H Maliq

Please find attached the following documents for the Boundary Realignment of Lots 5 and 6 on RP749617, 13-15 Ismahil Road – Mareeba.

- Covering Letter
- DA Forms
- Owners Consent
- Sketch Plan of the proposed boundary realignment
- 9.4.4 RAL Code
- 9.4.5 Works Services Infrastructure Code
- 9.4.3 Parking Access Code
- 9.4.2 Landscaping Code

If you require further information, please contact our office.

Kind Regards

Lenore Twine
15 Herberton Road, Atherton Q 4883 | PO Box 146, Atherton Q 4883
P: 07 4091 1303 | E: info@twinesurveys.com.au

Boundary Realignment 13 and 15 Ismahil Rd Mareeba

Lots 5 & 6 on RP749617

16°58'1"S 145°24'57"E

16°58'1"S 145°25'8"E



16°58'9"S 145°24'57"E

16°58'9"S 145°25'8"E

A product of Queensland Globe



N

0 25 metres

Scale: 1:1000

Printed at: A3

Print date: 14/9/2026

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

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Queensland Government

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

Boundary Realignment 13 and 15 Ismahil Rd Mareeba

Lots 5 & 6 on RP749617

Attribution

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Lorraine Theresa Rodgers
Leslie James Rodgers
MS1318 Gadgarra Road
YUNGABURRA QLD 4884

14th September 2026

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

Dear Sir/Madam

Boundary Realignment between Lots 5 and 6 on RP749617
13 -15 Ismahil Road Mareeba
L.T and L.J. Rodgers

Please find attached the following forms for the proposed boundary realignment of Lots 5 and 6 on RP749617, 13 - 15 Ismahil Road, Mareeba.

- Sketch Plan showing the proposed boundary realignment between Lots 5 and 6 on RP749617.
- DA Forms
- Letter of consent from the registered owners of Lot 5 on RP749617.

Yours Faithfully

Lorraine Theresa Rodgers and
Leslie James Rodgers

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

This code applies to assessing applications for reconfiguring a lot.

9.4.4.2 Purpose and overall outcomes

The purpose of the Reconfiguring a lot code is.

(a) to allow for the creation of well designed lots appropriate to the intended use and location;
(b) to ensure that the lots can be appropriately serviced by infrastructure;
(c) to ensure that the settlement pattern is beneficial to the community.

The purpose of the code will be achieved through the following overall outcomes:
(a) Environmental and scenic values are protected so that they contribute to the amenity of the locality and become community features; and
(b) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services; and
(c) Subdivision of land creates lots with sufficient area and dimensions to meet user requirements, protect environmental features, and take account of site constraints; and
(d) Lots are provided with the appropriate level of infrastructure to meet user requirements; and
(e) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types; and
(f) Subdivision design achieves road networks that provide connectivity and circulation for vehicles and provides safe and efficient access for pedestrians, cyclists and public transport; and
(g) Subdivision design provides opportunities for walking and cycling, for recreation and as alternative methods of travel; and
(h) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the region; and
(i) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and connectivity between areas with conservation values; and
(j) Subdivision within the Rural zone maintains rural landholdings in viable parcels; and
(k) Subdivision of land in the Rural zone does not result in the fragmentation or alienation of Good Quality Agricultural Land; and
(l) The Broad Hectare Precinct Rural precinct is maintained in its current configuration; and
(m) Land in historical township subdivisions are not developed for housing or boundary realignments.

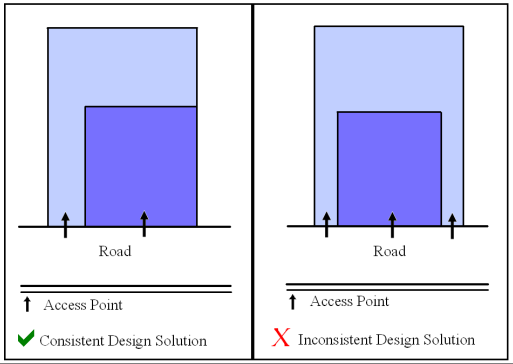
9.4.4.3 Assessment Benchmarks

Table 9.4.4.3.1 Reconfiguring a lot code – For assessable development only

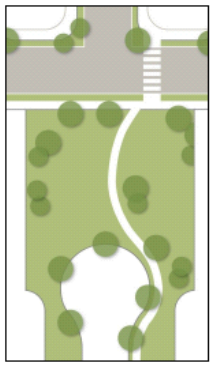
Performance outcomes	Acceptable outcomes	Applicant Response
Area and dimensions of lots		
PO1 Lots are of sufficient area and dimensions to: • be consistent with the existing or desired amenity of the zone; and • accommodate the intended land use; and • protect environmental features; and • take account of site constraints.	**AO1** Lots comply with the area and dimensions identified in Table 9.4.4.3.2; or A minimum lot size of 2,000m^2 for land with slopes of 15% or greater, whichever is the greater.	**Lots are of sufficient area and dimensions identified in Table 9.4.4.3.2**
PO2 Lots in proximity to Centres, public transport stops and parks are of a size that enables adequate medium density housing to be established to support the facilities and/or public transport service.	**AO2** Lots within 800m of the centre zone have a minimum lot size of 800m^2.	**Non Applicable**
Physical features		
PO3 Natural or physical features that are of cultural, ecological or scientific significance are protected from development.	**AO3** Natural or physical features of significance are conserved by a statutory covenant.	**Non Applicable**
Existing buildings and easements		
PO4 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: • lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and • any continuing use is not compromised by the reconfiguration.	**AO4.1** Lots comply with the minimum area and dimensions identified for the respective zones in Table 9.4.4.3.2.	**Lots comply with the minimum area and dimensions identified in Table 9.4.4.3.2**
	AO4.2 Each land use and associated infrastructure is contained within a separate lot.	**Infrastructure is contained within both proposed lots**
	AO4.3 Existing buildings and structures comply with the boundary setbacks identified as acceptable outcomes for the respective zones in this Planning Scheme.	**Existing buildings and structures are setback in accordance with the Planning Scheme**
PO5 Reconfiguring a lot which contains an existing easement ensures: • future buildings are able to be sited to avoid the easement; and	**AO5.1** Lots are of sufficient area and dimensions so that the land area required for a building envelope is located outside of the easement.	**Non Applicable**
	AO5.2 The provision of access to the building envelope does not interfere with any infrastructure contained within the easement.	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
• the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.		
Boundary realignment		
PO6 Boundary realignment results in lots of a size consistent with the zone in which they are designated.	**AO6** Resulting lots comply with the area and dimensions identified in Table 9.4.4.3.2. OR The difference in area between the original lots and the resulting lots is not more than 10% of the original lot area.	**Proposed lots comply with the area and dimensions in Table 9.4.4.3.2**
PO7 Boundary realignment ensures lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures.	**AO7.1** Each land use and associated infrastructure is contained within separate lots.	**Infrastructure of both lots are contained within separate lots**
	AO7.2 Buildings and structures comply with the boundary setbacks identified as acceptable outcomes for the respective zones in this Planning Scheme.	**Boundary Setbacks are in accordance with the Planning Scheme**
PO8 Boundary realignments ensure each lot has at least the same level of infrastructure servicing as existed prior to the boundary realignment.	**AO8** No acceptable outcome provided.	**Services will remain the same in each lot**
Access		
PO9 Access to the premises (including driveways and paths) must not have an adverse impact on: • safety; • drainage; • visual amenity; • privacy of adjoining premises; • service provision.	**AO9.1** Minimum frontage complies with the minimum identified in Table 9.4.4.3.2.	**Access complies with Table 9.4.4.3.2**
	AO9.2 Accessways have a maximum longitudinal grade of 20%.	**Non Applicable**
	AO9.3 The frontage and depth of all premises must be sufficient to allow access to the premises (including all works associated with the access) to follow as close as possible to the existing contours and be contained within the premises, not the road reserve.	**The frontage and depth of both premises has sufficient access to the premises**
	AO9.4 The crossfall of the access to the premises must be one-way and directed into the hill, for vehicle safety and drainage purposes.	**Non Applicable**
Rural Zone		
PO10 Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division occurs only where it does not fragment agricultural land.	**AO10** Reconfiguration of land severed by a road does not occur in the Agricultural Land precinct.	**Non Applicable**
PO11	**AO11**	

Performance outcomes	Acceptable outcomes	Applicant Response
Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division occurs only where the development: • improves agricultural efficiency; or • facilitates agricultural activity; or • facilitates conservation outcomes; or • ensures agricultural activity is not compromised.	No acceptable outcome provided.	
PO12 Boundary realignments occur only where the development: • improves agricultural efficiency; or • facilitates agricultural activity; or • facilitates conservation outcomes; or • resolves boundary issues where a structure is built over the boundary line of two lots; and • involves lots that share a common boundary; and • ensures agricultural activity is not compromised.	**AO12** No acceptable outcome provided.	**Lots share a common boundary**
PO13 Boundary realignments do not create small lots for rural lifestyle or rural residential purposes.	**AO13** No acceptable outcome provided.	**Boundary Realignment does not create small lots**
PO14 A boundary realignment shall not create any new lot or lots which could be further subdivided (i.e. no net increase or potential increase in lots).	**AO14** Boundary realignments do not result in the creation of a lot/s which have twice the minimum lot size identified in Table 1 unless the lot previously had twice this area.	**Boundary realignment does not result in the creation of lots which could be further subdivided**
PO15 Subdivision within the 8ha precinct provides for appropriately designed and constructed sealed road access from the development site to another sealed road.	**AO15** Roads are designed and constructed to a sealed standard in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**Non Applicable**
Centre and Industry Zones		
PO16 Lots in the industry zone and centre zone have sufficient dimensions allow for the on site manoeuvrability of a HRV.	**AO16** No acceptable outcome provided.	**Non Applicable**
PO17 Roads within or adjoining the industrial zone are designed to cater for heavy vehicles.	**AO17** Reconfiguring a lot in the Industry zone has road layouts designed to cater for movement and turning of B-Double vehicles.	**Non applicable**
Rear lots		
PO18	**AO18.1**	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
Rear lots are designed to: • provide a high standard of amenity for residents and other users of the site; and • provide a high standard of amenity for adjoining properties; and • not adversely affect the safety and efficiency of the road from which access is gained.	Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	
	AO18.2 Not more than one rear lot is created behind any lot with a road frontage.	
	AO18.3 Rear lot access strips have the minimum width identified by table 9.4.4.3.2 for their full length.	
	AO18.4 The access to the rear lot is located on only one side of the lot with direct frontage to the street. Figure 1 example of access:  	
	AO18.5 New subdivisions have no more than 1 in 10 new lots with rear access.	
	AO18.6 Rear lots are not created in the Centre zone or the Industry zone.	
	AO18.7 Except for lots in the Rural zone, the accessway must be sealed (bitumen, concrete or asphalt) to a minimum width of 3m for the full length of the access strip.	
Crime prevention and community safety		
PO21 Development includes design features which enhance the safety from crime for the community.	**AO21** Recognised Crime Prevention Through Environmental Design (CPTED) best practices are incorporated into development. *Note: Reference should be made to Queensland Police documents:*	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
	• ***CPTED Part A Essential features of safer places*** which identifies principles and introduces actions to implement the principles. • CPTED Guidelines for Queensland – Part B Implementation Guide.	
Pedestrian and cycle movement network		
PO22 Lot reconfiguration must assist in the implementation of a Pedestrian and Cycle Movement Network to achieve safe, attractive and efficient pedestrian and cycle networks.	**AO22.1** Where a lot is subject to, or adjacent to an element of a Pedestrian and Cycle Movement Network the specific location of this element of a Pedestrian and Cycle Movement Network is incorporated in the design of the lot layout.	**Non Applicable**
	AO22.2 The element of a Pedestrian and Cycle Movement Network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**Non Applicable**
Public transport corridors		
PO23 Future public transport corridors and sites identified for public transport infrastructure through a structure planning process are retained and protected from incompatible land uses.	**AO23** Where a lot is subject to, or adjacent to an element depicted on a long term public transport network plan or structure plan, the specific location of this element is integrated in the design of the lot layout such that the intended future use is not compromised.	**Non Applicable**
Residential subdivision		
PO24 To facilitate housing choice and diversity, developments consist of an integrated variety of lot sizes.	**AO24.1** A variety of lot sizes are incorporated into the development.	**Non Applicable**
	AO24.2 Lots are arranged to avoid large clusters of smaller lots all of the minimum size.	**Non Applicable**
PO25 Lots which can be reconfigured further in the future are designed so that any further reconfiguration will achieve: • lots of sufficient area and dimensions to accommodate the ultimate intended land use; and • an appropriate ultimate lot layout; and • the provision of a safe, efficient and effective infrastructure network.	**AO25.1** The ability to further reconfigure the site is demonstrated by the preparation of a future layout plan which demonstrates that future lots and building envelopes provide for an ultimate layout which meets the outcomes sought by the Planning Scheme.	**Non Applicable**
	AO25.2 Building envelopes are protected through a statutory covenant.	**Non Applicable**
	AO25.3 Infrastructure networks are designed and constructed to accommodate the ultimate development capacity requirements.	**Non Applicable**
PO26 The subdivision design provides the new community with a local identity by responding to the site context, site characteristics, setting, land marks and views.	**AO26** Elements of natural and cultural significance are incorporated into the design and become features of the subdivision layout contributing to the amenity of the development.	**Non Applicable**
PO27	**AO27** No acceptable outcome provided.	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.		
PO28 The road network is designed to: • minimize the number of cul-de-sacs; and • provide walkable catchments for all residents in cul-de-sacs; and • include open cul-de-sac heads.	**AO28** The subdivision design: • minimises the use of cul-de-sacs; and • cul-de-sacs are no more than 100m long; and • cul-de-sacs include wide paths and open space areas at their heads. 	**Non Applicable**
PO29 The road layout is safe, efficient and functional.	**AO29** Road layout is in accordance with the Sections D1 and D3 of the Planning Scheme Policy 4 - FNQROC Regional Development Manual and Complete Streets.	**Non Applicable**
Parks and land for community facilities		
PO30 A network of Parks and community land is: • established to provide and support for the full range of recreational and sporting activities; and • located to ensure adequate pedestrian, cycle and vehicle access; and • supported by appropriate infrastructure and embellishments; and • co-located with other existing or proposed community infrastructure.	**AO30** No acceptable outcome provided.	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
Road hierarchy and road network		
PO31 Lot reconfiguration must assist in the implementation of the road hierarchy.	**AO31.1** Where a lot is subject to, or adjacent to a high order road (as defined by FNQROC Development Manual or identified on Strategic Framework maps Series A), the specific location of this element is a primary consideration in the design of the lot layout.	**Non Applicable**
	AO31.2 Corner allotments are designed to provide access via the lower order road.	**Non Applicable**
PO32 The function of each road within the road hierarchy is clearly identified and legible and provides integration, safety and convenience for all users.	**AO32** Roads are designed and constructed in accordance with the specifications set out in Sections D1 and D3 of the Planning Scheme Policy 4 - FNQROC Development Manual.	**Non Applicable**
Public transport network		
PO33 Lot reconfiguration must provide safe and convenient access to an existing or future public transport network.	**AO33.1** The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	**Non Applicable**
	AO33.2 90% of allotments are located within a 400m walking distance of a future public transport route.	**Non Applicable**
	AO33.3 Road layout and design shall be provided in accordance with *Complete Streets Queensland* (as amended).	**Non Applicable**
PO34 Future public transport corridors and sites identified for public transport infrastructure through a structure planning process are retained and protected from incompatible land uses.	**AO34** Where a lot is subject to, or adjacent to an element depicted on a long term public transport network plan or structure plan, the specific location of this element is integrated in the design of the lot layout such that the intended future use is not compromised.	**Non Applicable**
Crime prevention and community safety		
PO35 Development includes design features which enhance the safety from crime for the community.	**AO35** Recognised Crime Prevention Through Environmental Design (CPTED) best practices are incorporated into development. *Note: Reference should be made to Queensland Police documents:* • ***CPTED Part A Essential features of safer places*** which identifies principles and introduces actions to implement the principles. • CPTED Guidelines for Queensland – Part B Implementation Guide.	**Non Applicable**
Park and open space		
PO36 Provision must be made for sufficient open space to:	**AO36.1** A contribution is paid towards Public Open Space in accordance with the Priority Infrastructure Plan and Infrastructure charges schedule.	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
• meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; and • provide a diversity of settings; and • retain riparian corridors and significant vegetation and habitat areas and provides linkages between those areas; and • provide links between public open spaces to form a legible network; and • meet regional, district and neighbourhood open space requirements.	**AO36.2** An area equivalent to 10% of the area of the site the subject of the reconfiguration is dedicated as open space, or Where it is mutually acceptable to Council and the developer, a contribution in lieu of land equal in value to 10% of the area of the site; or Where it is mutually acceptable to Council and the developer, a combination of both contribution and dedication of land for private open space equal in value to 10% of the area of the site the subject of the reconfiguration. The function and location of this open space is consistent with the preferred open space network. A maximum of 3% of the area of the site the subject of the reconfiguration can consist of land identified as significant vegetation or riparian corridor buffer.	**Non Applicable**
	AO36.3 Land that is dedicated as open space and capital works are undertaken to provide recreational facilities within the open space or beautification of the open space.	**Non Applicable**
	AO36.4 The function, location and desired standard of this open space is consistent with open space network requirements, as described in Planning Scheme Policy 4 - Design of public open space.	**Non Applicable**
Electricity supply		
PO37 Development is provided with electricity services that will meet its requirements and that are appropriate to the character of the locality.	**AO37** Each lot: • is connected to the electricity supply network; or • has arranged a connection to the transmission grid; or • provides an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where it is demonstrated that no air or noise emissions and no adverse impact on visual amenity will occur.	**Both lots are serviced by a electricity supply**
PO38 The design and provision of the electricity supply network is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO38.1** Extension to the electricity supply network is provided underground in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Development Manual.	**Non Applicable**
	AO38.2	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
	Where in an existing area, development connects to the existing network, in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Development Manual.	
	AO38.3 Such works should be undertaken by a contractor approved by the electricity provider at the applicant's expense.	**Non Applicable**
	AO38.4 The electricity supply network is designed and constructed in accordance with the Design Guidelines and Specifications set out in the *Planning Scheme Policy 4 – FNQROC Development Manual*.	**Non Applicable**
Emissions and hazardous activities		
PO39 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.	**AO39** Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users, or contaminated soils subject to a development are remediated prior to plan sealing, operational works permit or issuing of building works permit.	**Non Applicable**
Former mining activities and UXO's		
PO40 Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users, or contaminated soils subject to a development are remediated prior to plan sealing, operational works permit or issuing of building works permit.	**AO40** Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.	**Non Applicable**
Additional provisions for greenfield development only		
PO41 Development protects sensitive land uses from the impacts of previous activities that may cause risk to people or property including: (a) former mining activities and hazards (e.g. disused underground mines, tunnels and shafts). (b) Former landfill and refuse sites.	**AO41** Development is located where there is no risk associated with former mining activities and hazards or former land fill and refuse sites; or the site is remediated prior to plan sealing, operational works permit or issuing of building works permit.	**Non Applicable**
PO42 Risks to health and safety from unexploded ordnances are managed by new development appropriately remediating these areas.	**AO42** Development of land with substantial Unexploded Ordnance (UXO) potential only proceeds following the conduct of UXO investigations and any necessary remediation by a qualified UXO investigation and remedial search contractor.	**Non Applicable**

Table 9.4.4.3.2 Minimum area and dimensions for Reconfiguring a lot

Zone	Minimum area	Minimum frontage
Low density residential	• 350m² (where greenfield development and connected to reticulated water and sewerage) • 600m² (where connected to reticulated water and sewerage) • 800m² (where connected to reticulated water).	10m 16m 16m
	Where for a rear lot: • 800m² (where connected to reticulated water and sewerage) • 1,000m² (where connected to reticulated water)	Where for a rear lot: 5m 5m
Medium density residential	400m²	10m
	Where for a rear lot: 600m²	Where for a rear lot: 5m
Emerging communities	10 hectares	100m
Centre	800 m²	20m
Industry	1500m²	45m
Recreation and open space	Not specified	Not specified
Community facilities	Not specified	Not specified
Conservation	Not specified	Not specified
Rural residential *5ha precinct* *2 hectare precinct* *1 hectare precinct* *4000m² precinct*	5ha 2 hectares 1 hectare 4000m² Where for a rear lot in all precincts: As above.	100m 60m 60m 40m Where for a rear lot in all precincts: 10m
Rural *Broad hectare and Agricultural Investigation precincts* *Agricultural land precinct*	Not specified	Not specified

Zone	Minimum area	Minimum frontage
General rural precinct	60 hectares	400m
8ha precinct	60 hectares	400m
	8ha	150m

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

We, Heather Maliq and Haki Maliq

as owner of the premises identified as follows:

15 Ismahil Road Mareeba, Lot 5 on RP749617

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

Lorraine Theresa Rodgers and Leslie James Rodgers

on the premises described above for:

Boundary Realignment between Lots 5 and 6 on RP749617

[redacted] 20.09.2026

[redacted] 20.09.2026

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*)	Lorraine and Leslie Rodgers
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	MS1318 Gadgarra Road
Suburb	Yungaburra
State	Queensland
Postcode	4884
Country	Australia
Contact number	0439353824 or 0428151545
Email address *(non-mandatory)*	bettabarra@bigpond.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	10128
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?
X Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		13	Ismahil Road	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	6	RP749617	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		15	Ismahil Road	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		5	R P749617	Mareeba Shire Council

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

X Not required

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

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

Name of water body, watercourse or aquifer:

X 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:

X In a tidal area

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

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

X On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
X Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
X 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

X 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 X Reconfiguring a lot ☐ Operational work ☐ Building work

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

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

c) What is the level of assessment?

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

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

Boundary Realignment between Lots 5 and 6 on RP749617

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.*

X 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
X Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
X 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	X 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)*

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?	
Two Lots	
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)*
X 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)
Lot 5 on RP749617	2ha	Proposed Lot 2	1.98ha
Lot 6 on RP749617	2459m2	Proposed Lot 1	2708m2
12.2) What is the reason for the boundary realignment?			
to contain the encroachments all into proposed Lot 1			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

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

$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire

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

X 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***:

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

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

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

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

X Infrastructure-related referrals – Oil and gas infrastructure

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

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

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

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

Matters requiring referral to the **Queensland Fire and Emergency Service:**
X 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
X No

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

X 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

X No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

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

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

X 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

X No

23) Further legislative requirements

Environmentally relevant activities

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

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

X 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

X 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)

X 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

X 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

X 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

X 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

X 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*

X 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

X 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

X 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

X 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

X 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

X VNo

***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)

X 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

X 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*	X 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 X 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.*	X 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.*	X 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 X Not applicable

25) Applicant declaration
X By making this development application, I declare that all information in this development application is true and correct X 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			

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

This code applies to assessing applications for development.

When using this code, reference should be made to section 5.3.2 and, where applicable section 5.3.3 located in Part 5.

9.4.5.2 Purpose and overall outcomes

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

(a) supply adequate, safe and reliable supply of potable, fire fighting and general use water in accordance with relevant standards; and
(b) provide for the treatment and disposal of wastewater and ensure there are no adverse impacts on water quality and no adverse health, amenity or ecological impacts; and
(c) provide for the disposal of stormwater and ensure there are no adverse impacts on water quality and no adverse ecological impacts; and
(d) connect development to the road network and any adjoining public transport, pedestrian and cycle networks in a safe manner and no adverse impacts on these road networks as a result of increasing the cumulative effect of traffic in the locality; and
(e) access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks; and
(f) associated works do not affect the efficient functioning of public utility mains, services or installations; and
(g) infrastructure dedicated to Council is cost effective over its life cycle; and
(h) provide development with electricity and telecommunications services that meet its desired requirements; and
(i) ensure development is connected to a nearby electricity network (with adequate capacity) without significant environment, social or amenity impacts; and
(j) development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Assessment Benchmarks

Table 9.4.5.3.1 Works, services and infrastructure code – For accepted and assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted and assessable development		
Water supply		
PO1 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided and constructed in accordance with relevant standards.	**AO1.1** Development is connected to: • Council's reticulated water supply system if: - located within a Priority infrastructure area; or - located within a benefited area; or - the parent lot is currently connected; or - located within the Industry or commercial zone; or - located within the Low density residential zone, Medium density residential zone, Emerging communities zone or Rural residential zone 4,000m^2 precinct; or • If not identified in the point above and for a Dwelling house only: - on-site water storage tank/s with a minimum capacity of 90,000L with a reserve of at least 10,000L for fire fighting purposes and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the occupation or use of the development; or - a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. • If not identified in the points above it can be demonstrated that a minimum supply equivalent to 500 litres/person/day can be achieved by way of: - on-site water storage tank/s with a reserve of at least 10,000L for fire-fighting purposes and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the occupation or use of the development; or - - a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Lot are connected to Council's reticulated water supply**
	AO1.2 Any connection to, or extension of the Council's reticulated water supply system is 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**
Treatment and disposal of wastewater		
PO2 Provision is made for the treatment and disposal of wastewater to ensure	**AO2.1** Where development generates wastewater, the development is connected to: • Council's reticulated sewerage system where:	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
there are no adverse impacts on water quality and no adverse health, amenity or ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	- located within in a benefited area; or - the parent lot is currently connected; or • where not located within a benefited area, an effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended).	
	AO2.2 Any connection to, or extension of, the Council's reticulated sewerage system is designed and constructed in accordance with the Design Guidelines and Specifications set out in the *Planning Scheme Policy 4 – FNQROC Regional Development Manual*.	**N/A**
Stormwater		
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event in natural and engineered channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe manner that minimises inundation and protects life.	**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*.	**N/A**
	AO3.2 An on-site drainage system is constructed to convey stormwater from the premises to a lawful point of discharge and a non-worsening impact on adjoining properties or roads, and is in accordance with the Design Guidelines and Specifications set out in the *Planning Scheme Policy 4 – FNQROC Regional Development Manual*.	**N/A**
	AO3.3 Development other than Dwelling house incorporates on-site stormwater detention measures to ensure a non-worsening effect on adjoining properties and roads.	**N/A**
Transport network		
PO4 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	**AO4** The road geometry, pavement, footpaths, cycleways, 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, Planning Scheme Policy 10 - Footpath Paving and the Atherton Shire Council Cycle and Pedestrian Strategy (2005).*	**Not Applicable**
PO5 Safe access is provided to the site from the transport network.	**AO5** Accessways are constructed to provide access to the site in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Not Applicable**
Excavation or filling		
PO6 Development must not have an adverse impact on the: • streetscape; and • scenic amenity; and • environmental values; and	**AO6.1** Excavation or filling at any point on a lot is to be no greater than 1.5m above or below natural ground level.	**No excavation or fill on this site**
	AO6.2 Earthworks batters: • are no greater than 1.5 metres in height; and • are stepped with a minimum width 2 metre berm; and	**N/A**

Performance outcomes	Acceptable outcomes	Applicant Response
• slope stability; and • accessibility; and • privacy of adjoining premises.	• do not exceed a maximum of two batters and two berms (i.e. not greater than 3.6m in total height) on any one lot; and • have a slope no greater than 1 in 4; and are retained.	
	AO6.3 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.	**N/A**
	AO6.4 Retaining walls have a maximum height of 1.5m 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.	**N/A**
	AO6.5 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.	**N/A**
Telecommunication services		
PO7 Development is provided with telecommunications services that will meet the standards of the relevant regulatory authority and that are appropriate to the character of the locality.	**AO7** Development provided with a connection to the telecommunication services.	**nbn available**
Electricity		
PO8 Development is provided with a source of power that will meet the standards of the relevant regulatory authority and that are appropriate to the character of the locality.	**AO8** The premises: • is connected to the electricity supply network; or • has arranged a connection to the transmission grid; or • where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: - it is approved by the relevant regulatory authority; and - it can be demonstrated that no air or noise emissions; and - it can be demonstrated that no adverse impact on visual amenity will occur.	**Both site has an Electricity supply**
Existing public utility services		
PO9 Development and associated works do not affect the efficient functioning of	**AO9** 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.	**No public utility services will be affected**

Performance outcomes	Acceptable outcomes	Applicant Response
public utility mains, services or installations.		
Common private title		
PO10 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO10.1** Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	**N/A to this development**
	AO10.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	**N/A to this development**
PO11 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO11** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	**Not Applicable**
PO12 Hydrants are suitably identified so that fire services can locate them at all hours.	**AO12** Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes; available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/techstdpubs/trum/125Amend18.pdf.	**N/A to this development**
Public infrastructure		
PO13 The design, construction and provision of infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO13** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**Not Applicable**
For assessable development only		
Stormwater		
PO14 Design and construction of the stormwater infrastructure: • ensures no adverse impacts as a result of increasing the cumulative effect of systems in the locality; and • does not pose a health risk to the community; and	**AO14** Stormwater infrastructure is designed and constructed in accordance with the following: • Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and • Queensland Urban Drainage Manual; and • Australian Rainfall and Runoff; and • Natural Channel design Guidelines; and • Queensland Waterway Guideline; and	**Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
• ensures no adverse impacts on the environment; and • ensures no adverse impacts on water quality.	• National water quality guidelines.	
PO15 Stormwater drainage paths on private property are dedicated as easements for drainage purposes.	**AO15** No acceptable outcome provided.	**N/A to this development**
Stormwater quality		
PO16 Development has a non-worsening effect on the site and surrounding land and is designed to: • optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; and • protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; and • achieve specified water quality objectives; and • minimise flooding; and • maximise the use of natural channel design principles; and • maximise community benefit; and • minimise risk to public safety.	**AO16.1** Applications for development are accompanied by: • 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 • an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: - drainage control; and - erosion control; and - sediment control; and - water quality outcomes.	**Stormwater will not have a worsening effect on the site and surrounding land**
	AO16.2 Applications for development on land greater than 2,500m^2 or that result in 6 or more lots or 6 or more residential units, are accompanied by a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that demonstrates that the development: • meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; and • is consistent with any local area stormwater water management planning; and • accounts for development type, construction phase, local climatic conditions and design objectives; and • provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.	**N/A to this development**
PO17 Storage areas for stormwater detention and retention:	**AO17** No acceptable outcome provided.	**N/A to this development**

Performance outcomes	Acceptable outcomes	Applicant Response
• protect or enhance the environmental values of receiving waters; and • achieve specified water quality objectives; and • where possible, provide for recreational use; and • maximise community benefit; and • minimise risk to public safety.		
Flood immunity		
PO18 An acceptable level of flood immunity is provided for new development.	**AO18.1** The floor level of habitable rooms in new buildings is 300mm above the 1% AEP Flood Level.	**N/A**
	AO18.2 Permanent residential car parking and access has immunity to a 1% AEP Flood Level.	**N/A**
	AO18.3 Temporary car parking has immunity to a 5% AEP Flood Level.	**N/A**
Transport network		
PO19 Development is connected to the transport network to a standard which is appropriate for: • the safe and efficient movement of vehicles, pedestrians and cyclists; and • the volume, frequency and type of usage; and • the function and configuration of the network. • the desired streetscape character.	**AO19** Development is designed and constructed in accordance with the Priority infrastructure plan, including the: • Planning Scheme Policy 4- FNQROC Regional Development Manual; and • Road Planning and design Manual - Department of Transport and Main roads; and • Australian Standards; and • AUSTROADS guidelines.	**N/A**
Excavation or filling		
PO20 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO20.1** Haul routes used for transportation of fill to or from the site only use Major Roads and avoid residential areas.	**N/A**
	AO20.2 Transportation of fill to or from the site does not occur: • within peak traffic times; and • before 7am or after 6pm Monday to Friday; 7am or after 1pm Saturdays; and • on Sundays or Public Holidays.	**N/A**
PO21	**AO21.1**	**N/A**

Performance outcomes	Acceptable outcomes	Applicant Response
Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	Dust emissions do not extend beyond the boundary of the site.	
	AO21.2 No other air pollutants, including odours, are detectable at the boundary of the site.	**N/A**
	AO21.3 A management plan for control of dust and air pollutants is prepared and implemented.	**N/A**
	AO21.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: • adjoining premises; or • a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	**N/A**
PO22 Access to the premises (including driveways and paths) does not have an adverse impact on: • safety; and • drainage; and • visual amenity; and • privacy of adjoining premises.	**AO22** Access to the premises (including all works associated with the access): • must follow as close as possible to the existing contours; and • be contained within the premises and not the road reserve, and • are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**N/A**
PO23 Access is of sufficient width to provide suitable access to the intended use.	**AO23** Access is designed and constructed in accordance with AS/NZS 2890.	**N/A**
PO24 Where contaminated material is to be disturbed or removed, the contaminated material is managed so it no longer causes environmental harm or poses a risk to human health.	**AO24** No acceptable outcome provided. Note: Contaminated land is managed under the *Environmental Protection Act 1994*. Common land uses which may cause contamination include, but are not limited to, service stations, cattle dips, tanneries, wood treatment sites, landfills, fuel storage, refuse tips and unexploded ordinances (UXO).	**N/A**
Electricity supply		
PO25 Adequate and appropriate buffers are provided between substations and major electricity infrastructure and proposed sensitive land uses.	**AO25** No acceptable outcome provided.	**Both sites has a supply**
PO26 The design and provision of the electricity supply network is cost effective over its life cycle and	**AO26.1** Extension to the electricity supply network is provided underground in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**
	AO26.2	**N/A**

Performance outcomes	Acceptable outcomes	Applicant Response
incorporates provisions to minimise adverse impacts.	Where in an existing area, development connects to the existing network, in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
	AO26.3 The electricity supply network is designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**
Weed and pest management		
PO28 Development prevents the spread of weeds, seeds or other pests (e.g. ants, bees) into clean areas or away from infested areas.	**AO28** Development includes provisions for machinery and vehicle clean down to prevent the spread of weeds, seeds or other pests (e.g. ants, bees) into clean areas or away from infested areas.	**N/A**

9.4.3 Parking and access code

9.4.3.1 Application

This code applies to assessing applications for development.

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the parking and access code is to ensure parking areas are appropriately designed, constructed and maintained to:
- (a) positively contribute to the streetscape and the efficient functioning of the development and the local road network; and
- (b) ensure 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; and
- (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access; and
- (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; and
- (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
- (e) Parking areas are landscaped to reduce their visual impact, in keeping with the amenity of the area; and
- (f) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Assessment Benchmarks

Table 9.4.3.3.1 Parking and access code – For accepted and assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted and assessable development		
For a dwelling house, dual occupancy and home business (excluding B&B)		
PO1 Parking facilities are designed and constructed to accommodate the likely demand generated by the use in a safe and efficient manner.	**AO1.1** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	**Non Applicable**
	AO1.2 The parking area is compacted, sealed, drained, line marked and maintained.	**Non Applicable**
	AO1.3 Car parking spaces have dimensions in accordance with AS/NZS 2890.1 *Off-street car parking*.	**Non Applicable**
	AO1.4 The number of vehicle parking spaces provided for the use is in accordance with the Table 9.4.3.3.2 of this code.	**Non Applicable**
For all other uses		
PO2 Parking facilities are designed and constructed to accommodate the likely demand generated by the use in a safe and efficient manner.	**AO2.1** The number of vehicle parking, service vehicle and bicycle spaces provided for the use is in accordance with the Table 9.4.3.3.2 and Table 9.4.3.3.3 of this code.	**Non Applicable**
	AO2.2 Car parking spaces have dimensions in accordance with AS/NZS 2890.1 *Off-street car parking, and* disabled car parking spaces are in accordance with AS/NZS 2890.6 *Parking facilities - Off-street parking for people with disabilities.*	**Non Applicable**
	AO2.3 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	**Non Applicable**
	AO2.4 All unloading, loading, service and waste disposal areas are located on the site and facilitate service vehicles exiting the site in a forward direction.	**Non Applicable**
	AO2.5	

Performance outcomes	Acceptable outcomes	Applicant Response
	The parking area is compacted, sealed, drained, line marked and maintained.	
	AO2.6 Pavements for Car parking bays and access ways are constructed of: • compacted gravel base of 75mm minimum thickness with reinforced concrete surface of 100mm minimum thickness for parking areas and 150mm minimum thickness for access ways; or • compacted gravel base of 150mm minimum thickness with a minimum thickness of 25mm of asphalt surfacing, or • compacted gravel base of 150mm minimum thickness with a two coat sprayed bitumen seal; or • compacted gravel base of 150mm minimum thickness and surface with concrete pavers, or • if within the Rural zone, a minimum thickness of 150mm compacted gravel that is suitable for all weather and dust free.	**Non Applicable**
	AO2.7 All on-site vehicular movements for all types of vehicles are designed so that all vehicles enter and exit the site in a forward direction.	**Non Applicable**
PO3 Landscaping in parking areas reduces their visual impact.	**AO3.1** A landscape strip with a minimum width of 1m is provided adjacent to any site boundary which adjoins a parking area for the entire length of the parking area.	**Non Applicable**
	AO3.2 A landscape strip with a minimum width of 1.5m is provided adjacent to any road frontage which adjoins a parking area for the entire length of the parking area.	**Non Applicable**
For assessable development only		
Parking and bicycle numbers		
PO4 Sufficient parking and bicycle spaces are provided to accommodate the demand likely to be generated by the use.	**AO4** The number of vehicle parking, service vehicle and bicycle spaces provided for the use is in accordance with Table 9.4.3.3.2 and Table 9.4.3.3.3 of this code.	**Non Applicable**
Disabled parking		

Performance outcomes	Acceptable outcomes	Applicant Response
PO5 Parking areas provide parking spaces for mobility impaired persons that are designed to meet the requirements of the intended user.	**AO5** Disabled access is provided in accordance with AS/NZS 2890.6 *Parking facilities - Off-street parking for people with disabilities*.	**Non Applicable**
Maintenance		
PO6 Parking areas are used and maintained for their intended purpose.	**AO6.1** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	**Non Applicable**
	AO6.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	**Non Applicable**
Construction		
PO7 The parking area is adequately constructed and maintained for the intended purpose and is consistent with the amenity of the locality.	**AO7** Pavements for onsite driveways, vehicle manoeuvring areas and vehicle parking/standing areas are constructed of: • compacted gravel base of 75mm minimum thickness with reinforced concrete surface of 100mm minimum thickness for parking areas and 150mm minimum thickness for access ways; or • compacted gravel base of 150mm minimum thickness with a minimum thickness of 25mm of asphalt surfacing, or • compacted gravel base of 150mm minimum thickness with a two coat sprayed bitumen seal; or • compacted gravel base of 150mm minimum thickness and surface with concrete pavers. OR Where development is: • located within the rural or rural residential zone; or • located in a rural activity centre or rural village; and • not within the centre zone; and • not for high traffic volumes; and • not located within 10 metres of a sensitive land use; and	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
	• the development application contains sufficient information to: - demonstrate the development is consistent with the amenity of the locality; and - justify departure from the higher standard of construction accessways, vehicle manoeuvring areas and vehicle parking/standing areas are: • imperviously sealed; or • constructed with a compacted gravel pavement, with a minimum thickness of 150mm; and • adequately drained.	
Location		
PO8 Parking areas are conveniently located, easily accessible, safe to use and do not detract from the amenity of the surrounding area.	**AO8** Parking is provided at the side or rear of a building unless otherwise stated in the other codes for the specific use.	**Non Applicable**
Landscaping and covered parking areas		
PO9 Landscaping in parking areas reduces their visual impact.	**AO9** Where parking is located adjacent to a property boundary, a landscape strip with a minimum width of 1m is provided for the full length of the parking area. And Where parking is located adjacent to a road frontage, a landscape strip with a minimum width of 1.5m is provided for the full length of the parking area	**Non Applicable**
PO10 Large parking areas provide shade and protection from climatic conditions, such as sun and rain.	**AO10.1** For parking areas containing 12 or more spaces: • Trees, are planted throughout the car parking area and around the perimeter at a rate of one tree per 4 car parking spaces or part thereof. Note: Refer to Planning Scheme Policy 6 - Landscaping and preferred plant species.	**Non Applicable**
	AO10.2 For parking areas with an area in excess of 500m^2:	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
	• Shade structures are provided for 50% of parking spaces; and • A minimum of 10% of the parking area is landscaped.	
Design, siting, movement and access		
PO11 Car parking spaces are to be of an adequate size for their intended purpose.	**AO11** Car parking spaces have dimensions in accordance with AS/NZS 2890.1 *Parking facilities Part 1: Off-street car parking.*	**Non Applicable**
PO12 The development provides for loading, unloading, service and waste disposal areas and associated vehicles within the site.	**AO12.1** All unloading, loading, service and waste disposal areas are located on the site.	**Non Applicable**
	AO12.2 The design of unloading, loading, service and waste disposal areas enables all service vehicles to enter and exit the site in a forward gear, unless otherwise stated in the other codes for the specific use.	**Non Applicable**
PO13 Parking areas are located and designed to be easily accessible and safe to use.	**AO13** Pedestrian routes from the parking area to the building entrance/s are safe and readily identifiable.	**Non Applicable**
PO14 Access and manoeuvrability is safe functional, convenient and minimises conflicts in the road hierarchy.	**AO14.1** Access and manoeuvrability is in accordance with: • AS28901 – Car Parking Facilities (Off Street Parking); and • AS 2890.2 – 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.	**Non Applicable**
	AO14.2 Accessways have minimum sight distance in accordance with Part 5 of AUSTROADS.	**Non Applicable**
	AO14.3 All on site vehicular movements for all types of vehicles are designed so that all vehicles enter and exit the site in a forward direction unless otherwise stated in the other codes for the applied use.	**Non Applicable**
	AO14.4 All accessways on Council roads are to be designed and constructed in accordance with the Standard drawings in	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
	Planning Scheme Policy 4 - FNQROC Regional Development Manual.	
	AO14.5 Premises with two or more road frontages have accessways onto the lower order road.	**Non Applicable**
End of trip facilities		
PO15 Development within the Centre zone; Industry zone and Emerging communities zone provide: • secure and convenient bicycle parking and storage; and • supporting infrastructure including showers and lockers for all active employees (e.g. walkers, runners, etc).	**AO15** End of trip facilities are provided in accordance with Table 9.4.3.3.3 of this code.	**Non Applicable**

Table 9.4.3.3.2 Vehicle Parking and Service Vehicle Space Requirements

Refer Table in planning scheme: https://www.trc.qld.gov.au/building-planning/development-assessment/one-planning-scheme-tablelands/

Table 9.4.3.3.3 Bicycle Parking and End of Trip Facility Requirements

Refer Table in planning scheme: https://www.trc.qld.gov.au/building-planning/development-assessment/one-planning-scheme-tablelands/

9.4.2 Landscaping code

9.4.2.1 Application

This code applies to assessing applications for development.

9.4.2.2 Purpose and overall outcomes

(1) The purpose of the landscaping code is to ensure all development is landscaped to a standard which complements the scale and appearance of the development, the amenity and environmental values of the site, the streetscape and the local environs.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Landscaping is a functional part of development design and takes account of the intended use; and
- (b) Where appropriate, landscaping accommodates the retention of existing significant on site vegetation; and
- (c) Landscaping treatments complement the scale, appearance and function of the development; and
- (d) Landscaping contributes to an attractive streetscape; and
- (e) Landscaping enhances the amenity and character of the local area; and
- (f) Landscaping enhances natural environmental values of the site and the locality; and
- (g) Landscaping provides shade in appropriate circumstances; and
- (h) Landscaping associated with reconfiguration of land improves the amenity of the area; and
- (i) Landscape design enhances personal safety and reduces the potential of crime and vandalism.

9.4.2.3 Assessment Benchmarks

Table 9.4.2.3.1 Landscaping code - For accepted and assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted and assessable development		
Landscaping - general		
PO1 Landscaping enhances the amenity of the area and adjoining land uses through the establishment of landscaping areas of a high standard.	**AO1.1** Minimum standards for landscaping areas and strips: • A minimum of 25% of (new and existing) plants are provided as larger, advanced stock; and • Landscape areas and strips are mulched to a minimum depth of 100mm with organic mulch; and • Plant coverage provides for plant spacing of species which grow to a minimum 1m in height being no more than 1m apart (density of 1 plant per m^2); and • Where maintenance is limited and irrigation systems are not installed, landscaping works promote the effective and efficient use of water through the selection of hardy plant species, layout and mulch. Note: For further advice on establishing landscaped areas including landscape strips and hardy plant species, refer to Planning Scheme Policy 6 Landscaping and preferred plant species.	**Non Applicable**
	AO1.2 Landscape areas do not include noxious weeds or declared pest plant species. Note: refer to Schedule B of Planning Scheme Policy 6 - Landscaping and preferred plant species for declared and undesirable plant species.	**Non Applicable**
PO2 Landscaping is maintained to the satisfaction of Council for the life of the use.	**AO2** All landscaping shall be maintained to the reasonable satisfaction of Council for the life of the use including the: • replacement of diseased or dying plants; and • trimming of plants and shrubs; and • reapplication of mulch over exposed soil.	**Non Applicable**
Utility and services		

Performance outcomes	Acceptable outcomes	Applicant Response
PO3 Utilities are projected from encroachment of vegetation.	**AO3.1** Tree planting must be a minimum of 2m from any underground water, sewer or electricity mains and offset 4m from any inspection chamber.	**Non Applicable**
	AO3.2 Vegetation below and within 4m of overhead electricity lines and power poles has a maximum height of 3.5m at maturity.	**Non Applicable**
	AO3.3 Vegetation adjoining an electricity substation boundary at maturity will be less than 4m in height and the foliage will not be within 3m of the substation boundary. Where a substation has a solid wall along any boundary, foliage may extend to that solid wall.	**Non Applicable**
Landscaping in parking areas		
PO4 Landscaping provides for safe, legible and comfortable conditions within parking and access areas and to soften the impact of the use.	**AO4.1** A minimum of one shade tree is provided for every 6 parking spaces, or part thereof in accordance with Plant Schedule in the Planning Scheme Policy 6 - Landscaping and preferred plant species, unless the parking and access area is covered by a shade structure.	**Non Applicable**
	AO4.2 A landscape strip 1.5 metres in width is provided between the car parking and a road frontage excluding pedestrian and vehicle access.	**Non Applicable**
	AO4.3 Planting pits for trees in car parks are to provide a minimum of $4m^3$ for root zone development at no greater depth than 1m and root zone depth for plants is at least the root ball of the plant at planting.	**Non Applicable**
For assessable development only		
PO5 On street landscaping enhances the character of the streetscape.	**AO5** On-street landscaping works are provided in accordance with the Design Guidelines set out in Section D9 Landscaping of the Planning Scheme Policy 4 - FNQROC Regional Development Manual	**Non Applicable**
Character and Safety design		

Performance outcomes	Acceptable outcomes	Applicant Response
PO6 Landscaping is safe, convenient and attractive.	**AO6** Landscaping incorporates recognised Crime Prevention Through Environmental Design (CPTED) best practices. *Note: Reference should be made to Queensland Police documents:* • *CPTED Part A Essential features of safer places which identifies principles and introduces actions to implement the principles.* • *CPTED Guidelines for Queensland – Part B Implementation Guide.*	**Non Applicable**
Planting and species selection		
PO7 Planting and species selection are suitable for the purpose, best suited to local conditions and not invasive or weed species.	**AO7.1** Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	**Non Applicable**
	AO7.2 Planting in hollows, gullies or drainage features preserves cold air drainage flow paths to prevent creation of frost hollows. Note: Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.	**Non Applicable**

Performance outcomes	Acceptable outcomes	Applicant Response
Retention and protection of vegetation during construction		
PO8 Trees and other vegetation that have been identified (by the applicant or Council) to be retained shall be protected during the construction stage.	**AO8** Retention and protection of vegetation shall be undertaken through: • Earthworks, structures and paving beneath the canopy of retained trees occupies no more than one third of the area beneath the canopy width in any direction from the trunk; and • Permeable pavement surfaces or natural ground covers are used beneath the remainder of the area beneath the tree's canopy; and • All excavation in an area of significant vegetation is by non-mechanical means; and • A durable temporary fence is erected around the perimeter of the drip line of trees to be retained and other significant vegetation to be retained during construction. Note: Refer to Planning Scheme Policy 6 - Landscaping and preferred plant species for information on drip lines.	**Non Applicable**
Bushfire Hazard Area		
PO9 Landscape design and plant selection are compatible with the nature of the bushfire hazard.	**AO9** Landscaping is undertaken in accordance with an approved Landscape Plan prepared in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species prior to commencement of the use. Where a site: • Is in a Bushfire Hazard Area the landscape plan must be prepared by a suitably qualified professional; and • The plan shall contain species that mitigate the bushfire hazard, having regard to fire ecology, slope of site, and height and mix of species.	**Non Applicable**
Watering		

Performance outcomes	Acceptable outcomes	Applicant Response
PO10 The landscaping will be watered during the establishment period and maintained for the life of the development.	**AO10.1** A minimum of 10mm of water must be applied to the total landscaped area (including natural rainfall) at the following frequency: • immediately after planting; and • week 1: Twice a day during hot dry windy periods; or Once a day during cool / overcast periods; and • weeks 2: Once a day; and • weeks 3 & 4: Once every second day; and • week 5 until necessary: Twice a week or as necessary to ensure 80% minimum strike rate.	**Non Applicable**
	AO10.2 Watering is to be carried out in such a way as not to cause any scouring or erosion.	**Non Applicable**
	AO10.3 Where premises is connected to a reticulated water supply, the landscaping shall include a drip-style irrigation system or similar below the surface of the mulch.	**Non Applicable**
	AO10.4 Landscaping shall be watered and maintained in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**Non Applicable**