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22 October 2026

Our Ref: 26-1310

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

Attention: Mr Carl Ewin – Supervisor Planning and Building

Dear Carl,

DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE OVER PART OF LAND AT 46 GODFREY ROAD, MAREEBA, MORE FORMALLY DESCRIBED AS LOT 1 ON RP735870.

We refer to the above-described matter and confirm that Urban Sync Pty Ltd has been engaged by Maurice John Cetinic & Madeline Shirley Cetinic (landowner and applicant) to submit a development application to Mareeba Shire Council for assessment with respect to the establishment of a new development over part of the above-described land. In support of the application, we attach the following documents to assist with Council's assessment:

- DA Form 1 as **Attachment 1**;
- Plans of Development as **Attachment 2**;
- Relevant Site Information as **Attachment 3**; and
- Code Assessment as **Attachment 4**.

In accordance with s51(2) of *Planning Act 2016,* landowners' consent has NOT been provided as the Applicant is the owner of the land. Per Council's Schedule of Fees for the 2026/27 Financial Year, Councils' application fee to the amount of **$1,943.00** will be paid upon lodgement of this application and an invoice being issued by Council.

We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me using the below details.

Yours faithfully,



Matt Ingram
Partner & Planning Manager
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TOWN PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE

AT

46 GODFREY ROAD, MAREEBA

FOR

MAURICE JOHN CETINIC & MADELINE SHIRLEY CETINIC

22 October 2026

Document Set ID: 4711550
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Limitation: This report has been prepared on behalf of Urban Sync Pty Ltd for our client, Maurice John Cetinic & Madeline Shirley Cetinic and considers the instructions and requirements of Maurice John Cetinic & Madeline Shirley Cetinic with regards to the development being proposed. This report should not be relied upon by any third party and Urban Sync Pty Ltd accepts no liability or responsibility for the reliance on this report, or data contained within the report, by any third party.

Reference	Revision	Date	Prepared by	Checked by	Authorised by
26-1310	1.0	22/10/2026	NCD	MDI	MDI

22/10/2025
Final Version 1.0
Urban Sync Pty Ltd
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1 EXECUTIVE SUMMARY

Maurice John Cetinic & Madeline Shirley Cetinic (the 'Applicant') seeks the requisite statutory development approval from Mareeba Shire Council (Council) to support accommodation for up-to twenty-four (24) seasonal workers (the proposed development) directly employed in the existing, commercial agricultural operation conducted on Lot 1 on RP735870 at 46 Godfrey Road, Mareeba (the 'site'). The accommodation will be occupied only during harvesting periods and will support the ongoing viability and productivity of the existing agricultural operation on the site.

Note: The proposed development must be defined as an undefined land use as a consequence of an inconsistency between the definition of "Rural Workers' Accommodation" contained within the *Planning Regulation 2017* (PR) and the equivalent definition within the Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1 of 2023 (Planning Scheme). We importantly note however, the proposed development aligns directly with the ordinary understanding of rural workers' accommodation and is intrinsically linked to the existing agricultural activities undertaken on the site. Were the definitions consistent, the proposed development would ordinarily be Code Assessable and be an activity envisaged within the Rural Zone.

In a planning context, the site is located within the Rural Zone of the Planning Scheme, where an undefined land use triggers the need for an **Impact Assessable** development application to be lodged with and approved by Council. Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use – Undefined Land Use (Rural Workers' Accommodation).**

This report has been undertaken to:

- Examine the physical characteristics of the site and the sites development history;
- Accurately describe the proposed development, as reflected in the Plans of Development;
- Address all applicable statutory requirements triggered through the *Planning Act 2016* (PA), PR, *State Planning Policy 2017* (SPP) and the Planning Scheme; and
- Address any 'key' planning issues and non-compliances with the applicable aspects of the Planning Scheme and other Assessment Benchmarks.

The site is approximately 84 hectares in area and is improved with an existing dwelling, caretaker's accommodation, farm sheds and approx. 70ha of mango trees. The proposed development will occupy only a very small area of currently underutilised land on the site and will not result in the removal of any land that is currently utilised for the commercial, agricultural operation on the site. The proposed development, therefore, will maintain the site's primary agricultural function whilst providing an essential support service for workers needed to allow the existing commercial agricultural operation to function efficiently i.e., it is NOT a standalone accommodation use, but rather essential agricultural support infrastructure.

The proposed development consists of two (2) single-storey accommodation buildings and associated communal open space. The buildings are modest in scale, appropriately located within the site, and exhibit a built form that is entirely consistent with the character and expectations of the surrounding rural landscape. The proposed development also achieves substantial separation distances from all external boundaries and sensitive receptors.

In terms of assessment of the proposed development, while there are a handful of departures away from the 'deemed to comply' Acceptable Outcomes, where these departures have been identified, a performance-based assessment has been undertaken to demonstrate, based on sound planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable code, can still be achieved. In doing so, it has been demonstrated that the departures are suitable and the proposed development will not have an unacceptable, negative impact on the character or amenity of the area. In summary, the report has demonstrated that the proposed development:

- Directly supports and strengthens the commercial agricultural operation currently occurring on the site;
- Is consistent with the intent and outcomes sought for land within the Rural Zone;
- Remains ancillary and subordinate to the primary rural use of the site;
- Will not fragment, sterilise or otherwise compromise the agricultural productivity of the site;

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- Will not create any adverse impacts upon the character, amenity or environmental values of the locality;
- Will not create any adverse, reverse amenity impacts that could constrain existing or future agricultural activities on or off the site;
- Can effectively and efficiently be provided with all relevant infrastructure;
- Traffic generation will be negligible and will not result in adverse impacts on the surrounding road network; and
- Any identified departures from Acceptable Outcomes are minor in nature and have been demonstrated to achieve full compliance with the corresponding Performance Outcomes through a performance-based assessment.

The report concludes that the proposed development has been considered and assessed on its merits, in the context of the site, adjoining neighbours, the pattern of existing and approved rural development and the design arrangements to demonstrate that compliance with the applicable assessment benchmarks and other relevant State legislation can be suitably demonstrated and overall, the proposed development represents an appropriate, well-located and low-impact form of rural workers' accommodation that supports the continued operation and long-term viability of an established commercial agricultural operation. For these reasons, we have confidence that a complete performance-based assessment by Council will consider the project in its context, and in doing so, accept the alternative solutions being proposed. As such, the proposed development should be approved by Council subject to the imposition of reasonable and relevant conditions of approval and with the above in mind, we now submit this application to Council for assessment.

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2 APPLICATION DETAILS

2.1 APPLICATION SUMMARY

Approval Sought:	**Development Permit for a Material Change of Use - Undefined Land Use (Rural Workers' Accommodation)**
Registered Landowner:	Maurice John Cetinic & Madeline Shirley Cetinic
Applicant:	Maurice John Cetinic & Madeline Shirley Cetinic C/- Urban Sync Pty Ltd PO Box 2970 CAIRNS QLD 4870
Project Description Details:	The proposed development will involve the establishment of two (2) new accommodation buildings to house twenty-four (24) rural workers.
ASSESSMENT DETAILS	
Assessment Manager:	Mareeba Shire Council
Development Category:	Assessable Development
Assessment Category:	Impact Assessable
Public Notification:	Yes
PRE-LODGEMENT CONSULTATION	
Council:	Informal
State:	N/A
RELEVANT STATE PLANNING INSTRUMENTS	
Legislation:	*Planning Act 2016 (Qld)*
Planning Policy:	*Queensland State Planning Policy (July 2017)*
Planning Policy State Interests:	▪ Agricultural; ▪ Biodiversity; ▪ Natural Hazards Risk and Resilience; and ▪ Strategic Airports and Aviation Facilities.
Regional Plan:	*Far North Queensland Regional Plan and Infrastructure Plan 2026*
Regional Plan Land Use:	Regional Landscape and Rural Production Area
Development Assessment Mapping:	▪ Fish Habitat Areas; ▪ Water Resources; and ▪ Native Vegetation Clearing.

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Referrals:	Nil
RELEVANT LOCAL PLANNING INSTRUMENTS	
Planning Scheme:	*Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1 of 2023*
Local Plan:	N/A
Zone:	Rural Zone
Zone Precinct:	Nil
Overlays:	▪ Agricultural Land; ▪ Airport Environs; ▪ Bushfire Hazard Overlay; ▪ Environmental Significant; ▪ Flood Hazard; ▪ Hill & Slope Overlay; and ▪ Transport Infrastructure.

2.2 PLANS OF DEVELOPMENT

Drawing Title	DWG No.	Rev	Prepared By	Date
Site Plan	CD01	C	JB Design	15/10/2026
Floor Plans	CD02	C	JB Design	15/10/2026

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3 SITE DETAILS

3.1 SITE DESCRIPTION

Registered Landowner:	Maurice John Cetinic & Madeline Shirley Cetinic
Site Location:	46 Godfrey Road, Mareeba
Lot and Description:	Lot 1 on RP735870
Site Area:	84.37ha
Tenure:	Freehold
Easements & Encumbrances:	Nil
Local Government Authority:	Mareeba Shire Council
Current Use/s:	Rural (agricultural) & Residential (Dwelling House and Caretakers).
Existing Improvements:	The site is improved with a dwelling house, caretakers accommodation and several, large farm sheds (see **Figure 1**).
Topography:	Generally, the site has a gradual fall from the southern boundary (approx. RL 425m AHD) to the northern boundary (approx. RL 410m AHD).
Waterways:	There are no waterways that bisect the site, although the northern boundary of the site abuts Emerald Creek Note: Some minor drainage paths appear to bisect the southern and northern parts of the site (see **Figure 1**).
Vegetation:	The site includes sporadic areas of mature vegetation (see **Figure 1**).
Environmental Management & Contaminated Land:	The site is not located on the Environmental Management or Contaminated Land Registers (Refer to **Attachment 3**).
Heritage Places:	The site is not an identified State or local 'Heritage Place', nor are any adjacent sites.

3.2 INFRASTRUCTURE AND SERVICES

Road Frontage:	The site has a an approx. 68 metre frontage to Godfrey Road which is identified as a Minor Rural Road in Council's Road hierarchy. In the vicinity of the site, Godfrey Road is an undivided two-way, approx. 6m wide, partly sealed and predominantly unsealed (gravel) carriageway, within a 30m wide road reserve. The road reserve does not appear to include kerb and channelling, formal on-street carparks or pedestrian footpaths.
Water & Sewer Supply:	The site appears not to be connected to Council's reticulated water and/or sewerage supply (see **Figure 2**).
Stormwater:	Stormwater appears to be to be discharged via sheet flow to a natural drainageway in the centre of the site and to Emerald Creek (**Figure 1 & 2**).

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Electricity & Telecommunications:	The site is connected to both electricity (underground) and telecommunications services (fixed wireless).

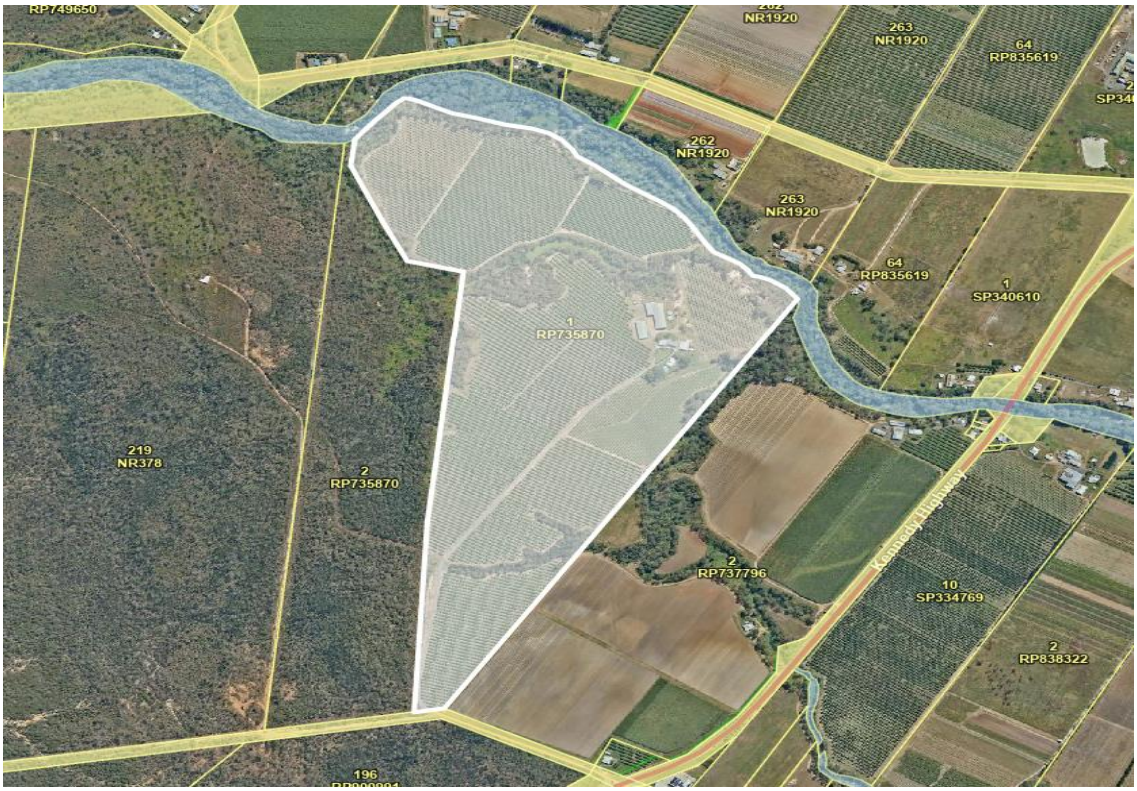


Figure 1: Site location – 46 Godfrey Road, Mareeba (Source: Queensland Globe, State of Queensland, 2026)

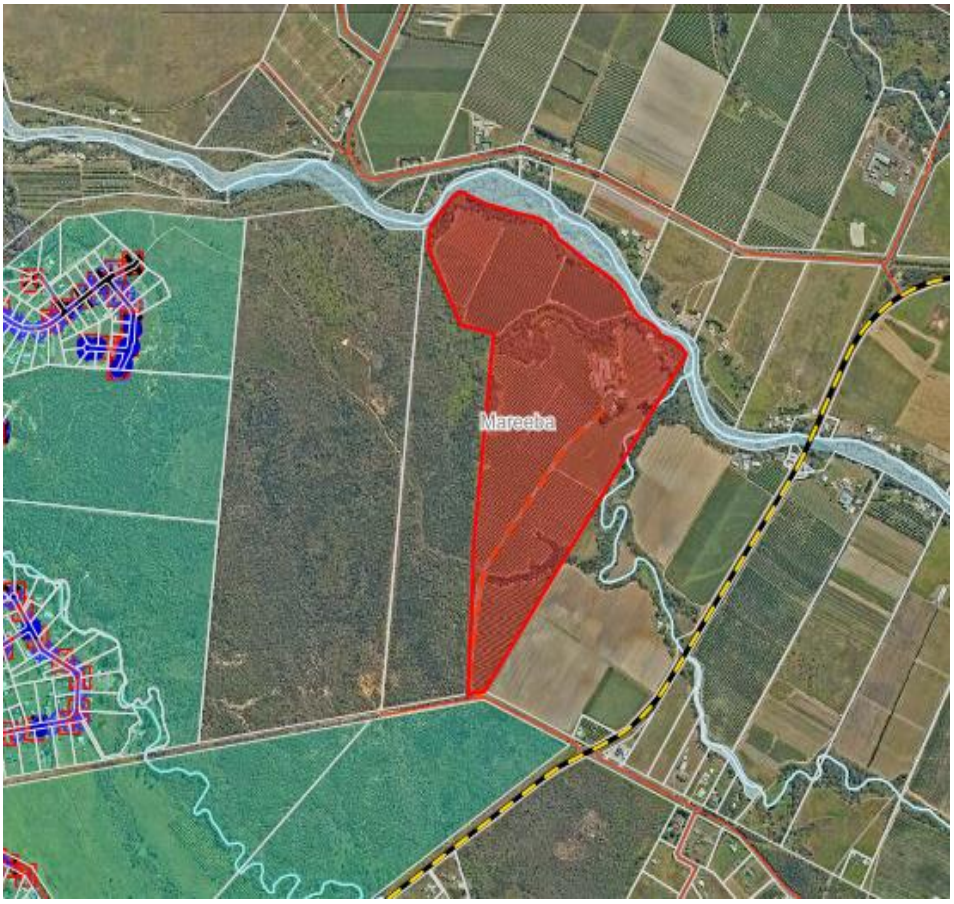


Figure 2: Location of Existing Services at the site (Source: Mareeba Shire Council Utility Infrastructure Mapping, 2026)

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3.3 SURROUNDING LAND USES

Geographically, the site is located approximately four (4) kilometres to the east of the Mareeba township. The surrounding locality is characterised by both Rural and Rural Residential zoned allotments, although more specifically, the site is bound by land in the rural zone to the north, east and west and land in the emerging communities zone to the south (see **Figure 3**).

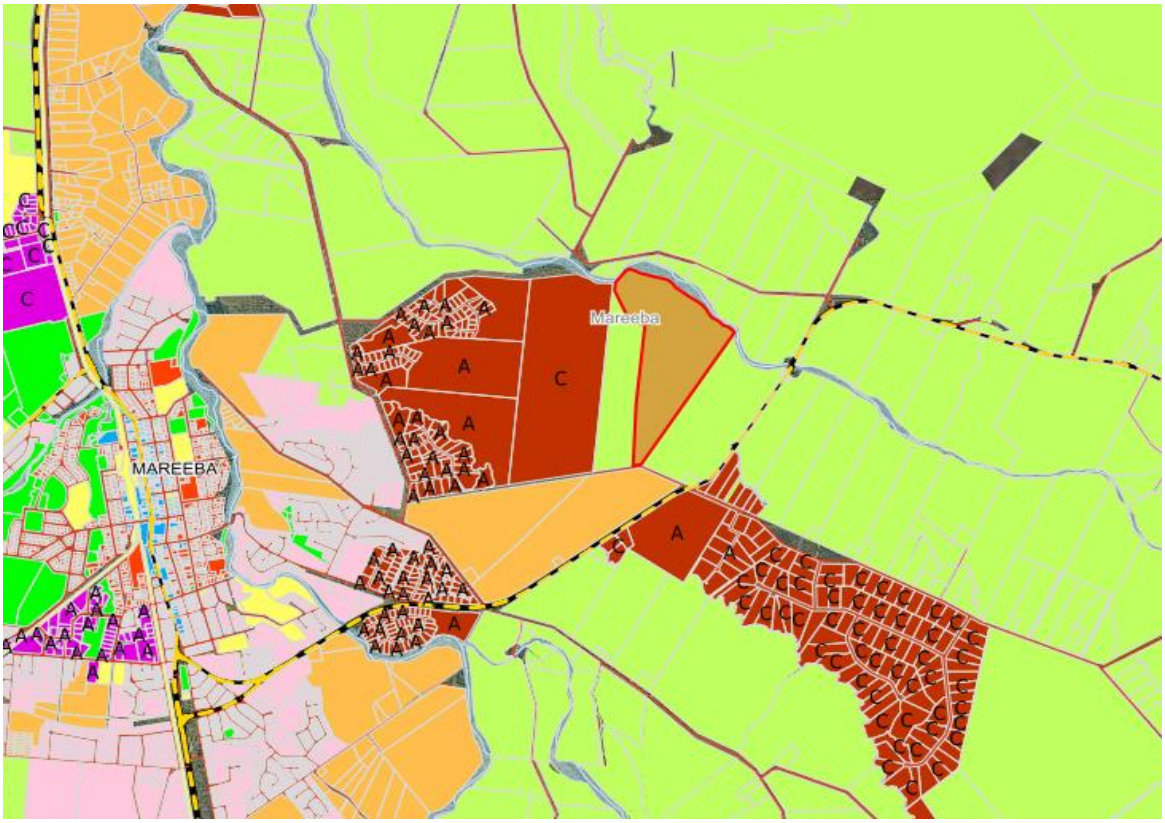


Figure 3: Surrounding Zoning Designations (Source: Mareeba Shire Council, 2026).

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4 DEVELOPMENT BACKGROUND

4.1 RELEVANT APPROVALS

A search of Council's online Development Application database has determined there are no relevant/existing approvals over the site.

4.2 PRELODGEMENT MEETINGS

While some informal discussions with Council officers regarding the proposed development were undertaken, no formal pre-lodgement discussions were held.

4.3 BREAKDOWN OF APPLICATION FEES

In accordance with Council's Schedule of Fees for the 2026/27 Financial Year, Councils' application fee to the amount of **$1,943.00** was calculated, as outlined below:

- Material Change of Use - Rural Uses: (Code Assessable)

  = $1,943.00 (base fee)

  = **$1,943.00**

Note: Council's Schedule of Fees does not apply a set application fee for Undefined Land Uses and instead, fees are to be determined by the Manager Development & Governance or Senior Planner. As the proposed development most closely aligns with the land-use for 'Rural workers' accommodation' (see **Section 6.5.1 & 6.6.1**), combined with the fact Impact Assessment is only triggered due to a definition discrepancy (see **Section 6.5.1**), in this instance, Urban Sync are of the view that the most suitable application fee in terms of cost recovery for Council would be that of a Code Assessable Rural Workers Accommodation land use.

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5 DEVELOPMENT PROPOSAL

5.1 GENERAL DESCRIPTION

This development application seeks the requisite statutory development approval from Council to support accommodation for up-to twenty-four (24) seasonal workers for parts of the year and directly employed in the existing, commercial agricultural operation conducted on Lot 1 on RP735870 at 46 Godfrey Road, Mareeba. Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use - Undefined Land Use (Rural Workers' Accommodation)**

5.2 PROPOSAL DETAILS

The proposed development will include the following elements:

Note: The proposal details outlined below will be focused on the proposed development and, unless otherwise stated, will exclude the existing dwelling house/caretakers residence/other structures as no changes to these aspects of the site are required and/or proposed.

- **Configuration:**
  - Two (2) buildings each including: Four (4) bedrooms, one (1) shared bathroom/laundry, living room, dining room and kitchen; and
  - Bedrooms: Each bedroom will comprise of one (1) single bed and one (1) bunk bed, resulting a in a total occupancy of three (3) persons per room;
- **Maximum Number of Persons:** 24;
- **Timing:** Generally, six (6) – eight (8) weeks during December and January, although could be as long as three (3) months in some instances i.e., generally December - February;
- **Gross Floor Area**: Approx. 352m^2 broken down as follows:
  - Proposed: 176m^2 (Building 1) + 176m^2 (Building 2) = 352m^2
- **Site Coverage**: The proposed development (including all existing structures on the site) will have a site coverage of approx. 0.61% (5,195.72m^2 of floor area);
- **Setbacks:** The proposed development includes the following minimum setbacks:
  - Front (Godfrey Road): 1.25km (Building 2);
  - Side (east): 173m (Building 2);
  - Side (west): 498m (Building 1); and
  - Rear: 167m (Building 1).
- **Max Height**: Single storey with a height of approximately 4.59m above ground level;
- **Shared Open Space:** A shared un-covered open space will be provided between the two (2) buildings comprising of approx. 112m^2;
- **Refuse:**

  As the proposed development is for a residential/accommodation development it will generate both general and recycling waste. As there are no waste generation rates provided within the Planning Scheme, it is reasonable to utilise waste generation rates from other local governments and in this instance, those rates outlined in the *'City of Gold Coast's SC6.16 City Plan Policy v.11 – Solid Waste Management'* have been used.

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Urban Sync see no reason why waste generation rates from a residential/accommodation development on the Gold Coast would be any different to that in Mareeba and therefore, the use of this policy would appear to be suitable in this instance.

Using the refuse generation rates outlined in the 'City of Gold Coast's SC6.16 City Plan Policy v.11 – Solid Waste Management' for boarding house (best fit definition for the proposed development), **Tables 1 & 2** below demonstrate that the proposed development will generate 1,440 litres of general waste (see **Table 1**) and 720 litres of recyclable (see **Table 2**) waste each week.

Note: As the waste generation rates for recycling include a range, the middle of that range has been used below in **Table 2**.

Such volumes will be stored within a total of (**for each building**):

- Two (2) x 360 litre bins (total of 720 litres) for general waste (720 x 2 = 1,440);
- One (1) x 360 litre bin for recycling (360 x 2 = 720)

The two (2) refuse areas will be located within the shared open space area (see **Attachment 2**). Collection will be undertaken as needed via a private waste collection contractor.

Table 1: General Waste Quantities (Residential)

Tenancy Type	No. of Occupants	Estimated Waste Generation (L/week/occupant)	Total Required Waste Capacity (L/week)
Boarding House	24	60	1,440

Table 2: Recycling Waste Quantities (Residential)

Tenancy Type	No. of Occupants	Estimated Waste Generation (L/week/occupant)	Total Required Waste Capacity (L/week)
Boarding House	24	30	720

Please refer to the Plans of Development provided in **Attachment 2** and **Figures 4-6** below for further information.

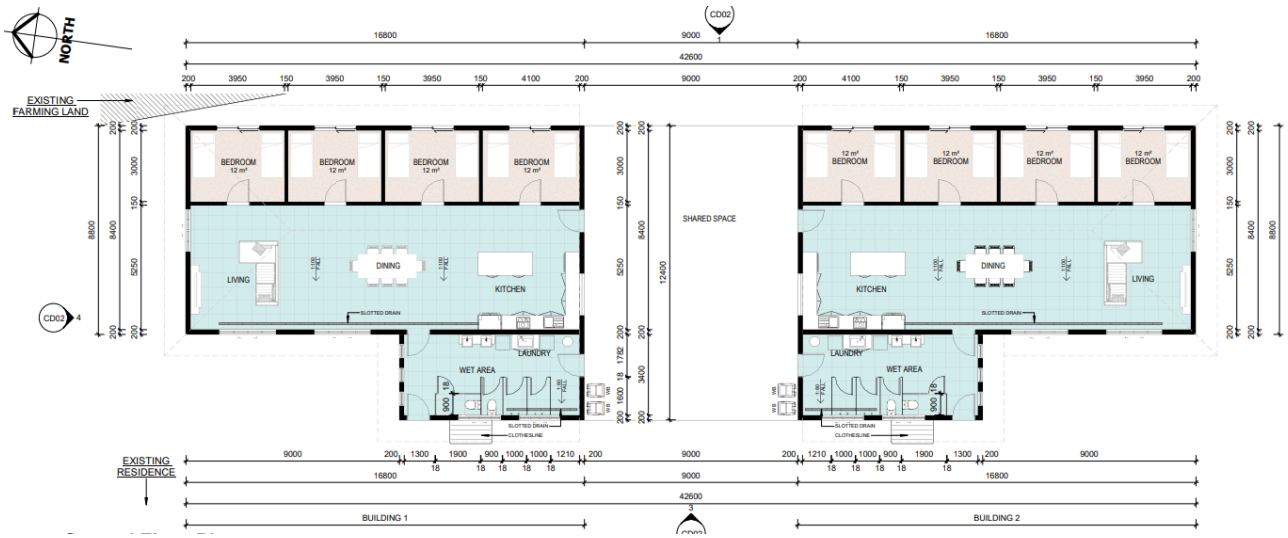


Figure 4: Site Plan (Source: JB Design, 2026)

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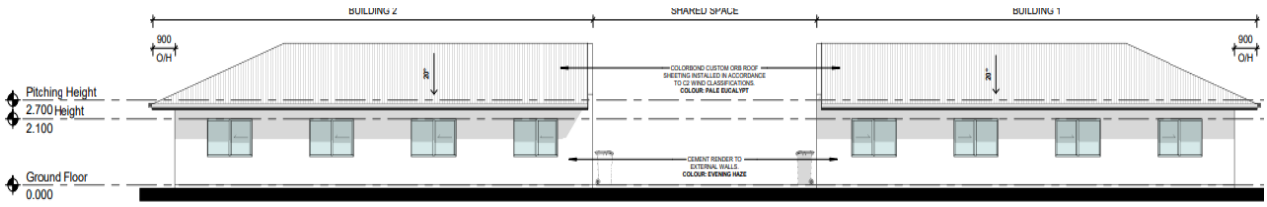


Figure 5: Elevation Plans (Source: JB Design, 2026)



Figure 6: 3D Render (Source: JB Design, 2026)

5.3 STAGING

The proposed development will not be staged.

5.4 ENGINEERING AND INFRASTRUCTURE PROVISION

5.4.1 Water Supply

A potable water demand of **200 litres per person per day** will be adopted for the proposed development. This demand rate represents a conservative allowance for 'residential-style' accommodation and accounts for drinking, cooking, bathing, laundry and other domestic water uses associated with the proposed development. Based on a maximum occupancy of 24 workers, the proposed development is expected to generate a peak potable water demand of approximately **4,800 litre** per day (for 2-3 months per year). The adopted demand provides a reasonable and conservative basis for assessing the adequacy of the proposed water supply arrangements.

The proposed development will utilise potable water collected and stored within the existing water system on the site which consists of two (2) x 280,000L tanks and two (2) x 50,000L tanks. Water is sourced by way of rainwater and via an approved allocation from Emerald Creek.

5.4.2 Sewerage Supply

The proposed development will connect to a new on-site effluent system with specifics to be determined by a suitably qualified hydraulic/geo-technical engineer. If the site/proposed development triggers ERA 63, all relevant approvals will be obtained prior to the commencement of the use. All new works, and all redundant connections will be undertaken and/or removed in accordance with the relevant requirements and compliance in this regard can also be conditioned.

5.4.3 Electricity & Telecommunications

The proposed development will be connected to the existing electricity services provided to the site in accordance with Ergon's requirements. The proposed development will be connected to the fixed wireless telecommunications services provided to the site in accordance with NBN CO's requirements.

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5.4.4 Stormwater Drainage (LPD)

The proposed development will collect and discharge all stormwater via sheet flow towards the natural drainageway in the centre of the site and in turn, Emerald Creek, which is the lawful point of discharge. All new works will be undertaken in accordance with the relevant requirements of the FNQROC Development Manual (where required).

5.4.5 Stormwater Drainage (Quantity)

The proposed development will result in a minor increase to the impervious area on site, although this additional impervious area is not of an extent that will increase stormwater discharge to a volume that cannot be accommodated in the adjacent waterways. As such, no stormwater quantity measures are required or proposed.

5.4.6 Stormwater Drainage (Quality)

In accordance with the SPP, as the site is not in an urban area, no stormwater quality measures are required for the operational phase. Compliance can be conditioned for the construction phase i.e., erosion and sediment control.

5.4.7 Bulk Earthworks

Some minor earthworks and retaining will be required to create flat building pad, although these works will be undertaken as part of the building approval.

5.5 TRANSPORT AND ACCESSIBILITY

5.5.I Traffic Generation & Transport

The proposed development will generate minimal/nil traffic as employees do not have personal vehicles. Instead, they are bussed to and from work on the site each day and travel to town once (1) a week in a company-owned small bus for supplies and leisure. There may be one (1) or (2) other trips per week for emergencies/other matters, although these are generally, very infrequent.

5.5.2 Access

The proposed development will utilise the existing access crossover via Godfrey Road. No new access locations are proposed.

5.5.3 Car Parking

The proposed development will not include any new car parking spaces (see **Section 5.5.1** above).

5.5.4 External Works

The proposed development does not require or propose any external works or upgrades.

5.6 INFRASTRUCTURE CHARGES ESTIMATE

Chapter 4 of the PA outlines provisions for local governments to prescribe infrastructure charges for demands placed on trunk infrastructure where a Local Government Infrastructure Plans (LGIP) is included as part of the Planning Scheme and is adopted by resolution. These provisions have been reflected in Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 1) of 2024, which came into effect from 19 June 2024. The site is in the Rural Zone of the Mareeba Shire Council Local Government Area.

Section 120(1) of the PA states that a levied charge may "*be only for extra demand placed on trunk infrastructure that the development will generate*". In this regard:

- The site is located outside of the Priority Infrastructure Area;
- The proposed development will not be connected to Council's reticulated water, sewer or stormwater infrastructure;

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- As the site is in the rural zone, combined with the temporary nature of the proposed development, it will not generate any tangible demand on parks or community facilities; and

- As stated in **Section 5.5.1**, the proposed development will generate minimal/nil vehicle movements and when such movements do occur, they will not occur on trunk Council roads and will for the most part, be restricted to State-controlled roads i.e., Kennedy Highway and Byrnes Street.

For these reasons, the proposed development will not generate any additional demand on Council's trunk infrastructure and for this reason, no infrastructure charge is applicable for the proposed development.

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6 LEGISLATIVE REQUIREMENTS

6.1 PLANNING ACT 2016

6.1.1 Confirmation that the Proposed Development is not Prohibited

The proposed development is not prohibited. This has been established by considering all the relevant State and local instruments which can provide prohibitions under the PA, including Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20 of the *Planning Regulation 2017* ('PR').

6.1.2 Assessment Manager

The Assessment Manager for this development application is Mareeba Shire Council, as determined by Schedule 8 of the PR.

6.1.3 Confirmation that the Application is Properly Made

Section 51 of the PA outlines the requirements for a properly made application wherein:

1. *"A development application must be:*

   (a) made in the approved form to the assessment manager; and

   (b) accompanied by –

      i. the documents required under the form to be attached to, or given with, the application; and

      ii. the required fee".

2. The application must be accompanied by the written consent of the owner of the premises to the application, to the extent:

   (a) "The applicant is not the owner; and

   (b) The application is for -

      i. A material change of use of premises or reconfiguring a lot; or

      ii. Works on premises that are below high-water mark and are outside a canal; and

   (c) The premises are not excluded premises".

It is confirmed here that this application is made in the approved form, will pay the applicable Council application fee and has not been required to provide landowners consent and as such, is 'properly made'.

6.1.4 Category of Development

The proposed development represents a Material Change of Use in respect to '*the start of a new use of the premises*'. The proposed development requires a development approval under the Planning Scheme and in accordance with s43(1) of the PA, the proposed development is therefore, '**Assessable Development**'.

6.1.5 Statutory Considerations for Assessable Development

The proposed development is **Impact Assessable** and as such, the assessment must be carried out against the entire Planning Scheme for those components that trigger or require consideration against the Strategic Framework and all other relevant assessment benchmarks. Section 45(5) of the PA states that Impact Assessment:

a) *"must be carried out –*

   i. Against the assessment benchmarks in a categorising instrument for the development; and

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ii. Having regard to any matters prescribed by regulation for this subparagraph; and

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

When assessing the application, the relevant considerations of the Assessment Manager in making the decision are in accordance with Sections 59, 60(3), and 62 of the PA and Sections 29-31 of the PR. Specifically, section 60(3) of the PA states for an Impact Assessable application, the Assessment Manager must decide:

a) "To approve all or part of the application;

b) To approve all or part of the application, but impose development conditions on the approval;

c) To refuse the application."

6.2 FAR NORTH QUEENSLAND REGIONAL PLAN AND INFRASTRUCTURE PLAN 2026

The site was located within the 'Regional Landscape and Rural Production Area' Regional Land Use Category under the now repealed *Far North Queensland Regional Plan 2009-2031* (FNQRP). Although the FNQRP 2009–2031 is no longer in effect, the Minister previously identified that the Planning Scheme, particularly the Strategic Framework, appropriately advanced the outcomes of the FNQRP 2009–2031.

The *Far North Queensland Regional Plan and Infrastructure Plan 2026* (FNQRPIP 2026) is now in effect but has not yet been integrated into the Planning Scheme. Notwithstanding this, the site remains within the 'Regional Landscape and Rural Production Area' Regional Land Use Category under the FNQRPIP 2026 (see **Attachment 3**). Given this continuity, and the absence of any fundamental change to the purpose of the Regional Landscape and Rural Production Area category, the proposed development is considered to continue advancing the strategic intent of the FNQRPIP 2026.

In accordance with Chapter 5 of the FNQRPIP 2026 and the PR, local governments are to consider the following aspects of the FNQRPIP in development assessment:

- Chapter 3: Regional growth pattern and areas of regional interest
- Chapter 4: Policy outcomes and strategies
- Appendix 1: Far North Queensland Infrastructure Plan

Having regard to the nature of the proposed development, it supports the regional planning focus on accommodating growth of agricultural activities within identified Regional Landscape and Rural Production areas. It also supports a thriving regional economy and employment-generating land uses, consistent with Chapter 3 and Chapter 4, Theme 2 of the FNQRPIP 2026. On this basis and having regard to the site's demonstrated consistency with the former FNQRP 2009–2031, the proposed development is considered consistent with the intent of the FNQRPIP 2026.

6.3 STATE PLANNING POLICY

The *State Planning Policy* (SPP) came into effect on July 2017 under the PA. Part E of the SPP includes an array of State interests and associated assessment benchmarks which need to be considered during the development assessment process, where these State interests have not already been appropriately reflected within the relevant planning scheme. A review of the SPP mapping indicates that the proposed development is subject to the following (see also **Attachment 3):**

- Agriculture (Agricultural land classification - class A and B; Important agricultural areas);
- Biodiversity (MSES - Regulated vegetation (intersecting a watercourse); MSES - Regulated vegetation (category R));
- Natural Hazards Risk and Resilience (Flood hazard area - local government flood mapping area; Bushfire prone area; Flood hazard area - Level 1 - Queensland floodplain assessment overlay); and
- Strategic Airports and Aviation Facilities (Wildlife hazard buffer zone).

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In accordance with Section 2.1 of the Planning Scheme, the Minister has identified that the Planning Scheme appropriately advances the SPP.

6.4 REFERRALS & STATE DEVELOPMENT ASSESSMENT PROVISIONS

A review of the DA mapping system indicates that the site is subject to the following matters of State interest (see **Attachment 3**):

- Fish Habitat Areas (Queensland waterways for waterway barrier works);
- Water Resources (Water resource planning area boundaries); and
- Native Vegetation Clearing (Regulated vegetation management map (Category A and B extract)

Note: The proposed development/site as a whole may trigger an Environmentally Relevant Activity (ERA 63(1) - Sewage Treatment Work), although in accordance with Schedule 10, Part 5, Division 2 of the PR, as these works would in this instance, not be a concurrence ERA (as identified with the *Environmental Protection Regulation 2019*), no referral is required.

6.5 PLANNING SCHEME (MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016 – MAJOR AMENDMENT NO. 1 OF 2023 VERSION)

6.5.1 Land Use Definition

The most suitable land use definition for the proposed development is 'Rural Workers' Accommodation', which is currently defined under the Planning Scheme as:

*"**Rural workers' accommodation** means – Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained."*

'Rural Workers' Accommodation' is however, currently defined in the PR as:

"***Rural workers' accommodation** means the use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person."*

Note: All of the workers housed in the proposed development will work ONLY on the site and ONLY during harvest period i.e., December- February).

Due to the Planning Scheme's definition for 'Rural Workers Accommodation' not aligning with that in the PR, the proposed development must be defined as an undefined land-use.

6.5.2 Level of Assessment

The establishment of an Undefined Land Use in the Rural Zone triggers **Impact Assessment** and as such, the proposed development triggers the need for an **Impact Assessable** development application to be lodged and approved by Council.

6.5.3 Applicable Planning Scheme Overlays

The site is affected by the following Planning Scheme overlays:

- Agricultural Land (Agricultural Land Class A; Agricultural Land Class B);
- Airport Environs (Bird & Bat Strike Zones 13km from Airport)
- Bushfire Hazard Overlay: (High Potential Bushfire Intensity; Medium Potential Bushfire Intensity; Potential Impact Buffer);
- Environmental Significant (MSES Waterway; MSES Waterway Buffer; Regulated Vegetation);

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- Flood Hazard (Queensland Floodplain Assessment);
- Hill & Slope Overlay: (Hill & Slope); and
- Transport Infrastructure: (Road Hierarchy – Minor Rural).

6.5.4 Applicable Planning Scheme Codes

Table 3 below lists the applicable codes of the Planning Scheme the proposed development is subject to assessment against.

Note: As it is only a Planning Scheme discrepancy hindering the proposed development from being defined as a Rural Workers Accommodation land use and being Code Assessable, Urban Sync believe it is reasonable to assesses the proposed development using only those assessment benchmarks which would apply to a Code Assessable 'Rural Workers Accommodation land use. Accordingly, it is these benchmarks which are included in **Table 3** below.

Note: In accordance with Section 8 of the Planning Scheme, where an overlay does not affect the 'development footprint', it is not applicable. It is for this reason why the Flood and Hill and Slope Overlays have not been assessed.

Table 3: Applicable Planning Scheme Codes for Assessment

Scheme Component	Comment
Planning Scheme Element	
Strategic Framework	Refer to **Section 6.6.1**
Zone Code	
Rural Zone Code	Refer to **Attachment 4 and Section 6.6.2**
Overlay Codes	
Agricultural Land Overlay Code Airport Environs Overlay Code; Bushfire Hazard Overlay Code; Environmental Significance Overlay Code; and Transport Infrastructure Overlay Code	Refer to **Attachment 4** and **Section 6.6.3**
Development Codes	
Accommodation Activities Code; Parking and Access Code; and Works, Services and Infrastructure Code.	Refer to **Attachment 4** and **Section 6.6.4**

6.6 PLANNING SCHEME ASSESSMENT

Note: As it is only a Planning Scheme discrepancy hindering the proposed development from being defined as a Rural Workers Accommodation land use and being Code Assessable, Urban Sync believe it is reasonable to assesses the proposed development using those assessment benchmarks which would apply to a Code Assessable 'Rural Workers Accommodation land use. Accordingly, it is these benchmarks (see **Table 3)** which have been used as the basis for the following assessment:

Based on a reasonable assessment, the Planning Scheme encourages rural worker accommodation land uses in the rural zone, particularly when associated with an existing rural activity, as is proposed as part of this application. As such, there should be a reasonable community expectation that the site will accommodate accommodation activities similar to that being proposed in some way shape or form and such an outcome would be consistent with the Planning Scheme intent for the site. That said, assessment needs to consider and ensure that all site features, constraints and

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development impacts can be suitably managed. Accordingly, the proposed development needs to be considered and assessed on its merits, in the context of the site, adjoining neighbours, the pattern of existing and approved urban development, and the design arrangements proposed.

Based on this understanding, Urban Sync undertook a full assessment of the proposed development against the Planning Scheme, and this assessment is included in **Attachment 4** and in the sections below. In this instance, the proposed development is generally compliant with the 'deemed to comply' Acceptable Outcomes of the Planning Scheme and all other relevant assessment benchmarks. Where discretion is required, a performance-based assessment has been undertaken to demonstrate, based on sound planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable code, can still be achieved. With this in mind, we have confidence that a complete assessment by Council will consider the project in its context, and in doing so, accept the proposed development.

6.6.1 Strategic Framework

The proposed development seeks to establish 'Rural Workers' Accommodation' within the Rural Zone and in association with an existing rural use (commercial agricultural operation). The proposed development is only Impact Assessable due to a discrepancy between the Planning Scheme and PR land use definitions for this use (see **Section 6.5.1**). If the definitions were aligned (as they should be if Planning Scheme amendments did not take years), the proposed development would be Code Assessable and not require assessment against the Strategic Framework. With this in mind, it is reasonable to conclude that the proposed development is not of a nature or type, nor in a location that would have any conflicts with any aspect of the strategic framework. Accordingly, no assessment against the Strategic Framework is considered necessary and for this reason, has not been undertaken.

6.6.2 Rural Zone Code

The proposed development complies and/or can be conditioned to comply with the Rural Zone Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

6.6.3 Overlay Codes

Agricultural Land Overlay Code

The proposed development complies or can be conditioned to comply with the Agricultural Land Overlay Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

Airport Environs Overlay Code

The proposed development will involve the establishment of two (2), single storey, accommodation building. It will not involve any structures or activities that would negatively impact upon the operational airspace of the Mareeba Aerodrome. Accordingly, the proposed development will not conflict with the Airport Environs Overlay Code and as such, a full assessment against the code is not considered necessary and for this reason, has not been undertaken.

Bushfire Hazard Overlay Code

The proposed development complies or can be conditioned to comply with the Bushfire Hazard Overlay Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

Note: The accommodation aspect of the proposed development is NOT located within the Bushfire Hazard Overlay. However, very small portions of the existing private access road are affected and with this in mind, it is only the private access road which will be assessed against this code in **Attachment 4**.

Environmental Significance Overlay Code

The proposed development is not located within areas identified as within the Environmental Significance Overlay. However, the existing private access road is, though it should be noted that the proposed development does not include any alterations to the existing private access road. Accordingly, the proposed development will not conflict with the Environmental Significance Overlay Code and as such, a full assessment against the code is not considered necessary and for this reason, has not been undertaken.

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Transport Infrastructure Overlay Code

The proposed development does not involve any development adjacent to a railway corridor and as a result, will not conflict with the Transport Infrastructure Code. As such, a full assessment against the code is not considered necessary and for this reason, has not been undertaken.

6.6.4 Development Codes

Accommodation Activity Code

The proposed development complies or can be conditioned to comply with the Accommodation Activity Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

Parking and Access Code

The proposed development does not include any new car parking spaces, accesses, internal roads, bicycle infrastructure etc., and as such, will not conflict with the Parking and Access Code and for this reason, a full assessment against the code is not considered necessary and has not been undertaken.

Note: In relation to AO1, for rural workers accommodation land-uses, the amount of car parking spaces is to be determined by Council. As outlined in **Section 5.5.1**, the proposed development will generate minimal/nil traffic as employees do not have personal vehicles and the company owned bus used to transport employees is already housed on site. For these reasons, no car parking spaces are required for the proposed development.

Works, Services and Infrastructure Code

The proposed development complies and/or can be conditioned to comply with the Works, Services and Infrastructure Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 4**.

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7 DISCUSSION – KEY PLANNING MATTERS

7.1 AMENITY

PO6 and PO7 of the Rural Zone Code requires assessment of the potential amenity impacts of both the surrounding area (PO6) and internally, within the site (PO7). The proposed development is compliant with PO6 and PO7, although for ease of reference, commentary demonstrating this fact has been included in the sections below rather than in the code compliance table in **Attachment 4**.

Prior to undertaking the assessment against PO6 and PO7, we highlight to Council that the proposed development is fundamentally different to a standalone residential or accommodation use introduced into a rural environment as, it is solely for seasonal workers employed within the existing commercial agricultural operation that operates on the site. Occupants will, therefore, have a direct operational relationship with, and understanding of, the rural activities occurring on the site, including harvesting operations, machinery use, farm traffic and agricultural chemical application. Consequently, the proposed development will not be introducing a sensitive land use that may constrain existing or future agricultural activities and will instead, support the ongoing productivity and viability of the established commercial agricultural operation.

7.1.1 PO6

The site is located on an approx. 84ha rural site which is utilised predominantly for commercial agricultural production. The proposed development comprises of a modest built form occupying only a very small proportion of the overall site and is separated from adjoining properties by substantial distances, existing vegetation and expansive agricultural land. Given the limited scale, seasonal nature and isolated location of the proposed development, it will not adversely affect the amenity of surrounding properties or the broader rural locality.

PO6 of the Rural Zone Code states:

Development must not detract from the amenity of the local area, having regard to:

(a) Noise:

Planning Commentary:

Given the nature of the proposed development, noise generated by the employees' within the buildings will be generally limited to that which is akin to other residential/accommodation style activities i.e. persons talking, domestic activities (washing clothes, bathing, etc.) and limited vehicle movements. These types of activities are generally much quieter than typical rural uses. In addition, the nearest residential buildings (off-site) is located some 250+ meters to the north and screened by existing vegetation along Emerald Creek. With this in mind, the proposed development will have no adverse off site noise impacts.

(b) Hours of Operation:

Planning Commentary:

Not applicable to residential development.

(c) Traffic:

Planning Commentary:

The proposed development will generate minimal/nil traffic as employees do not have personal vehicles and travel to town once (1) a week in a company-owned small bus for supplies and leisure. There may be one (1) or (2) other trips per week for emergencies/other matters, although these are generally, very infrequent. With this in mind, the proposed development will have no adverse off-site traffic impacts.

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(d) Advertising Devices:

Planning Commentary:

The proposed development does not include any advertising devices.

(e) Visual Amenity:

Planning Commentary:

The proposed development will include a colour scheme comprising of beige and light green which will result in an external appearance which is consistent with the surrounding rural landscape. In addition, the proposed development will be screened to the north, east and west by existing vegetation and mango trees and screened to the south by existing buildings on the site. With this in mind, the proposed development will have no adverse off-site visual amenity impacts.

(f) Privacy:

Planning Commentary:

As above for visual amenity and noise.

(g) Lighting:

Planning Commentary

The proposed development will include lighting similar in number and intensity to other rural developments. All external lighting will be directed internally to ensure any potential impacts are mitigated. Compliance can also be conditioned.

(h) Odour:

Planning Commentary

The proposed development is not an odour generating activity.

(i) Emissions:

Planning Commentary

The proposed development is not an emissions generating activity.

7.1.2 PO7

PO7 of the Rural Zone Code states:

Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:

(a) Noise:

Planning Commentary:

Agricultural activities undertaken on the site include the operation of machinery, farm vehicles, irrigation equipment and harvesting activities. Importantly, the proposed development is intended specifically for workers employed within those activities. Occupants of the proposed development will, therefore, be directly involved in, and familiar with, the operation of the agricultural enterprise. As a consequence, the proposed development will not be subject to any adverse on-site noise impacts, nor create any reverse amenity (noise) impacts.

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(b) Hours of Operation:

Planning Commentary:

Agricultural activities on the site may occur outside conventional urban business hours, particularly during harvesting periods where climatic conditions and crop requirements often dictate operational schedules. However, as the occupants of the proposed development are the agricultural workforce responsible for these activities, the proposed development is inherently compatible with such operational requirements and will not result in adverse amenity impacts or operational constraints.

(c) Traffic:

Planning Commentary:

The proposed development will generate minimal/nil traffic as employees do not have personal vehicles and travel to town once (1) a week in a company-owned small bus for supplies and leisure. There may be one (1) or (2) other trips per week for emergencies/other matters, although these are generally, very infrequent. With this in mind, the proposed development will have no adverse on-site traffic impacts.

(d) Advertising Devices:

Planning Commentary:

The proposed development does not include any advertising devices.

(e) Visual Amenity:

Planning Commentary:

The proposed development is akin in nature and scale to a typical rural accommodation building and with this in mind, will have no adverse on-site visual impacts.

(f) Privacy:

Planning Commentary:

Suitable measures have been implemented into the proposed development to ensure a suitable level of privacy is provided for employees i.e., separate bedrooms, amenity areas etc. With this in mind, the proposed development will have no adverse on-site privacy impacts.

(g) Lighting:

Planning Commentary

The proposed development will include lighting similar in number and intensity to other rural developments. All external lighting will be directed internally to ensure any potential impacts are mitigated. Compliance can also be conditioned.

(h) Odour:

Planning Commentary

Temporary odours, airborne particulates and agricultural spray activities are an expected component of commercial agricultural operations. The proposed development has been specifically located within the site to accommodate workers employed in those activities. Occupants of the proposed development will, therefore, reasonably anticipate and accept such conditions as part of working and residing within a productive rural environment. Furthermore, the proposed development is occupied only during harvesting periods and for limited durations each year. Accordingly, the proposed development will not be subject to any adverse on-site air/odour etc., emissions, nor create any adverse, reverse amenity (odour) impacts.

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(i) Emissions:

Planning Commentary

As above for odour.

In summary, the proposed development does not represent the introduction of an unrelated sensitive land use on the site/into the rural area. Rather, it comprises ancillary accommodation necessary to support the ongoing operation of an established commercial agricultural operation. The proposed development will be occupied only by workers directly engaged in agricultural production on the site and as a result, the proposed development will not detract from local amenity, will not be adversely affected by existing rural activities and will not create any reverse amenity impacts capable of constraining the long-term use of the land for agricultural purposes.

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8 CONCLUSION

This report supports a development application made by Maurice John Cetinic & Madeline Shirley Cetinic who seek the requisite statutory development approval from Council to support the establishment of a new development intended to house twenty-four (24) rural workers for parts of the year over a part of Lot 1 on RP735870 at 46 Godfrey Road, Mareeba. Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use Undefined Land Use (Rural Workers' Accommodation)**

This report has described the proposed development, identified the applicable statutory and legislative requirements of Mareeba Shire Council under their Planning Scheme, the *Mareeba Shire Council Planning Scheme 2016 – Major Amendment No. 1 of 2023 version*, as well as those at the State level under the *Planning Act 2016*, *Planning Regulation 2017*, *State Planning Policy 2017* as well as all other, relevant State legislation and requirements, and in doing so, demonstrated the suitability of the proposed development.

The report concludes that the proposed development has been considered and assessed on its merits, in the context of the site, adjoining neighbours, and the pattern of existing and approved urban development. In doing so, it has been demonstrated, that based on sound town planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable code, can still be achieved. With this in mind, we have confidence that a complete performance-based assessment by Council will consider the project in its context, and in doing so, accept the alternative solutions being proposed and for this reason, should be approved by Council subject to the imposition of reasonable and relevant conditions of approval.

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ATTACHMENT 1

DA FORM 1

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DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Maurice John Cetinic & Madeline Shirley Cetinic
Contact name *(only applicable for companies)*	C/- Urban Sync Pty Ltd
Postal address *(P.O. Box or street address)*	PO Box 2970
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4051 6946
Email address *(non-mandatory)*	admin@urbansync.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	26-1310

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
	-	46	Godfrey Road	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	1	RP735870	Mareeba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:	Emerald Creek

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

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

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Undefined Land-use (Rural Workers Accommodation)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Rural workers' accommodation (Planning Regulation 2017 Definition)	Rural workers' accommodation means the use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person	Eight (8) Bedrooms	Refer to Planning Report.

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

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

Division 2 – Reconfiguring a lot

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

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

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

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

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

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

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

Division 3 – Operational work

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

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

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

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

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PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

☐ Infrastructure-related referrals – Oil and gas infrastructure

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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☒ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

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

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

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

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

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

☐ Yes – show cause or enforcement notice is attached
☒ No

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23) Further legislative requirements

Environmentally relevant activities

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

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

☒ No

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

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

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

Hazardous chemical facilities

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

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

☒ No

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

Clearing native vegetation

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

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

☒ No

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

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

Name of the heritage place:		Place ID:	

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

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Queensland Government

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

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

Date received: | Reference number(s):

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

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

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21160071**	**Search Date:**	15/07/2026 08:47
Date Title Created:	03/02/1982	**Request No:**	56878073
Previous Title:	20281216, 20281217		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 735870
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 706010199 04/10/2002

MAURICE JOHN CETINIC
MADELINE SHIRLEY CETINIC JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20172029 (POR 54V)

2. MORTGAGE No 706010208 04/10/2002 at 16:14
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ DYE & DURHAM (S)

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ATTACHMENT 2

PLANS OF DEVELOPMENT

Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

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DRAWING SCHEDULE

#	NAME	REV	DATE
CD01	Site Plan	C	15/10/2026
CD02	Floor Plan	C	15/10/2026

Figured dimensions to be taken in preference to scaling.
Verify all dimensions on site **PRIOR** to fabricating any items.

Property Description

LOT: 1
RP: 735870
STREET: Godfrey Road (Mareeba)
AREA: 843790m²
ZONE: Rural





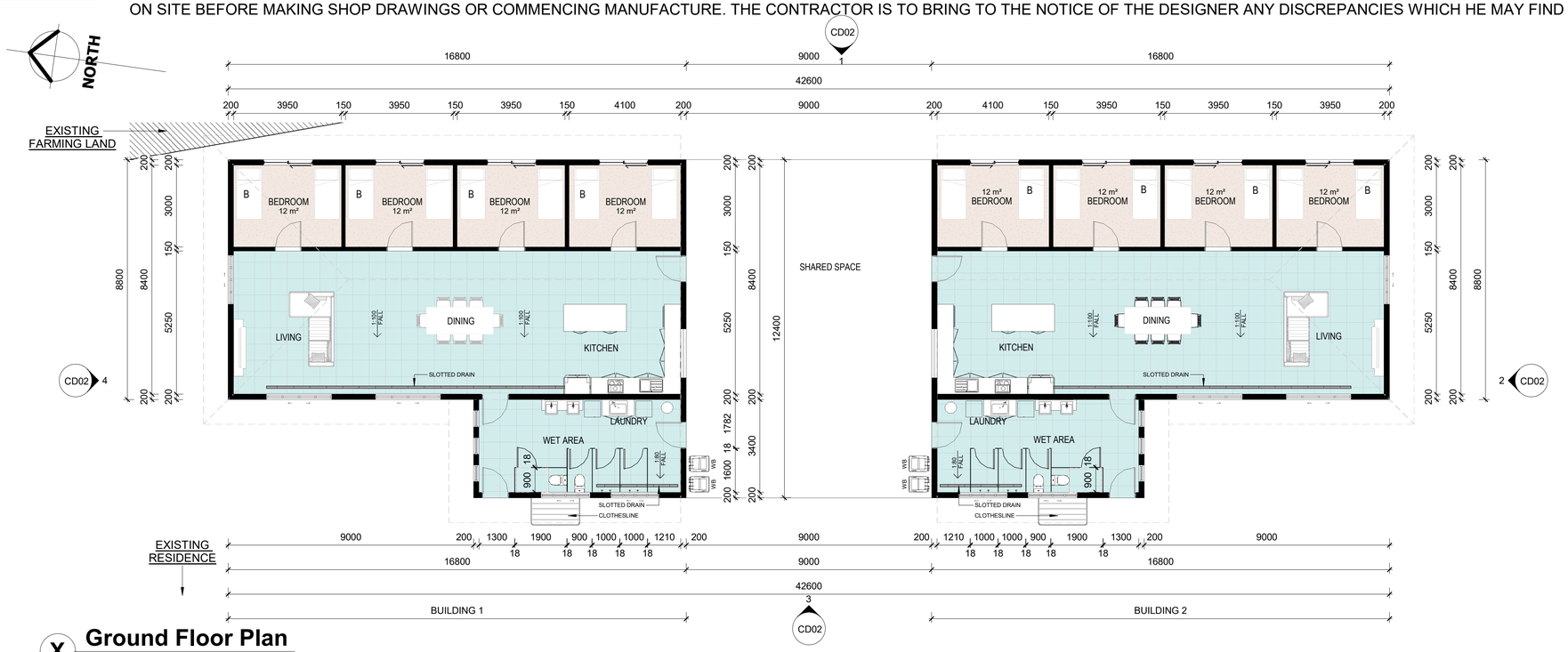
NORTH

1 CD01 Site Plan
1 : 4000

	Site Plan	J B DESIGN	Design Cairns Pty Ltd ABN 49 666 955 282 - QBCC 15343087	Tel +61 7 40440500 www.jbdesign.com.au
Proposed Workers Accommodation	**46 Godfrey Road, Mareeba**	**Neol Gannon**	Job No: 27-007 Date: 15/10/2026	Scale @A1 @A3x2 As indicated Sheet No: CD01 Issue: C

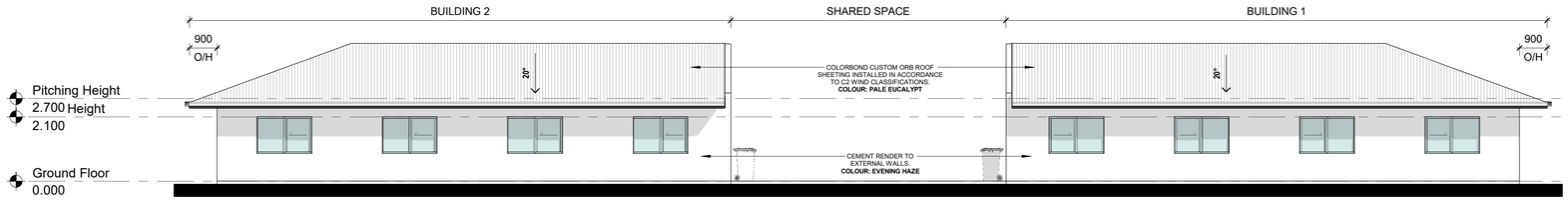
Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

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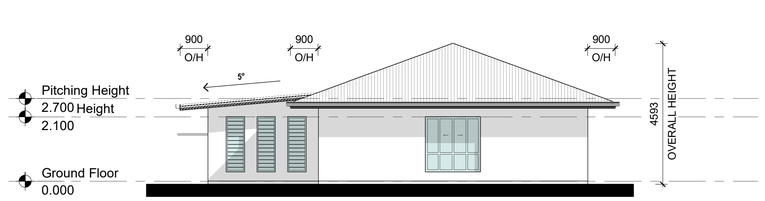


Area Schedule	
Name	Area
SHARED SPACE	112 m²
BUILDING 1	176 m²
BUILDING 2	176 m²
	463 m²

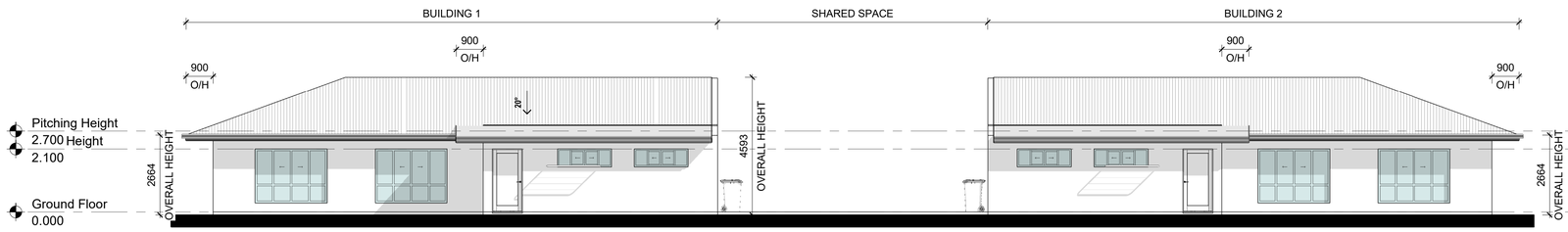
X Ground Floor Plan
1 : 100



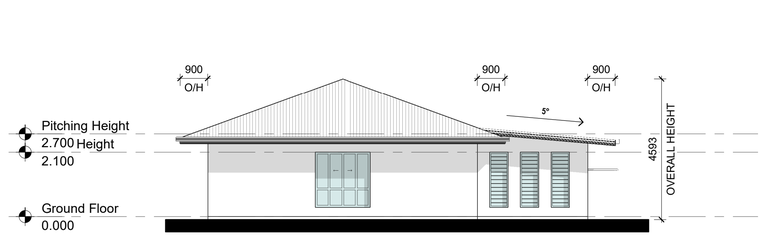
1 Elevation 1
1 : 100



2 Elevation 2
1 : 100



3 Elevation 3
1 : 100



4 Elevation 4
1 : 100

Floor Plan

Proposed Workers Accommodation

46 Godfrey Road, Mareeba

Neol Gannon

J B DESIGN
Design Cairns Pty Ltd
ABN 49 666 955 282 - QBCC 15343087
Tel +61 7 40440500
www.jbdesign.com.au

Job No: 27-007
Date: 15/10/2026
Scale @A1 @A3x2 1 : 100
Sheet No: CD02 Issue: C

Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

ATTACHMENT 3

SITE SEARCHES

Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

TRAVERSES, ETC.

LINE	BEARING	DIST.
1 - 1a	182°30′	31·639
5 - 6	84°29′40″	21·605
13-13a	353°56′	4·024
14-14a	335°07′	4·098
15-15a	310°08′	4·095
16-16a	297°41′	4·0
18-18a	109°59′45″	51·016

PERMANENT MARKS

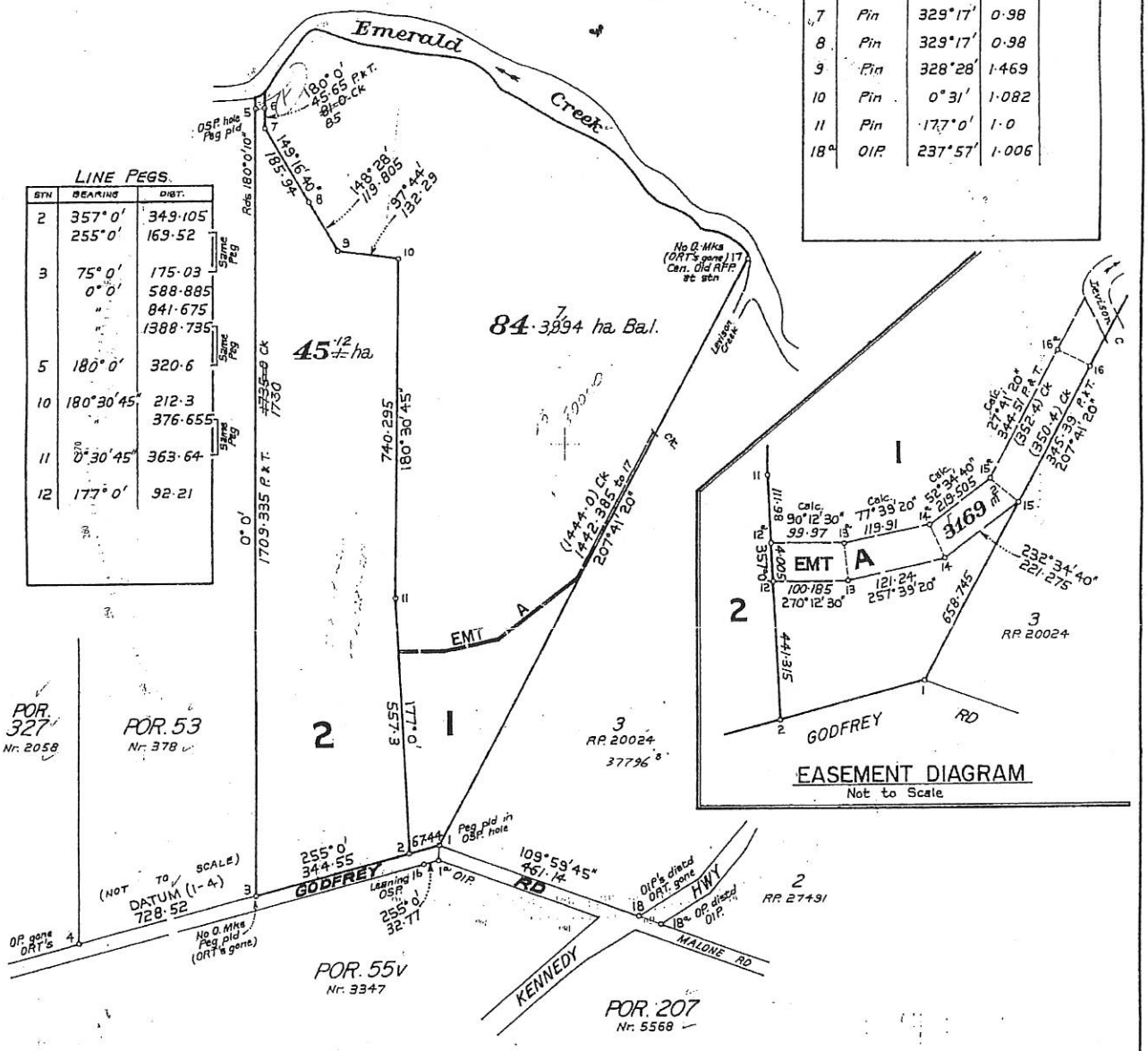
PM.	BEARING	DIST.	NUMBER
1 - PM.	185°15′	1·0	73193

REFERENCE MARKS

STN	TO	BEARING	DIST.	BRAND
1	Pin	255°0′	1·747	
1a	Top of Leaning OIP.	1°47′	1·075	
2	Pin	177°0′	1·24	
3	Pin	255°0′	1·11	
4	Cen. RFP.	204°0′	0·22	
	Dd. ORT.	301°55′	25·47	A.R. 327 (N. & C.)
	Dd. ORT. Leaning badly	1°40′	11·668	
5	Pin	0°0′	0·806	
6	Pin	180°0′	1·3	
7	Pin	329°17′	0·98	
8	Pin	329°17′	0·98	
9	Pin	328°28′	1·469	
10	Pin	0°31′	1·082	
11	Pin	177°0′	1·0	
18a	OIP.	237°57′	1·006	

LINE PEGS.

STN	BEARING	DIST.	
2	357°0′	349·105	
	255°0′	169·52	Same Peg
3	75°0′	175·03	
	0°0′	588·885	
	"	841·675	
	"	1388·735	Same Peg
5	180°0′	320·6	Same Peg
10	180°30′45″	212·3	
	"	376·655	Same Peg
11	0°30′45″	363·64	
12	177°0′	92·21	



EASEMENT DIAGRAM
Not to Scale

Original information compiled from RP. 8029 in the Titles Office, Townsville.

Alterations in red by me
Licensed Surveyor 11-1-82

No FIELD NOTES LODGED	LINES NOT SURVEYED STNS		CORNERS NOT MARKED STNS
ORIGINAL PORTION 54v	PLAN OF Lots 1 & 2 & Emt A in Lot 1 Cancelling Subs 1 & 2 on RP. 8029		TOWN PARISH TINAROO COUNTY Nares
ORIGINAL GRANT N 8925			
MAP REF. / PROCLAIMED SURVEY AREA	SURVEYED BY C.R. Hunter 14 / 8 / 1981	MERIDIAN Nr. 378	SCALE 1:8000 — REGISTERED PLAN 35870

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP

PLAN MUST BE DRAWN WITHIN BLUE LINES

35870

Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

No 62398

CERTIFICATE

I, Cecil Ross Hunter
hereby certify that I have surveyed the land comprised in this plan
personally
that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 14.8.1981

Signature of Licensed Surveyor.

Date 19.8.1981

Council of the SHIRE of MAREEBA certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1981 and all By-Laws have been complied with and approves this Plan of Subdivision.

Dated this 27th day of OCTOBER 1981

Mayor or Chairman

Shire Clerk

I/We GIUSEPPE TORRISI and GRACE ANNETTE TORRISI
Joe Torrisi Grace A. Torrisi
(Names in full)
as proprietor/s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s Joe Torrisi Grace A. Torrisi

THE COMMISSIONER OF WATER RESOURCES BY DELEGATE APPROVES THIS PLAN OF SUBDIVISION
DATED AT BRISBANE THIS 29th DAY OF September 1981

A SECRETARY TO THE COMMISSIONER OF WATER RESOURCES

Cadd. Bk. No. 133/162
Examined 19/1/82 MH
Passed 19/1/82 MH
Charted 3/2/82 MES
Map Ref. P.M. Sh. 1

27 JAN 1982

Particulars entered in Register Book Vol. 281 Folio 216 & 217

25 JAN 1982 at 6.53

REGISTRAR OF TITLES (NORTHERN DISTRICT)

FOR TITLES OFFICE USE ONLY

Previous Title
C.T. Vol. 281 - 216 Sub 1 on R.P. B929
C.T. Vol. 281 - 217 Sub 2 on R.P. B929

Ex C.T. Vol 281 - 216 Lots 1 & 2
Ex C.T. Vol 281 - 217 "
Ex. Orig. Grant NB925 Lots 1 & 2

For Additional Plan & Document Numbers Refer to Orig.

(Rel. Sub.	Vol.	Fol.
1	1111	111
2	1111	111

REC'D 14 OCT 15 E65551

Lodged by
A. C. FOX & ASSOCIATES
TOWNSVILLE

Fees Payable

	Postal fee and Postage
62.50	Lodgt, Exam. & Ass.
16.50	Entd. on Docs.
34.50	New Title
11.50	Entd. on Deeds
6.50	Photo Fee
130.50	Total
	Short Fees Paid

Received
Registrar of Titles
Journal No. 1 20080
Receipt No. 68715

MAY 25 11 23 AM '81 RECEIVED TITLES

REGISTERED PLAN 35870

Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Dye and Durham Terrain
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51222096 EMR Site Id: 02 October 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1 Plan: RP735870
46 GODFREY RD
MAREEBA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

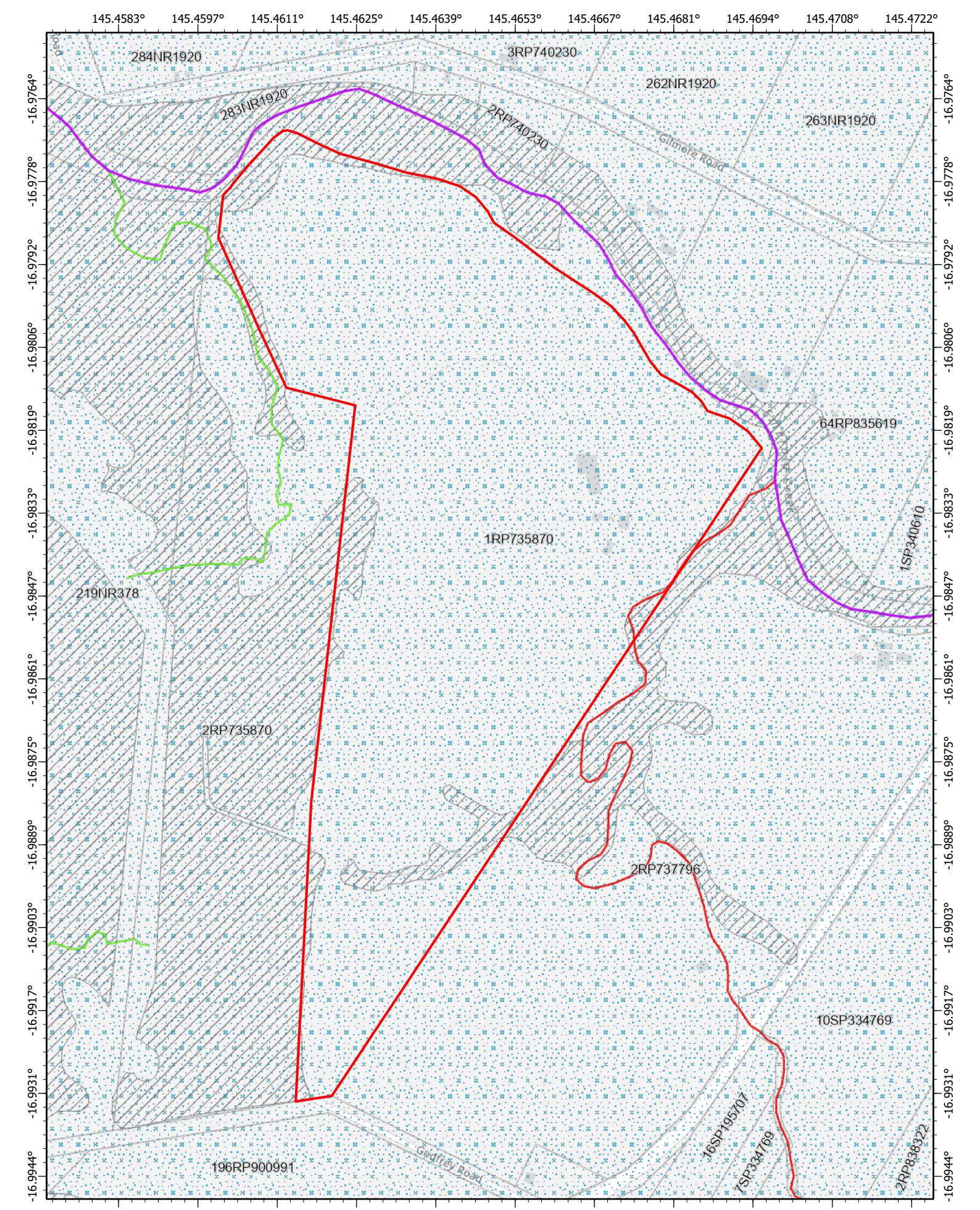
All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026



Date: 15/07/2026

DA Mapping System - Export Map

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Scale: 1:9,100

0 225

Metres

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Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

Cadastre (10k)

Queensland waterways for waterway barrier works

Risk of impact

- Low
- High
- Major

Regulated vegetation management map (Category A and B extract)

- Category B on the regulated vegetation management map
- Water resource planning area boundaries

Date: 15/07/2026

DA Mapping System - Export Map

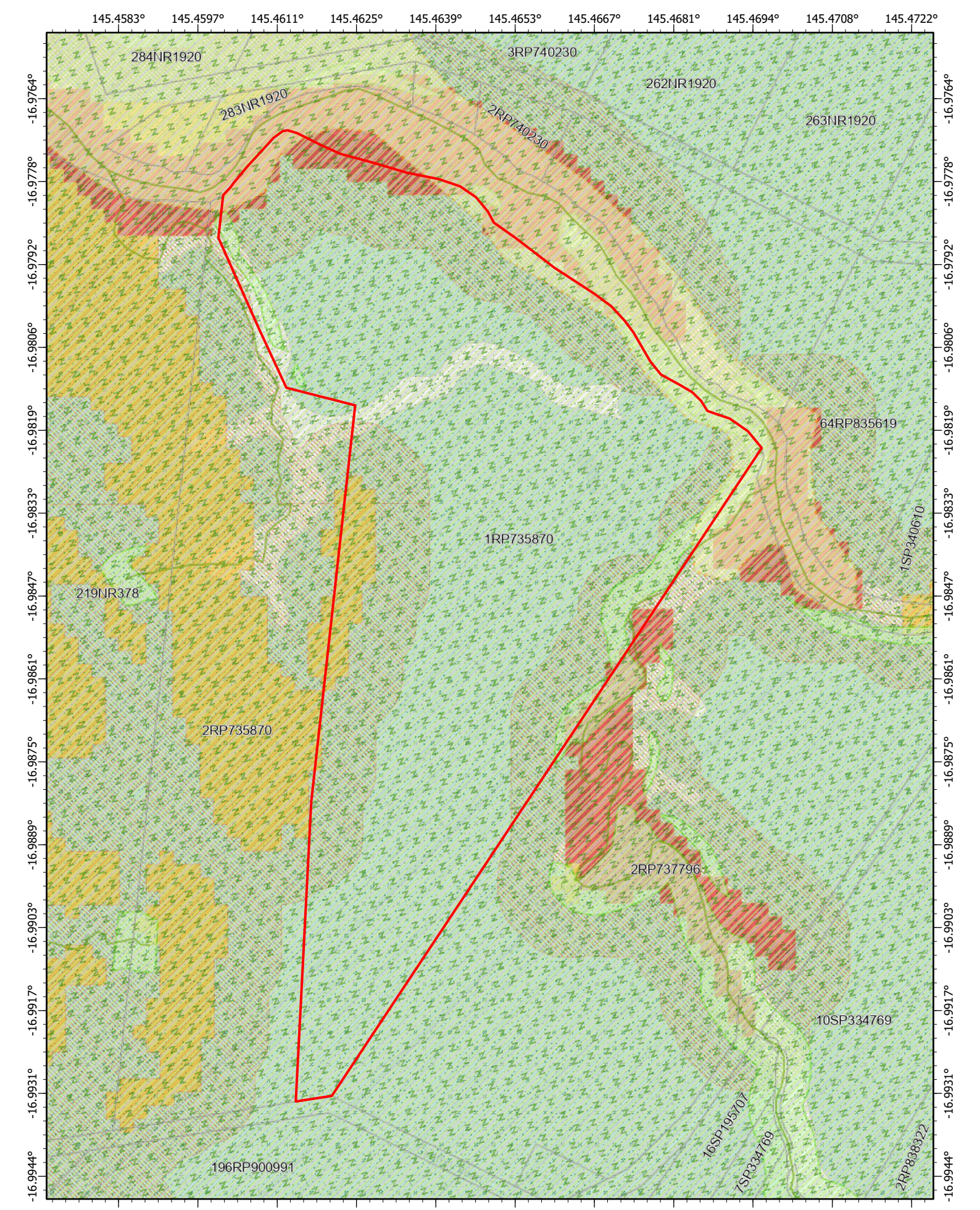
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State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Date: 15/07/2026

Scale: 1:9,100

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Metres

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Cadastre (10k)

Wildlife hazard buffer zone

Radius (Metres)


13km

MSES - Regulated vegetation (intersecting a watercourse)

Important agricultural areas

Flood hazard area - Level 1 - Queensland floodplain assessment overlay


Flood hazard area - local government flood mapping area


MSES - Regulated vegetation (category R)

Bushfire prone area

CLASS


High Potential Bushfire Intensity

Medium Potential Bushfire Intensity


Potential Impact Buffer

Agricultural land classification - class A and B

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

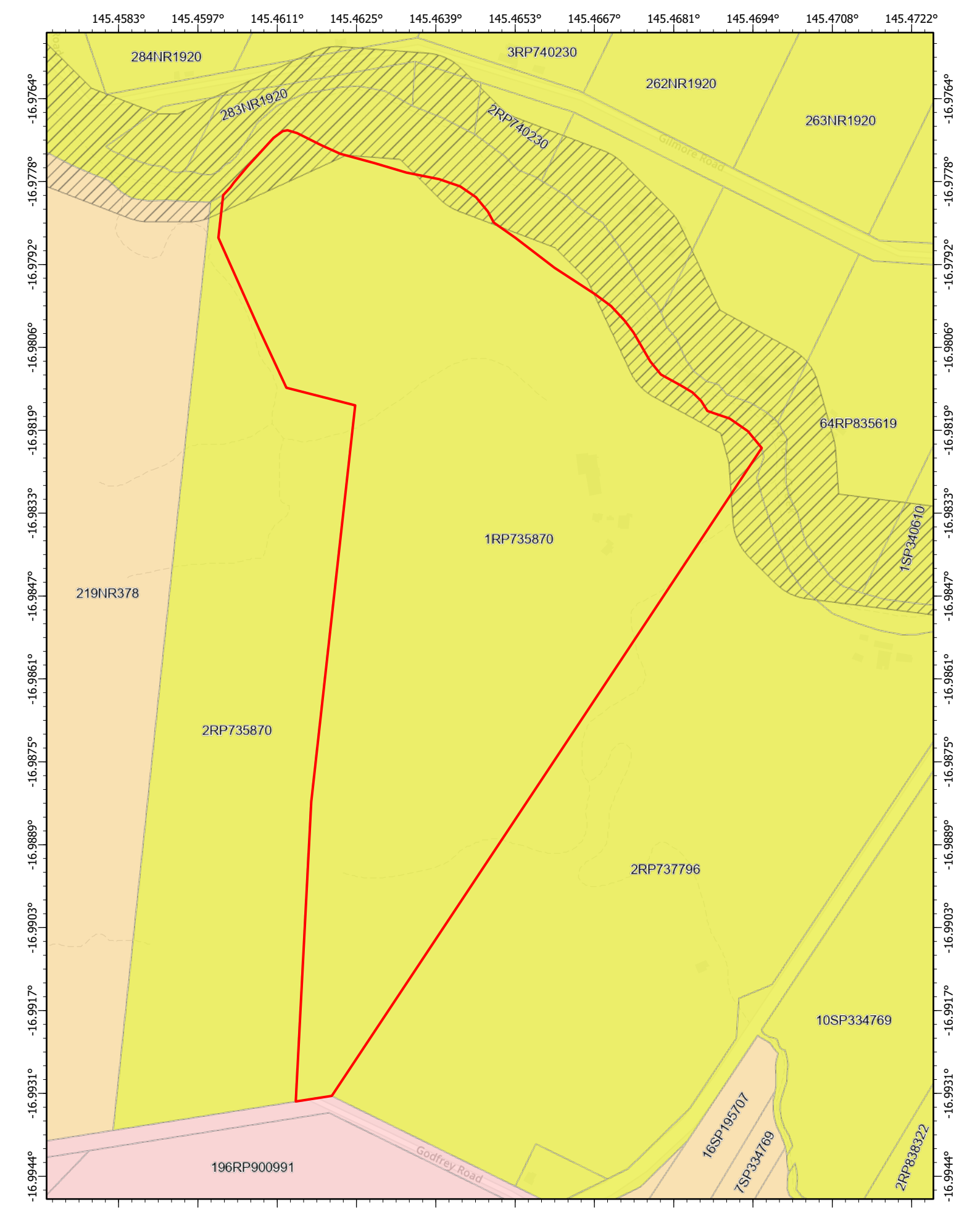
Date: 15/07/2026

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Scale: 1:9,100

0 225

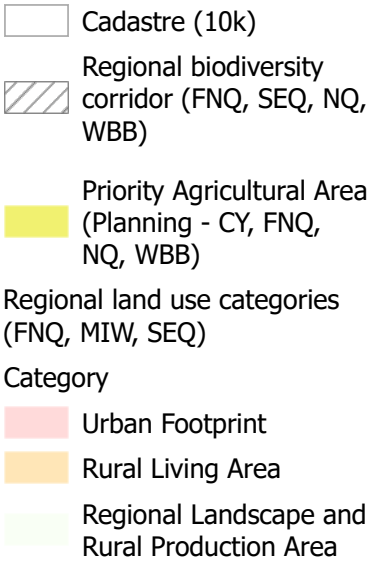
Metres

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Date: 15/07/2026

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ATTACHMENT 4

CODE ASSESSMENT

Document Set ID: 4711559
Version: 1, Version Date: 22/10/2026

6.2.9.1 Application

(1) This code applies to assessing development where:
  (a) Located in the Rural Zone; and
  (b) It is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.9.2 Purpose

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

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

(3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
  (a) Areas for primary production and other rural activities are conserved and not fragmented below 60ha unless for a public reconfiguration purpose;
  (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
  (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
  (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
  (e) Development is reflective of and responsive to the environmental constraints of the land;

(f) Residential and other uses are appropriate only where directly associated with the rural nature of the zone;
(g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
(h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
(i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
(j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
(k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

Table Error! No text of specified style in document. **– Rural Zone Code – for Self-Assessable and Assessable Development**

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT			
HEIGHT			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.1** Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	**YES**	The proposed development will be single storey and have a maximum height of approximately 4.59 metres above ground level.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	**N/A**	The proposed development does not include rural activity equipment storage.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
SITING *Note: Where for dwelling house, the setbacks of the Queensland Development code appl.*			
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	**AO2.1** Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	**YES**	Please see **Section 5.2** of the Planning Report which demonstrates the proposed development complies with all of the setabcks listed in AO2.1.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	**N/A**	The proposed development does not include a roadside stall.
	AO2.3 Buildings and structures, expect where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road.	**YES**	Please see **Section 5.2** of the Planning Report which demonstrates the proposed development complies with all of the setabcks listed in AO2.3.
ACCOMMODATION DENSITY			
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and	**AO3.1** Residential density does not exceed one dwelling house per lot.	**N/A**	See AO3.2 below.
	AO3.2	**YES**	The site includes two (2) existing 'dwellings' being the primary house and a caretaker's residence and as the proposed development is in essence, for rural workers'

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(c) is commensurate to the scale and frontage of the site.	Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m^2; or (c) Rural worker's accommodation.		accommodation (per the definition of the PR), it does not strictly comply with AO3.2 and an assessment against PO3 is required. The proposed development complies with PO3 as is demonstrated below: (a) The proposed development will comprise of two (2) buildings within an unused portion of the site, resulting in the site being improved with a total of seven (7) buildings/structures. This arrangement is, however, very similar to several of the adjoining properties on Godfrey Road, Gilmore Road and the Kennedy Highway, many of which include between four (4) and seven (7) buildings/structures on a site. Accordingly, the nature of the proposed development and site as a whole, will not be inconsistent with that which is well established in the locality; In relation to density, it is appropriate having regard to the site's size and function. While the proposed development will be accommodating up to 24 occupants, it will be doing so on a site that is approx. 84ha in area, resulting in an exceptionally low, overall density. We also note that the proposed development will only be utilised for short periods of the year and is directly associated with the ongoing agricultural operation undertaken on the site. With this in mind, the proposed development does not create a separate residential 'enclave', fragment agricultural land, or establish a density inconsistent with the prevailing rural character of the area.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
			(b) The proposed development maintains the site's predominant rural and landscape character by accommodating workers in a low-scale building footprint that is ancillary to, and functionally integrated with, the primary agricultural use of the site. In addition, the proposed development is consolidated with existing development on the site and in doing so, does not detract from the site's rural or natural landscape values, which remain the dominant visual and land use elements; and (c) The site is circa 84ha in area, with a frontage of approx. 70m to Godfrey Road. The proposed development includes two (2) buildings with dimensions of approx. 16.8m x 8.8m which are screened from view (due to existing structures) AND located approx. 1.2km from Godfrey Road. Accordingly, the proposed development is in a location and of a scale commensurate to the site's frontage.
FOR ASSESSABLE DEVELOPMENT			
SITE COVER			
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	**AO4** No acceptable outcome is provided.	**YES**	The proposed development complies with PO4 as is demonstrated below: (a) The proposed development will be located on a part of the site which is consolidated with all other buildings/structures, is not used for agricultural activities and will include a site coverage of less than 1% which ensures it makes efficient use of the site;

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
			(b) The proposed development will include a maximum height of 4.59 metres above ground level, which is significantly lower than the adjoining approx. 6.5m high Class 10 structures on the site; and (c) The proposed development will include a site coverage of less than 1% and will be confined to a discrete envelope and consolidated with the existing buildings/structures, allowing the site's natural and rural landscape features to remain the dominant feature of the site.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.	**YES**	The proposed development complies with PO5 as is demonstrated below (see also **Attachment 2**): (a) The propsoed development will include variation along the building line and roof are provided by the pitched roof line; (b) Standard 600mm eaves will be provided along all external walls; (c) The exterior of the proposed development will include variations in the buildings colour scheme, comprising of beige and light green (roof), as well as the inclusion of recesses created by the windows and doorways; and (d) The propsoed development will include windows which vary in shape and type and face in all directions. This design will ensure suitable access by occupants to both common areas (living room and bathrooms) both internally and externally (noting external/internal access to wet area), as well as passive ventilation to bedrooms and living areas.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
AMENITY			
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO6** No acceptable outcome is provided.	**YES**	Please refer to **Section 7.1** of the Planning report for demonstration of compliance with PO6.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.	**YES**	Please refer to **Section 7.1** of the Planning report for demonstration of compliance with PO7.
RURAL USES			
PO8	**AO8**	**YES**	The proposed development complies with PO8 as is demonstrated below:

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	No acceptable outcome is provided.		(a) The propsoed development includes accommodation for workers to better serve the existing agricultural (rural) operation on the site; (b) Not applicable; and (c) The proposed development is compatible with existing and anticipated rural activities as it provides accommodation for persons employed in the agricultural operation conducted on the site. The proposed development does not constrain surrounding rural land uses, generate land use conflict, or introduce an urban activity inconsistent with the area's rural function (see also **Section 7.1** of the Planning Report).
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	**AO9** No acceptable outcome is provided.	**YES**	The proposed development will be located within an unused portion of the site and will not fragment, nor result in the loss of any areas on the site currently used for agricultural purposes.

8.2.1.1 Application

(1) This code applies to assessing development where:
  (a) Land the subject of development is located within the Agricultural Land Areas identified on the **Agricultural Land Overlay Maps (OM-001a-n)**; and
  (b) It is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

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

8.2.1.2 Purpose

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

8.2.1.3 Criteria for assessment

Table 8.2.1.3 – Agricultural Land Overlay Code – for accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible.	**AO1** Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** unless they are associated with: (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feed lotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.	**YES**	The proposed development is associated with the existing agricultural operation on the site (horticulture - mangos).
FOR ASSESSABLE DEVELOPMENT			
PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** are designed and located to: (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;	**AO2** No acceptable outcome is provided.	**YES**	The proposed development complies with PO2 as is demonstrated below: (a) Please refer to **Section 7.1** of the Planning Report; (b) Please refer to **Section 7.1** of the Planning Report; (c) The proposed development will NOT be located in an area on the site that is currently

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity.			utilised, nor that which is suitable, for agricultural production; and (d) Please refer to **Section 7.1** of the Planning Report.
PO3 Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)**: (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land.	**AO3** No acceptable outcome is provided.	**YES**	The proposed development complies with PO3 as is demonstrated below: (a) The proposed development will NOT be located in an area on the site that is currently utilised, nor that which is suitable, for agricultural production; (b) As above for (a); and (c) Please refer to **Section 7.1** of the Planning Report.
IF FOR RECONFIGURING A LOT			
PO4 The 'Broad hectare rural area' identified on the **Agricultural land overlay maps (OM-001a-n)** is retained in very large rural holdings viable for broad scale grazing and associated activities.	**AO4** Development does not involve the creation of a new lot within the 'Broad hectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**.	**N/A**	The proposed development does not involve reconfiguring a lot.
PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broad hectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	**AO5** No acceptable outcome is provided.	**N/A**	See AO4 above.
PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broad hectare rural' area identified on the	**AO6** No acceptable outcome is provided.	**N/A**	See AO4 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it: (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots.			

8.2.3.1 Application

(1) This code applies to assessing development where:
  (a) Land the subject of development is located within a Bushfire Hazard Area and Potential Impact Buffer (100 metres) identified on the **Bushfire Hazard Overlay Maps (OM-003a-o)**; and
  (b) It is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note: Natural hazards are appropriately reflected in Overlay Map 3, 6, and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.3.2 Purpose

(1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.
(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
  (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
  (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
  (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

8.2.3.3 Criteria for assessment

Table 8.2.3.3 – Bushfire Hazard Overlay Code – for accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on **Airport environs overlay map (OM-002f)**.*	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO1.1** Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	**N/A**	The **accommodation aspect** of the proposed development is located outside of the Bushfire Hazard overlay.
	AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. *Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.*	**N/A**	See AO1.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ASSESSABLE DEVELOPMENT			
LAND USE			
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.*	**AO2.1** All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) hostel; or (h) residential care facility; or (i) retirement facility; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.	**N/A**	The **accommodation aspect** of the proposed development is located outside of the Bushfire Hazard overlay area and is also not for a use listed in AO2.1.
LOT DESIGN			
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO3.1** No new lots are created. OR	**N/A**	The proposed development does not involve reconfiguring a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.*	**AO3.2** All lots include a building envelope that achieves a radiant heat flux level of 29kW/m^2 at the permitter of the building envelope. *Note—Where a radiant heat flux of 29kW/m^2 is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.*	**N/A**	See AO3.1 above.
FIREBREAKS AND ACCESS			
PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an	**AO4.1** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, roads are designed and constructed: (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**N/A**	The proposed development does not involve any roads.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. *Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:* *i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;* *ii. the minimum cleared width not less than 6 metres;* *iii. the formed width is not less than 2.5 metres;* *iv. the formed gradient is not greater than 15%;* *v. vehicular access is provided at both ends;* *vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.* *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.*	**AO4.2** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**N/A**	See AO4.1 above.
HAZARDOUS MATERIALS			
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk. *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.*	**AO5** The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**.	**N/A**	Not applicable to a sensitive land-use.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
LANDSCAPING			
PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to: (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. *Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.* *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.*	**AO6** No acceptable outcome is provided.	**YES**	The proposed development will not include landscaping.
INFRASTRUCTURE			
PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are protected from damage or destruction in the event of a bushfire. *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.*	**AO7** The following infrastructure services are located below ground: (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications	**YES**	The proposed development will connect to the existing services on the site, which are either already below ground or NOT located in the mapped bushfire areas on the site.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PRIVATE DRIVEWAYS			
PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances. *Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.*	**AO8** Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings.	**ALTERNATIVE SOLUTION SOUGHT**	The proposed development will utilise the existing internal private access from Godfrey Road. We note that only approx. 142m of the circa 1.2km private access is located within the Bushfire Hazard Overlay area (Potential impact buffer). In addition, the current layout/location of the private access is between two (2) large agricultural plots and thus, cannot be altered to divert its direction without impacting agriculturally productive areas of the site. We also highlight that the private driveway is flat, sealed, easily accessed, circa 4m – 5m wide and that there are adequate firefighting facilities on the site i.e., water tanks with cam lock fitting and a pool. With the above matters in mind, the risk from bushfire to the private access is sufficiently low.

9.3.1.1 Application

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

9.3.1.2 Purpose

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

9.3.1.3 Criteria for assessment

Table 9.3.1.3A – Accommodation Activities Code – for accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
ALL ACCOMMODATION ACTIVITIES, APART FROM DWELLING HOUSE			
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	**AO1** Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.	**N/A**	The proposed development (i.e., Rural Workers Accommodation) is not listed in **Table 9.3.1.3B.**
ALL ACCOMMODATION ACTIVITIES, APART FROM TOURIST PARK AND DWELLING HOUSE			
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	**AO2** A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	**YES**	The proposed development will provide two (2) x 360 litre bins for general waste and one (1) x 360 litre bin for recycling for **each** building with each refuse area having a water connection for cleaning purposes. As refuse from the proposed development only needs to be collected for small portions of the year, it will be undertaken by a private waste collection service.
ALL ACCOMMODATION ACTIVITIES, EXCEPT FOR DWELLING HOUSE			
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.	**AO3** The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or	**YES**	The proposed development includes windows from habitable rooms which:

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (d) a 1.5-metre-high screen fence along the common boundary.		(a) Are separated from existing habitable rooms on the site by approximately 87m (see **figure 1** below); (b) Are separated, at ground level, by approximately nine (9) metres between proposed Building 1 and 2; (c) Not Applicable, refer to (a) & (b) above; and (d) Not Applicable, refer to (a) & (b) above;  Figure 1: Distance from proposed development to existing caretakers' accommodation building (Source: Queensland Globe, 2026)
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation;	**AO4.1** Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3C**.	**N/A**	The proposed development (i.e., Rural Workers Accommodation) is not listed in **Table 9.3.1.3C.**
	AO4.2	**N/A**	The proposed development (i.e., Rural Workers Accommodation) is not listed in **Table 9.3.1.3D.**

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3D**.		
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	**YES**	External clothes drying areas will be provided adjoining the wet area/laundry of each building. Given the scale of the site and the location of the proposed development i.e., setback approx. 1.2km from Godfrey Road, these clothes drying facilities will not be visible from the public realm.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m^2 per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
IF FOR CARETAKER'S ACCOMMODATION			
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.	**AO5.1** Only one caretaker's accommodation is established on the title of the non-residential use.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
	AO5.2	**N/A**	See AO5.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
Note—Where Caretaker's Accommodation is assessable development additional assessment criteria are provided under "for assessable development".	In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m^2.		
IF FOR DWELLING HOUSE			
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	**AO6.1** The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m^2.	**N/A**	See AO5.1 above.
IF FOR A DUAL OCCUPANCY			
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	**AO7.1** Where located on a corner allotment, each dwelling is accessed from a different road frontage.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
	AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	**N/A**	See AO7.1 above.
IF FOR MULTIPLE DWELLING, RESIDENTIAL CARE FACILITY, OR RETIREMENT FACILITY			
PO8 Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and	**AO8** Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(b) minimise amenity impacts through the collocation of compatible uses. *Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".*			
PO9 Buildings associated with more intensive Accommodation activities are designed to: (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings *Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".*	**AO9.1** External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	**N/A**	See AO8 above.
	AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.	**N/A**	See AO8 above.
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.	**N/A**	See AO8 above.
	AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal;	**N/A**	See AO8 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	(b) hip or hipped; (c) gable; (d) skillion.		
IF FOR RESIDENTIAL CARE FACILITY OR RETIREMENT FACILITY			
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding. *Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".*	**AO10.1** The development incorporates covered walkways and ramps on site for weather protection between all buildings.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
	AO10.2 Pedestrian paths include navigational signage at intersections.	**N/A**	See AO10.1 above.
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.	**N/A**	See AO10.1 above.
	AO10.4 An illuminated sign and site map is provided at the main site entry.	**N/A**	See AO10.1 above.
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	**N/A**	See AO10.1 above.
IF FOR HOME BASED BUSINESS			
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to:	**AO11.1** The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
	AO11.2	**N/A**	See AO11.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	The Home based business does not occupy a gross floor area of more than 50m^2.		
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	**N/A**	See AO11.1 above.
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	**N/A**	See AO11.1 above.
	AO11.5 The Home based business does not involve the public display of goods external to the building.	**N/A**	See AO11.1 above.
	AO11.6 The Home-based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	**N/A**	See AO11.1 above.
	AO11.7 Any equipment or materials associated with the Home-based business are screened from public view and adjacent properties by fencing or landscaping.	**N/A**	See AO11.1 above.
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	**N/A**	See AO11.1 above.
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid	**AO12.1** Home based businesses involving accommodation activities are limited to the scale specified in **Table 9.3.1.3E**.	**N/A**	See AO11.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
detrimental impacts on the amenity and privacy of surrounding residences.	**AO12.2** A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	**N/A**	See AO11.1 above.
	AO12.3 A farm stay is setback 100 metres from any property boundary.	**N/A**	See AO11.1 above.
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	**N/A**	See AO11.1 above.
IF FOR RURAL WORKERS' ACCOMMODATION			
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	**AO13.1** A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	**YES**	The proposed development will provide accommodation for a up to 24 workers and as such, strict compliance with the AO13.1 is not possible and assessment against PO13 is required. The proposed development complies with PO13 as it will provide seasonal accommodation for workers who work on the site during the busy harvest season. This ensures there is a direct nexus between the proposed development and the existing rural use of the site. The proposed development is also commensurate with the scale of the agricultural operation on the site which requires the harvesting of approx. 70ha of mango trees within a very small window. For context, approx. 40 workers are on the site each year during the harvest period so the proposed development will not be introducing a number of people on to the site over and above that which occurs already, it will

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
			instead, simply allow workers to stay closer to where they work and reduce travel time.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	**YES**	The site accommodates approximately 70ha of land for agricultural activities (mango trees).
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	**AO14.1** The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	**N/A**	See AO14.1 below.
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	**YES**	The proposed development will comply with AO14.2 (a) and (c), although not with (b) and as such, compliance with the Acceptable Outcome is not possible and assessment against PO14 is required. The proposed development complies with PO14 as it provides facilities commensurate with both the needs of the occupants and the seasonal nature of their employment. For example, the proposed development includes separate sleeping quarters, sanitary facilities and generous communal kitchen, dining and living areas, as well as a large, shared space between buildings 1 and 2. The accommodation is intended for up to 24 seasonal workers for a limited three (3) month period each year and considering the occupants can work more than twelve (12) hours each day, the scale and provision of amenities is more than commensurate with the needs of the occupants.
FOR ASSESSABLE DEVELOPMENT			
IF FOR CARETAKER'S ACCOMMODATION			
PO15	**AO15** No acceptable outcome is provided.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.			
IF FOR RESIDENTIAL CARE FACILITY OR RETIREMENT FACILITY			
PO16 Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	**AO16** No acceptable outcome is provided.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
IF FOR TOURIST PARK			
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	**AO17** No acceptable outcome is provided.	**N/A**	Not applicable to the proposed development (i.e., Rural Workers Accommodation).
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site;	**AO18.1** Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or	**N/A**	See AO17 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	(b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m^2 gross floor area per cabin) per hectare of the nominated area(s).		
	AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).	**N/A**	See AO17 above.
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	**AO19.1** A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	**N/A**	See AO17 above.
	AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	**N/A**	See AO17 above.
PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.	**AO20.1** A central refuse collection area is provided to service all accommodation sites.	**N/A**	See AO17 above.
	AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	**N/A**	See AO17 above.
	AO20.3	**N/A**	See AO17 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	The refuse collection area is constructed on an impervious surface such as a concrete slab.		
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	**N/A**	See AO17 above.
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	**N/A**	See AO17 above.

9.4.5.1 Application

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

9.4.5.2 Purpose

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

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

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

9.4.5.3 Criteria for assessment

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

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
WATER SUPPLY			
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO1.1** Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	**N/A**	See AO1.2 below.
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	**YES**	Please refer to **Section 5.4.1** of the Planning Report which demonstrates that the proposed development will connect to a suitable on-site water network. Compliance can also be conditioned.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
WASTEWATER DISPOSAL			
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO2.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	**N/A**	
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	**YES**	Please refer to **Section 5.4.2** of the Planning Report which demonstrates that the proposed development will connect to a suitable on-site effluent system. Compliance can also be conditioned.
STORMWATER INFRASTRUCTURE			
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO3.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	See AO3.2 below.
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and	**YES**	Please refer to **Section 5.4.4** of the Planning Report which demonstrates that the proposed development will convey stormwater towards a lawful point of discharge. Compliance can also be conditioned.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		
ELECTRICITY SUPPLY			
PO4 Each lot is provided with an adequate supply of electricity.	**AO4** The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	**YES**	Please refer to **Section 5.4.3** of the Planning Report which demonstrates that the proposed development will connect to the existing electricity supply network. Compliance can also be conditioned.
TELECOMMUNICATIONS INFRASTRUCTURE			
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure.	**AO5** Development is provided with a connection to the national broadband network or telecommunication services.	**YES**	Refer to **Section 5.4.3** of the Planning Report which demonstrates that the proposed development will connect to the existing telecommunication services. Compliance can also be conditioned.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
EXISTING PUBLIC UTILITY SERVICES			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO6** Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	The site does not include any existing public utility services.
EXCAVATION OR FILLING			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary.	**YES**	The proposed development will require a minor extent of earthworks and a retaining wall to create the building pad. Compliance with PO7 can be conditioned.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	**YES**	See AO7.1 above
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	**YES**	See AO7.1 above

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	**YES**	See AO7.1 above
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**YES**	See AO7.1 above
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**YES**	See AO7.1 above
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**YES**	See AO7.1 above

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ASSESSABLE DEVELOPMENT			
TRANSPORT NETWORK			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	**AO8.1** Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**N/A**	The proposed development does not include the construction of any new access crossovers or roads.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	**N/A**	Godfrey Road is identified on Council's Road Hierarchy as a Minor Rural which per Table D1.4 of the FNQROC Development Manual, is not required to provide a footpath.
PUBLIC INFRASTRUCTURE			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO9** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	The proposed development does not include any public infrastructure.
STORMWATER QUALITY			
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;	**AO10.1** The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design	**N/A & YES**	Please see **Section 5.4.5** of the Planning Report for commentary on why a stormwater management plan is not required for the Operational phase. Compliance can be conditioned for the construction phase i.e., erosion and sediment control.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.		
	AO10.2 For development on land greater than 2,500m^2 or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.	**N/A**	In accordance with the SPP, as the site is not in an urban area, no stormwater quality measures are required for the operational phase.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	**AO11** No acceptable outcome is provided.	**N/A**	The proposed development does not include or require the installation of any on-site stormwater detention (see AO10.1 above).
EXCAVATION OR FILLING			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	**YES**	The proposed development will not require an extent of earthworks which would generate a large number of vehicle movements, although compliance can be conditioned.
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	**YES**	See AO12.1 above.
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site.	**YES**	See AO12.1 above.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	**YES**	See AO12.1 above.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	**YES**	See AO12.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**N/A**	The proposed development does not involve a new access.
WEED AND PEST MANAGEMENT			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	**AO15** No acceptable outcome is provided.	**YES**	Compliance can be conditioned.
CONTAMINATED LAND			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	**AO16** Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	**YES**	The site is not on the contaminated land or environmental management registers (see **Attachment 3**).

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FIRE SERVICES IN DEVELOPMENTS ACCESSED BY COMMON PRIVATE TITLE			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO17.1** Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	**N/A**	The proposed development will not be assessed by common private title.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	**N/A**	See AO17.1 above.