

**PLANNING REPORT**

**SUBJECT:** REEVER AND OCEAN PTY LTD - MATERIAL CHANGE OF USE - RURAL WORKERS' ACCOMMODATION - LOT 22 ON SP296830 & 10 OTHER LOTS - 77 & 112 BARNWELL ROAD, KURANDA - MCU/18/0017

**MEETING:** Ordinary

**MEETING DATE:** 15 August 2018

**REPORT OFFICER'S TITLE:** Planning Officer

**DEPARTMENT:** Corporate and Community Services

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**APPLICATION DETAILS**

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>APPLICANT</b>	Reever and Ocean Pty Ltd	<b>ADDRESS</b>	77 & 112 Barnwell Road, Kuranda
<b>DATE LODGED</b>	5 July 2018	<b>RPD</b>	Part of Lot 16 on N157227, Lots 17, 18, 19 & 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480 and Lot 43 on N157359
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Rural Workers' Accommodation		

<b>FILE NO</b>	MCU/18/0017	<b>AREA</b>	Combined area of 705.92 hectares
<b>LODGED BY</b>	Cardno	<b>OWNER</b>	Lot 16 - A & A Easton & B Martin All other lots - Reever and Ocean Pty Ltd
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Rural zone		
<b>LEVEL OF ASSESSMENT</b>	Code Assessment		
<b>SUBMISSIONS</b>	n/a		

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**ATTACHMENTS:** 1. Proposal Plan/s

## EXECUTIVE SUMMARY

*Council is in receipt of a development application described in the above application details.*

*The application is code assessable and was not required to undergo public notification.*

*It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.*

*Draft conditions were provided to the Applicant/ care of their consultant and have been agreed.*

*It is recommended that the application be approved in full with conditions.*

## OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
<b>APPLICANT</b>	Reever and Ocean Pty Ltd	<b>ADDRESS</b>	77 & 112 Barnwell Road, Kuranda
<b>DATE LODGED</b>	5 July 2018	<b>RPD</b>	Part of Lot 16 on N157227, Lots 17, 18, 19 & 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480 and Lot 43 on N157359
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Rural Workers' Accommodation		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use - Rural Workers' Accommodation

## (B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
HRP16299-003-MP-28 Rev C	Proposed Rural Workers Accommodation	Cardno	03/07/2018
-	Single Module Layout	-	-

## (C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
  - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
  - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
  - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
  - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
  - 3.4 The approved development is for Rural Workers' Accommodation. The approved development is not for any other defined or undefined use.

Note – For the purposes of Condition 3.6, "Rural Workers' Accommodation" is defined in accordance with the Mareeba Shire Planning Scheme 2016 (as at the time of the approval) as "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.

#### 4. Infrastructure Services and Standards

##### 4.1 Stormwater Drainage

- (a) A Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), must be prepared and implemented for the development.
- (b) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (c) All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

##### 4.2 Landscaping/Visual Screening

The applicant/developer must establish a minimum of three (3) trees generally in accordance with the location identified on Drawing No. HRP16299-003-MP-28 Rev C.

Plant species used must be selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

All landscaping must be mulched, irrigated and maintained for the life of the development.

##### 4.3 Car Parking/Internal Driveways

- (a) The applicant/developer must ensure the development is provided with the following minimum car parking spaces, which are available solely for the parking of vehicles associated with each use of the premises:
  - Rural Workers Accommodation: 3 parking spaces
- (b) All car parking spaces and trafficable areas must be gravelled and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.
- (c) All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

##### 4.4 Non-Reticulated Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

#### 4.5 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

### (D) ASSESSMENT MANAGER'S ADVICE

#### (a) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

#### (b) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

#### (c) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.environment.gov.au](http://www.environment.gov.au).

#### (d) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au).

### (E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

### (F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

### (G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

## THE SITE

The subject land comprises 11 adjoining allotments situated at 77 and 112 Barnwell Road, Kuranda, and described as part of Lot 16 on N157227, Lots 17, 18, 19 & 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480 and Lot 43 on N157359.

The subject land has a combined area of approximately 705.92 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The extent to which Lot 16 on N157227 (77 Barnwell Road) forms part of the application is for the purpose of facilitating access to the remainder of the subject land as the sites access road from Barnwell Road traverses the westernmost portion of Lot 16. No activity associated with the proposed use will occur on Lot 16 apart from accommodation vehicles travelling to the site.

The land is accessed via Barnwell Road with the constructed section of the road terminating within the road reserve adjacent Lot 22.

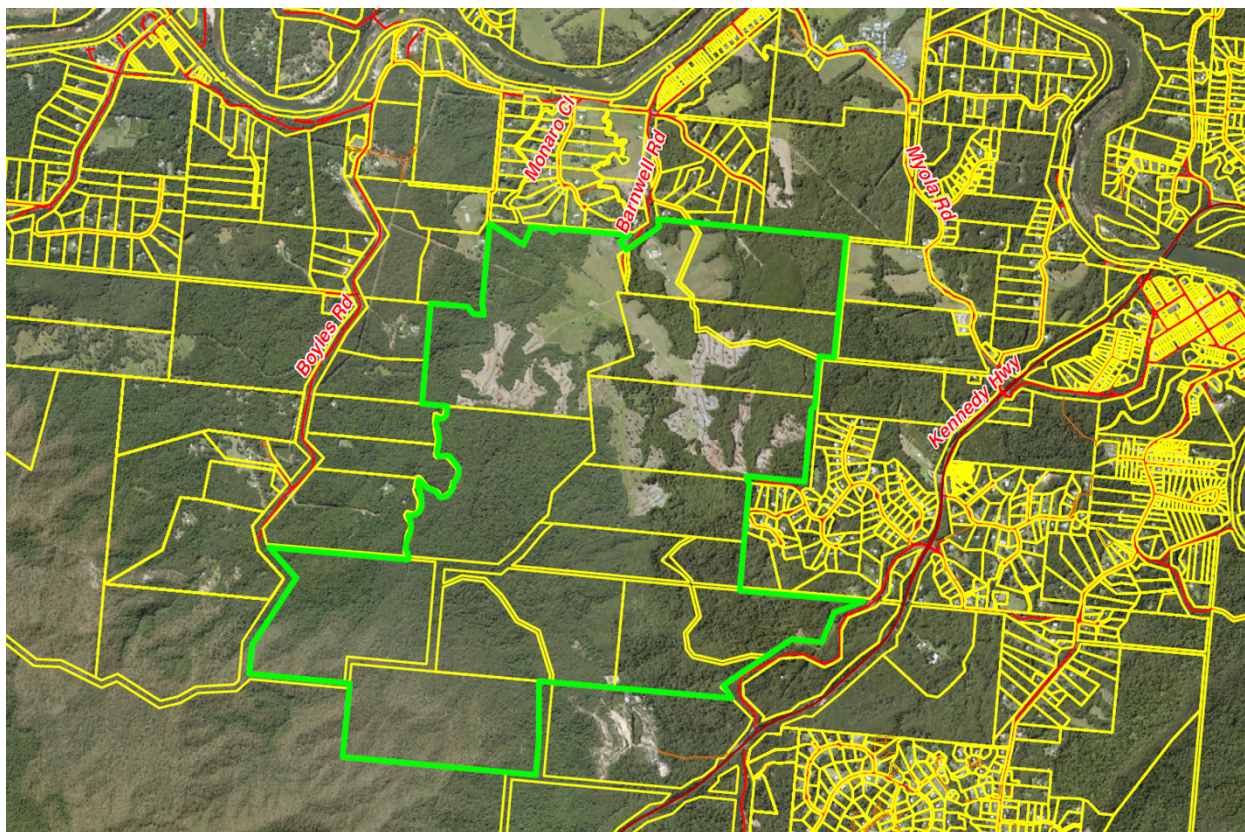
Of the 10 main land parcels subject to this application (112 Barnwell Road), Lot 22 is the only parcel that contains any known built improvements. The main parcels are presently used for the following rural land uses:

- KUR-Cow: The site is used for the grazing and husbandry of beef cattle as part of the KUR-Cow business, that provides for the exporting of beef.
- KUR-Organics: Part of the site is used for the growing of organic produce.
- Animal Keeping: Part of the site is used for the keeping of animals including (but not limited to) donkeys, alpacas, goats and horses.
- Tourist Attraction: Part of the site has approval for up to 300 tourists per day for tourist activities associated with the rural and environmental features of the site.

The remainder of the subject land is undeveloped and is best described as undulating acreage with a mix of large cleared grassed areas and a network of vegetated gullies and watercourses. The site is traversed by Owen Creek, Cain Creek and Haren Creek and also tributaries of Owen Creek, Cain Creek, Warril Creek and Haren Creek.

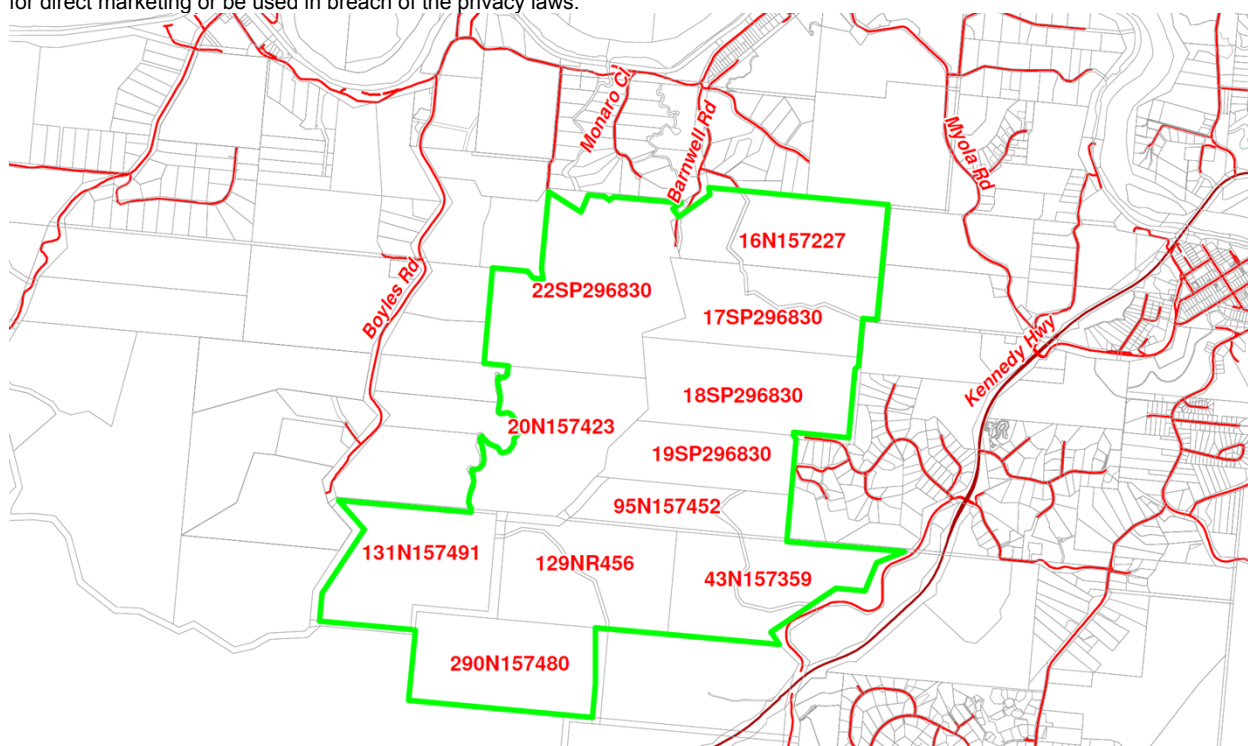
Remnant and regrowth vegetation is present on the site. Regrowth vegetation extends along the creek corridors that traverse the site.

Land surrounding the site is zoned a mix of Rural Residential and Rural and comprises a mix of smaller rural residential allotments containing single detached dwellings and larger rural holdings that remain predominately vegetated and are predominately used as large lifestyle lots with some used for low intensity livestock grazing.



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

### OW/16/0001 - Operational Works - Earthworks (Water Storage Dam)

Council, at its Ordinary Meeting on 20 July 2016 approved an application made by Civil Walker on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for operational works - earthworks (water storage dam) on land described as Lot 22 on N157227, situated at Barnwell Road, Kuranda. The Decision Notice was issued on 26 July 2016.

On 9 June 2017, Council, under delegated authority, approved a minor amendment to development approval OW/16/0001.

The water storage dam subject to development approval OW/16/0001 has been constructed in accordance with the conditions of approval and is considered to be lawfully established.

### DA/16/0065 - Material Change of Use - Animal Keeping

On 9 February 2017, Council, under delegated authority, approved an application made by Cardno on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for material change of use - animal keeping on land described as Lot 22 on N157227, situated at Barnwell Road, Kuranda. The Decision Notice was issued on 9 February 2017.

Development approval DA/16/0065 has been acted upon and it is considered that the use is occurring in compliance with the conditions of approval.

### MCU/17/0012 - Material Change of Use - Nature Based Tourism

On 27 November 2017, Council, under delegated authority, approved an application made by Cardno on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for material change of use - nature based tourism on land described as Lot 16, 17, 18, 22 on N157227, Lot 19 on N157452 and Lots 1 & 2 on RP703984 situated at 77 and 112 Barnwell Road, Kuranda. The Decision Notice was issued on 28 November 2017.

The use authorised under development approval MCU/17/0012 has now lapsed.

### RAL/18/0001 - Reconfiguring a Lot

On 18 January 2018, Cardno on behalf of A & A Easton and B Martin, made application for a development permit for reconfiguring a lot - subdivision (1 into 48 lots in 2 stages) on land described as Lot 16 on N157227, situated at 77 Barnwell Road, Kuranda.

This application is awaiting the applicant's response to Council's information request and has not been decided by Council.

### RAL/18/0002 - Reconfiguring a Lot

On 18 January 2018, Cardno on behalf of Reeve and Ocean Pty Ltd, made application for a development permit for reconfiguring a lot - subdivision (12 into 191 lots in 8 stages) on land described as Lot 1 on RP703984, Lot 20 on N157423, Lot 43 on N157359, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480, Lot 17 on N157227, Lot 18 on

N157227, Lot 19 on N157452, Lot 22 on N157227, Lot 2 on RP703984 and Road reserves (Barnwell Road and unnamed roads) adjoining Lots 17, 18 and 22 on N157227), Lots 1 and 2 on RP703984 and Lot 19 on N157452, situated at 112 Barnwell Road, Kuranda.

This application is awaiting the applicant's response to Council's information request and has not been decided by Council.

#### RAL/18/0015 - Reconfiguring a Lot - Boundary Realignment

On 16 May 2018, Council approved an application made by Cardno on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for reconfiguring a lot - boundary realignment of land described as Lot 16 on N157227 and Lot 22 on SP296830 situated at 77 and 112 Barnwell Road, Kuranda. The Decision Notice was issued on 18 May 2018.

#### MCU/18/0006 - Material Change of Use - Tourist Attraction

On 16 May 2018, Council approved an application made by Cardno on behalf of Reeve and Ocean Pty Ltd, seeking a development permit for material change of use - nature based tourism on land described as part of Lot 16 on N157227, Lot 17 on SP296830, Lot 18 on SP296830, Lot 19 on SP296830 and Lot 22 on SP296830 situated at 77 and 112 Barnwell Road, Kuranda. The Decision Notice was issued on 18 May 2018.

#### KUR-World Coordinated Project

The subject land is also the site of the proposed KUR-World Integrated Eco-Resort. This proposal is currently being investigated by the Queensland Coordinator General.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

The development application seeks a Development Permit for Material Change of Use - Rural Workers Accommodation in accordance with the plans shown in **Attachment 1**.

*"The proposal is to accommodate a total of 12 rural workers' on the site.*

*The development comprises the following features:*

- *Three (3) buildings including four (4) accommodation units each, consisting of one (1) bedroom and an ensuite; and*
- *A separate building containing kitchen, laundry, living and dining areas.*

*Car parking associated with the proposed development is to occur within the existing car parking area on the site, located to the south of the development. No changes are proposed to the existing vehicle access to the site noting that residents of the proposed development are engaged in existing rural uses on the site."*

### **REGIONAL PLAN DESIGNATION**

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site is:

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Terrestrial Area of High Ecological Significance*

- *Terrestrial Area of General Ecological Significance*

## PLANNING SCHEME DESIGNATIONS

	<b>Land Use Categories</b>
	<ul style="list-style-type: none"> <li>▪ Rural Other</li> </ul>
	<b>Natural Environment Elements</b>
Strategic Framework:	<ul style="list-style-type: none"> <li>▪ Biodiversity Areas</li> <li>▪ Ecological Corridor</li> <li>▪ Habitat Linkage</li> </ul>
Zone:	Rural zone
Overlays:	<ul style="list-style-type: none"> <li>▪ Airport Environs Overlay</li> <li>▪ Bushfire Hazard Overlay</li> <li>▪ Environmental Significance Overlay</li> <li>▪ Hill and Slope Overlay</li> <li>▪ Transport Infrastructure Overlay</li> </ul>

## Planning Scheme Definitions

The proposed use is defined as:-

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
<i>Rural workers' accommodation</i>	<i>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.</i>	<i>Farm workers' accommodation</i>	<i>Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings</i>

## RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

### (a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

**(b) State Planning Policy**

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

**(c) Mareeba Shire Council Planning Scheme 2016**

**Relevant Development Codes**

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

- 6.2.9 Rural zone code
- 8.2.4 Environmental significance overlay code
- 9.3.1 Accommodation activities code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Environmental significance overlay code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO8 - No acceptable outcome is provided.</li> </ul> <p>As there is no acceptable outcome provided by the planning scheme, the applicant has demonstrated compliance with the higher order Performance Outcome PO8. Further details are provided as the end of this report.</p>
Accommodation activities code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO13.1(b)</li> </ul> <p>While the development does not comply with the abovementioned acceptable outcome, it is considered that the higher order performance outcome can be achieved.</p> <p>Further details are provided as the end of this report.</p>
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
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### (e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

Where relevant, conditions will be attached to any approval requiring all development works be designed and constructed in accordance with the FNQROC Development Manual.

### REFERRALS

This application did not trigger a referral under Schedule 10 of the *Planning Regulation 2017*.

### Internal Consultation

Technical Services

### PLANNING DISCUSSION

#### Applicable Level of Assessment

The Mareeba Shire Council Planning Scheme 2016 establishes the applicable level of assessment for the proposed development.

Section 5.5, Table 5.5.9 establishes the level of assessment for material change of use in the Rural zone. The following is an extract from Table 5.5.9:

<b>Rural workers' accommodation</b>	<b>Accepted development</b>	
	If for a temporary use.	
	<b>Accepted development subject to requirements</b>	
	If:	Rural zone code
	(a) not accepted development;	Accommodation activities code
	(b) complying with the relevant acceptable outcomes of the requirements; and	Parking and access code
	(c) on a lot greater than 60 hectares.	Works, services and infrastructure code
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Rural zone code
		Accommodation activities code
		Parking and access code
		Works, services and infrastructure code

A rural workers' accommodation temporary use is limited to 21 days per calendar year. The proposed development will be a permanent use, therefore is not accepted development.

Rural worker's accommodation for more than 21 calendar days per year on a lot greater than 60 hectares is accepted development subject to requirements where it complies with the relevant acceptable outcomes. The proposed development does not comply with all of the relevant acceptable outcomes (AO13.1) therefore is not accepted development subject to requirements.

Where rural workers' accommodation is not Accepted Development, or Accepted Development Subject to Requirements, the level of assessment is Code Assessment.

Under no circumstance does Section 5, Table 5.5.9 make rural workers accommodation Impact Assessable development. Section 5.10, Table 5.10.1, Categories of development and assessment - Overlays does make rural workers accommodation on the subject land Impact Assessable development.

The proposed development is Code Assessable.

#### Compliance with the relevant acceptable outcomes/performance outcomes

Compliance with the relevant acceptable outcomes/performance outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, if higher order performance outcome can be achieved then an application can be deemed compliant.

##### Environmental significance overlay code

##### **Performance Outcome PO8**

*Development located:*

- (a) *in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and*
- (b) *within an 'Ecological corridor' or a 'Habitat linkage' identified on the **Environmental Significance Overlay Maps (OM-004a-o)***

*does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:*

- (a) *the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';*
- (b) *the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';*
- (c) *the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;*
- (d) *the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and*
- (e) *the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.*

##### **Acceptable Outcome AO8**

*No acceptable outcome is provided*

#### Comment

The site of the proposed development is within the Rural zone and is also within a mapped Ecological Corridor. The applicant has provided the following statement to show how the proposed development will meet Performance Outcome PO8.

*"The applicant states that the proposed development is located on the edge of the area of the site currently used for rural purposes.*

*The proposed buildings are of a low scale and comprise a small footprint.*

*Further, additional landscaping is proposed as part of the development, further enhancing the function of the ecological corridor.*

*On this basis it is considered that the proposed development:*

- will result in minimal disturbance and modification to the natural environment;*
- will not significantly impact on the environmental values of the ecological corridor; and*
- will not prevent the continued use of that area of the site as an environmental corridor, noting the retention of the majority of existing vegetation and the provision of additional planting."*

Two trees will be removed to accommodate the proposed development, with three (3) new trees being planted in proximity. The three (3) new trees will be sited to provide additional visual screening of the rural workers' accommodation.

The two (2) trees proposed for removal are not identified as Regulated Vegetation or Wildlife Habitat by the Environmental Significance Overlay maps. Further, these trees are not categorised as High-value regrowth vegetation under the latest amendments to the State's Vegetation Management Act 1999.

On site effluent disposal for the rural workers' accommodation will be required in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547).

Due to the small scale of the proposed development and its anticipated minor impact, the development would comply with PO8.

#### Accommodation activities code

##### **Performance Outcome 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.*

##### **Acceptable Outcome 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.*

#### Comment

The proposed Rural workers' accommodation use is to cater for 12 workers.

The site to which the application relates has a land area of approximately 648.7804 hectares (excluding that part of Lot 16 not used for access).

The proposed development represents one rural worker for every 54 hectares therefore provides an approximate rate of one rural worker greater than 50 hectares, complying with AO13.1(a).

The proposed development exceeds AO13.1(b). The applicant has offered the following to demonstrate compliance with PO13:

*"The proposed development is limited to the location of four single storey buildings on the periphery of the area of the site used for rural activities. The proposed use is of a small scale when compared to the significant land area used for rural activities.*

*The proposed buildings are of a scale and design that is compatible with existing buildings found on the site and within the surrounding area.*

*Further, the development has been located so as to be screened by retained and new vegetation/landscaping.*

*The proposed development responds directly to a need to accommodate staff engaged in the rural activities conducted on the site. The activities undertaken on the site experience fluctuating staffing demands resulting in peak periods (such as major cattle operations or manual crop picking) which are suitably met by seasonal staff who will likely require on-site accommodation.*

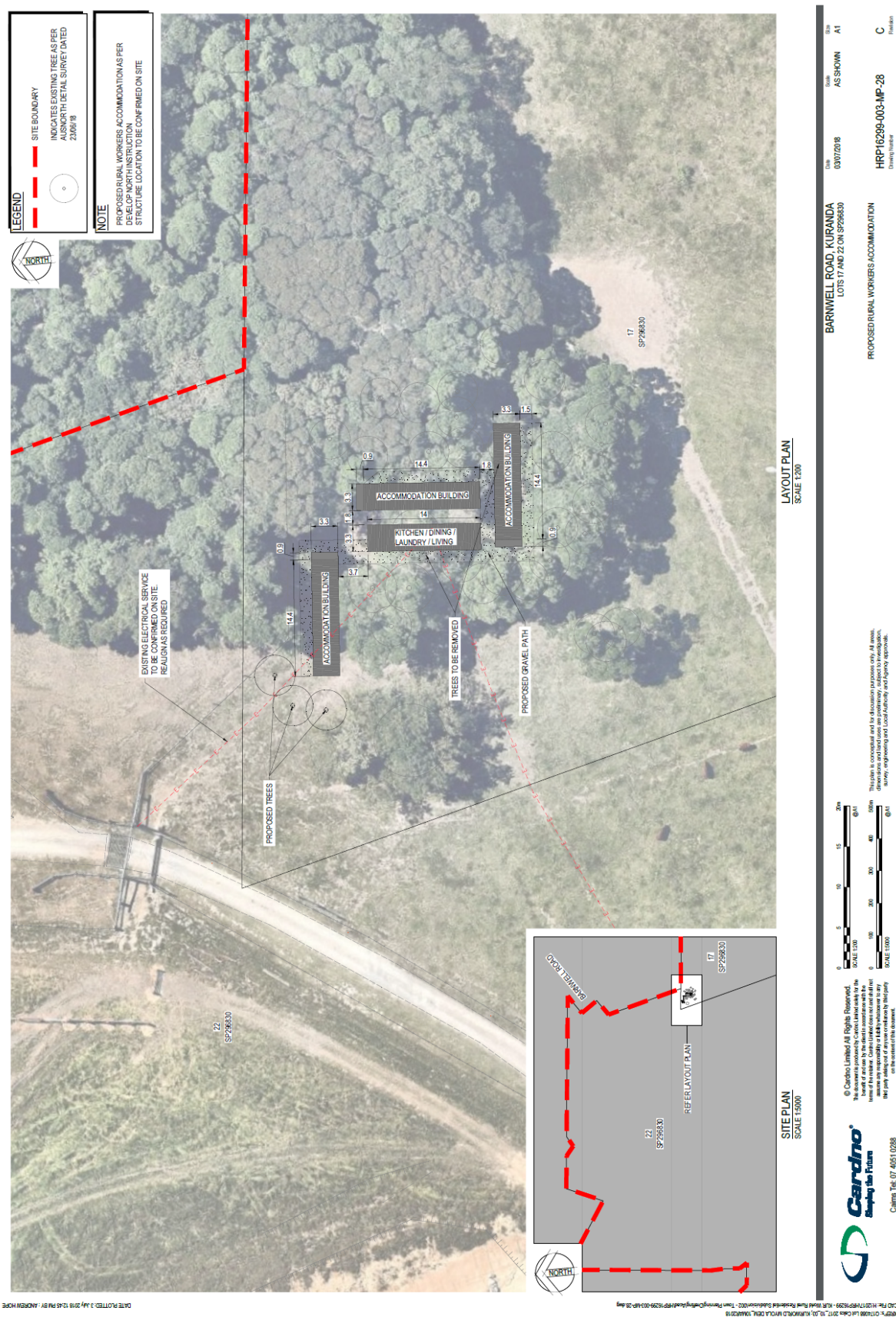
*The proposal is in keeping and directly linked with the scale of rural operations on the site. It is noted that the proposed development will accommodate staff employed as part of the following uses located on the site:*

- *Animal Husbandry: where staff are employed to tend cattle, muster and move cattle, maintain infrastructure (such as buildings, pasture, vegetation, fences and roads) and undertake various monitoring work.*
- *Cropping: where staff are employed to maintain and harvest crops which, as involving an organic garden, requires more intensive resourcing when compared to traditional cropping.*

The proposed development is considered to comply with PO13.

**Date Prepared:** 6 August 2018

## PROPOSAL PLANS



## Single Module Layout

