

Our Ref HRP16299/012
Contact Stephen Whitaker

3 July 2018

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

Attention: Development Assessment

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

Dear Sir/Madam,

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

We act for Reeve and Ocean Pty Ltd ('the Applicant'). On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made development application pursuant to Sections 50 and 51 of the *Planning Act 2016* ('the PA') seeking a Development Permit for a Material Change of Use for Rural Workers' Accommodation.

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

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

We understand that the relevant application fee in this instance is \$1,530.00 calculated in accordance with Mareeba Shire Council's Fees and Charges Schedule 2018/2019. This fee will be paid to Council at time of application lodgement.

If you have any queries, please contact me.

Yours faithfully



Stephen Whitaker
Planner
For Cardno

Enc: Attachments A-C

Cardno (Qld) Pty Ltd
ABN 57 051 074 992

15 Scott Street
Parramatta Park QLD 4870
Australia

P.O. Box 1619
Cairns QLD 4870
Australia

Phone: 61 7 4034 0500

www.cardno.com

Attachment A

Application Form

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

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

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

For a development application involving **building work associated with any other type of assessable development (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) <i>(individual or company full name)</i>	Reever and Ocean Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/- Cardno (Stephen Whitaker)
Postal address <i>(P.O. Box or street address)</i>	PO Box 1619
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	4030 0500
Email address <i>(non-mandatory)</i>	stephen.whitaker@cardno.com.au
Mobile number <i>(non-mandatory)</i>	Not applicable
Fax number <i>(non-mandatory)</i>	Not applicable
Applicant's reference number(s) <i>(if applicable)</i>	HRP16299-012

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		Part of 77	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	Part of 16	N157227	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	17, 18, 19 & 22	SP296830	Mareeba Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	20	N157423	Mareeba Shire Council
d)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	95	N157452	Mareeba Shire Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	129	NR456	Mareeba Shire Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	131	N157491	Mareeba Shire Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	290	N157480	Mareeba Shire Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	43	N157359	Mareeba Shire Council

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application
- ☒ Not required

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

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

Name of water body, watercourse or aquifer:

Owen Creek, Haren Creek, Cain Creek, tributary of Warril Creek

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

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

EMR site identification:

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

CLR site identification:

5) Are there any existing easements over the premises?

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment? <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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): 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 . <input checked="" type="checkbox"/> 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? <i>(tick only one box)</i> <input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i> <input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment? <input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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 . <input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Rural Workers' Accommodation	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	12	Refer to the attached plans for details.

	ownership whether or not such quarters are self-contained.		

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

<input type="checkbox"/> Yes		
<input checked="" type="checkbox"/> No		

Division 2 – Reconfiguring a lot

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

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

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

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

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

☐ No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

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

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

--

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?
Note: A development application will require referral if prescribed by the Planning Regulation 2017.
<input checked="" type="checkbox"/> No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the Chief Executive of the Planning Regulation 2017: <input type="checkbox"/> Clearing native vegetation <input type="checkbox"/> Contaminated land (unexploded ordnance) <input type="checkbox"/> Environmentally relevant activities (ERA) (only if the ERA have not been devolved to a local government) <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place (on or near a Queensland heritage place) <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure

<input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – near a state-controlled road intersection <input type="checkbox"/> On Brisbane core port land near a State transport corridor or future State transport corridor <input type="checkbox"/> On Brisbane core port land – ERA <input type="checkbox"/> On Brisbane core port land – tidal works or work in a coastal management district <input type="checkbox"/> On Brisbane core port land – hazardous chemical facility <input type="checkbox"/> On Brisbane core port land – taking or interfering with water <input type="checkbox"/> On Brisbane core port land – referable dams <input type="checkbox"/> On Brisbane core port land - fisheries <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – urban activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ rural living area – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material (<i>from a watercourse or lake</i>) <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees (<i>category 3 levees only</i>) <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA have been devolved to local government</i>) <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> 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 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 the development application the subject of this form, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

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

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

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

- ☐ Yes – 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
\$		

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

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

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form 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 69: 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 conservation

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

☐ Yes

☒ No

Note: See guidance materials at www.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.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 Form 1 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 <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.qld.gov.au for further information.

Queensland and local heritage places

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

<input type="checkbox"/> Yes – details of the heritage place are provided in the table below <input checked="" type="checkbox"/> No Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.			
Name of the heritage place:		Place ID:	
Brothels			
23.14) Does this development application involve a material change of use for a brothel ?			
<input type="checkbox"/> Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i> <input checked="" type="checkbox"/> No			
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>			
23.15) Does this development application involve new or changed access to a state-controlled road?			
<input type="checkbox"/> Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied) <input checked="" type="checkbox"/> No			

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Note: See the <i>Planning Regulation 2017</i> for referral requirements	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> Note: It is unlawful to intentionally provide false or misleading information.	
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.	

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Attachment B

Owner's Consent

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

We, Andrew Easton, Adrienne Peta Easton and Barbara Colburn Martin

as owners of the premises identified as follows:

Part of 77 Barnwell Road, Kuranda, more properly described as Lot 16 on N157227

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

Reever and Ocean Pty Ltd

on the premises described above for:

Material Change of Use for Rural Worker's Accommodation


[signature of owner and date signed]

24/6/18


[signature of owner and date signed]

24/6/18


[signature of owner and date signed]

24/6/18

Attachment C

Town Planning Report

Town Planning Report

112 Barnwell Road and part of 77
Barnwell Road, Kuranda

HRP16299-012

Development Permit for a Material Change of
Use for Rural Workers' Accommodation

Prepared for
Reever and Ocean Pty Ltd

July 2018

Contact Information

Cardno (QLD) Pty Ltd
Trading as Cardno
ABN 57 051 074 992

PO Box 1619
Cairns QLD 4870

Telephone: 07 4034 0500

cairns@cardno.com.au
www.cardno.com.au

Author(s):



Amelia Taylor
Planner

Approved By:



Stephen Whitaker
Planner

Document Information

Prepared for Reever and Ocean Pty Ltd

Project Name Development Permit for a
Material Change of Use for
Rural Workers'
Accommodation

File Reference HRP16299-012.R01.002

Job Reference HRP16299-012

Date 3 July 2018

Version Number 002

Effective Date 3 July 2018

Date Approved: 3 July 2018

Document History

Version	Effective Date	Description of Revision	Prepared by:	Reviewed by:
001	29 June 2018	Draft	Amelia Taylor	Stephen Whitaker
002	3 July 2018	Final	Amelia Taylor	Stephen Whitaker

© Cardno. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

Table of Contents

1	Executive Summary	4
1.1	Site Details	4
1.2	Application Details	5
2	Introduction	6
3	Site Details and Characteristics	7
3.1	Site Details	7
3.1.1	Location	7
3.1.2	Shape, Size and Ownership	7
3.1.3	Easements	7
3.2	Site Characteristics	7
3.2.1	Current Use of the Site	7
3.2.2	Site Contamination	7
4	Proposed Development	8
5	Statutory Town Planning Framework	9
5.1	Introduction	9
5.2	The Planning Act 2016	9
5.2.1	Code Assessment	9
5.2.2	Referral	10
5.2.3	Public Notification	10
5.2.4	State Planning Policy	10
5.2.5	Far North Queensland Regional Plan 2009-2031	11
5.3	Mareeba Shire Planning Scheme 2016	11
5.3.1	Zoning	11
5.3.2	Overlays	11
5.3.3	Category of Assessment	12
5.3.4	Assessment Benchmarks	12
6	Compliance Summary	13
6.1	Introduction	13
6.2	Mareeba Shire Planning Scheme 2016	13
6.2.1	Rural Zone Code	13
6.2.2	Accommodation Activities Code	13
6.2.3	Parking and Access Code	14
6.2.4	Works, Services and Infrastructure Code	14
7	Conclusion and Recommendations	15

Appendices

Appendix A – Title Searches

Appendix B – EMR/CLR Search Extracts

Appendix C – Proposal Plans

Appendix D – Statement of Code Compliance

1 Executive Summary

1.1 Site Details

Site Details	
Address	112 Barnwell Road and part of 77 Barnwell Road, Kuranda Refer to Figure 1 – Extent of the Site in Chapter 3 of this Report
RPD	<ul style="list-style-type: none"> ▪ Part of Lot 16 on N157227 ▪ Lots 17, 18, 19 and 22 on Survey Plan 296830 ▪ Lot 20 on N157423 ▪ Lot 95 on N157452 ▪ Lot 129 on NR456 ▪ Lot 131 on N157491 ▪ Lot 290 on N157480 ▪ Lot 43 on N157359
Owner	<ul style="list-style-type: none"> ▪ Lot 16 - Andrew Easton, Adrienne Peta Easton and Barbara Colburn Martin ▪ Balance of site - Reeve and Ocean Pty Ltd Refer to Appendix A – Title Searches
Planning Scheme	<i>Mareeba Shire Planning Scheme 2016</i>
Zoning	Rural Zone
Local Plan	Not applicable
Applicable Overlays	<ul style="list-style-type: none"> ▪ Airport Environs Overlay – Area of interest (15,000m buffer) ▪ Bushfire Hazard Overlay – Potential impact buffer (100m buffer), Very high potential bushfire intensity, High potential bushfire intensity and Medium potential bushfire intensity ▪ Environmental Significance Overlay – Regulated vegetation, Wildlife habitat, Ecological corridor, Habitat linkage, Waterway and Waterway 100m buffer ▪ Hill and Slope Overlay - Hill and slope area
Site Area	648.3046 hectares (112 Barnwell Road) 4,758m ² (approx.) (Part of 77 Barnwell Road)
Contaminated Land Register	Not identified on Environmental Management Register (EMR) or Contaminated Land Register (CLR) Refer to Appendix C – EMR/CLR Search Extracts

1.2 Application Details

Application Details	
Development Type	Development Permit for a Material Change of Use for Rural Workers' Accommodation
Category of Assessment	Code Assessment
Proposal Summary	The Applicant seeks to establish a Rural Workers' Accommodation use on the site. The development is to accommodate 12 units and communal facilities within four (4) buildings on the site.
Defined Land Use	Rural Workers' Accommodation
Referral – Concurrence &/or Advice	Not applicable
Applicant	Reever and Ocean Pty Ltd
Reference	HRP16299-012

2 Introduction

This Town Planning Report ('the Report') accompanies a development application made over land at 112 Barnwell Road and part of 77 Barnwell Road, Kuranda, more properly described as Lots 17, 18 and 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480, Lot 43 on N157359 and part of Lot 16 on N157227 ('the site').

The Applicant, Reeve and Ocean Pty Ltd, is seeking a Development Permit for a Material Change of Use for Rural Workers' Accommodation, to facilitate the establishment of 12 accommodation units and communal facilities within four buildings for rural workers' on the site.

Section 4 – Proposed Development of this Report together with **Appendix C – Proposal Plans** contain detailed information with regard to the design of the proposed development.

The proposal is assessable development under the *Mareeba Shire Planning Scheme 2016* ('the Planning Scheme'). The Planning Scheme requires a Code Assessable development application to be made in this instance.

Section 45(3) of the *Planning Act 2016* ('the Planning Act') prescribes the requirements for Code Assessable development.

Section 6 – Summary of Compliance of this Report provides a summary of the proposed development's compliance with the applicable provisions of the relevant planning framework. **Appendix D – Statement of Code Compliance** to this Report contains a complete assessment of the proposed development against the applicable criteria of the relevant codes of the Planning Scheme.

3 Site Details and Characteristics

3.1 Site Details

3.1.1 Location

The site is located at 112 and part of 77 Barnwell Road, Kuranda ('the site').

The property at 77 Barnwell Road is formed by a single lot, more properly described as Lot 16 on N157227. Only part of Lot 16 is included in this application, for the purpose of facilitating access to the 112 Barnwell Road property. It is noted that the existing driveway from Barnwell Road traverses Lot 16.

The 112 Barnwell Road property is comprised of 10 lots, more properly described as Lots 17, 18 and 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

3.1.2 Shape, Size and Ownership

The site is an irregular configuration, with the 112 Barnwell Road part of the site comprising a land area of 648.3046 hectares while the part of the 77 Barnwell Road lot included in the site has a land area of approximately 4,758m².

The registered owner of the 112 Barnwell Road property is Reeve and Ocean Pty Ltd (**Appendix A – Title Searches**). We note that owner's consent is not required for the 112 Barnwell Road property as the Applicant is the owner of these lots.

The registered owners of the 77 Barnwell Road property are Andrew Easton, Adrienne Peta Easton and Barbara Colburn Martin (**Appendix A – Title Searches**). Owner's consent from the registered owners of the 77 Barnwell Road property accompanies the development application to which this report relates.

3.1.3 Easements

The site is not burdened by, and does not benefit from any easements.

Please refer to **Appendix A – Title Searches** for details.

3.2 Site Characteristics

3.2.1 Current Use of the Site

The site is currently used for rural purposes including cropping, animal keeping and animal husbandry.

3.2.2 Site Contamination

A search of the Contaminated Land Register has been undertaken for the site, which identifies that the site is not listed on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR).

Refer to **Appendix B – EMR/CLR Search Extracts** for details.

4 Proposed Development

The proposed development involves the establishment of a Rural Workers' Accommodation use on the site. 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.

Refer to **Appendix C – Proposal Plans** for further detail.

5 Statutory Town Planning Framework

5.1 Introduction

This section of the Report explains the applicable components of the statutory town planning framework.

5.2 The Planning Act 2016

The *Planning Act 2016* ('the Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments.

5.2.1 Code Assessment

According to Section 45(3) of the Planning Act:

- "(3) A **code assessment** is an assessment that must be carried out only—*
- (a) against the assessment benchmarks in a categorising instrument for the development; and*
 - (b) having regard to any matters prescribed by regulation for this paragraph".*

Assessment benchmarks are described in Section 26 of the *Planning Regulation 2017* ('Planning Regulation'):

- "(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—*
- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) any temporary State planning policy applying to the premises;*
 - (b) if the local government is an infrastructure provider—the local government's LGIP.*
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development".*

The Planning Regulation, in Section 27, also outlines matters that the assessment manager is to have regard to in undertaking a Code Assessment:

- "(1) For section 45 (3)(b) of the Act , the code assessment must be carried out having regard to—*
- (a) the matters stated in schedules 9 and 10 for the development; and*
 - (b) if the prescribed assessment manager is the chief executive—*
 - (i) the strategic outcomes for the local government area stated in the planning scheme; and*
 - (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and*
 - (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and*
 - (iv) the State Planning Policy, parts C and D; and*
 - (v) for premises designated by the Minister—the designation for the premises; and*
 - (c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and*
 - (d) if the prescribed assessment manager is a person other than the chief executive—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) for designated premises—the designation for the premises; and*
 - (e) any temporary State planning policy applying to the premises; and*
 - (f) any development approval for, and any lawful use of, the premises or adjacent premises; and*
 - (g) the common material.*

(2) However—

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

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

5.2.2 **Referral**

Section 55(2) of the Planning Act states that:

“For any other referral agency, a regulation may prescribe the matters the referral agency—

(a) may, must or must only assess a development application against; and

(b) may, must, or must only have regard to for the assessment. “

Part 4, Section 22(1) of the Planning Regulation states that:

“Schedules 9 and 10 prescribe—

(a) for section 54(2) (a) of the Act, the referral agency for the development applications stated in the schedules; and (b) for section 55(2) of the Act, the matters the referral agency—

(i) may or must assess the development application against; and

(ii) may or must assess the development application having regard to.”

The proposal does not trigger referral pursuant to the Planning Regulation.

5.2.3 **Public Notification**

According to Section 53 of the Planning Act, the notification stage of the development assessment process applies to an application if either of the following applies –

“(a) any part of the application requires impact assessment; or

(b) the application includes a variation request.”

The development application requires Code Assessment and does not include a variation request. In this instance, public notification is therefore, not required.

5.2.4 **State Planning Policy**

The *State Planning Policy* (SPP) is a State planning instrument made under Chapter 2, Part 2 of the Planning Act and was released on 3 July 2017.

As discussed in Section 5.2.1 of this report, the assessment manager must assess the proposed development against the applicable assessment benchmarks of the SPP and also have regard to the SPP, if it is not identified as being appropriately reflected in the Planning Scheme.

The State Interests identified in the SPP are the following:

- > *Liveable communities and housing*
 - *Liveable communities*
 - *Housing supply and diversity*
- > *Economic growth*
 - *Agriculture*
 - *Development and construction*
 - *Mining and extractive resources*
 - *Tourism*
- > *Environment and heritage*
 - *Biodiversity*
 - *Coastal environment*
 - *Cultural heritage*
 - *Water quality*
- > *Safety and resilience to hazards*

- *Emissions and hazardous activities*
- *Natural hazards, risk and resilience*
- > *Infrastructure*
 - *Energy and water supply*
 - *State transport infrastructure*
 - *Strategic airports and aviation facilities*
 - *Strategic ports*

The SPP Development Assessment mapping tool indicates that the site is located within:

- > Biodiversity – MSES Wildlife habitat, MSES Regulated Vegetation (Category C, Essential habitat and Intersecting a watercourse);
- > Safety and resilience to hazards – Potential bushfire impact buffer; and
- > Infrastructure – Strategic airports and aviation facilities.

The SPP is identified as being appropriately integrated in the Planning Scheme. We note however, that the Planning Scheme does not reflect the most recent version of the SPP which commenced on 3 July 2017.

It is considered that the amendments in the July 2017 version of the SPP are not substantial and do not affect the State Interests reflected in the Planning Scheme. The SPP is therefore not directly applicable to the development of this site.

5.2.5 Far North Queensland Regional Plan 2009-2031

As discussed in Section 5.2.1 of this report, the Far North Queensland Regional Plan 2009-2031 ('the Regional Plan') is applicable to the assessment of the proposed development, as an assessment benchmark and a matter to which the assessment manager must have regard, unless it is identified as being reflected in the relevant planning scheme. The Planning Scheme identifies that the Regional Plan is reflected in the Planning Scheme and therefore it is not directly applicable to the assessment of the proposed development.

5.3 **Mareeba Shire Planning Scheme 2016**

The Planning Scheme came into effect on 1 July 2016 and is the applicable planning scheme for the assessment of development applications within the Mareeba Shire local government area.

5.3.1 Zoning

The site is wholly located within the Rural Zone. The purpose of the Rural Zone is as follows:

- *"Provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;*
- *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;*
- *Protect or manage significant natural resources and processes to maintain the capacity for primary production"*

5.3.2 Overlays

The site is affected by the following overlay designations.

Overlay	Site Designation
Airport Environs Overlay	Area of interest (15,000m buffer)
Bushfire Hazard Overlay	<ul style="list-style-type: none"> • Potential impact buffer (100m buffer) • Very high potential bushfire intensity • High potential bushfire intensity • Medium potential bushfire intensity

Overlay	Site Designation
Environmental Significance Overlay	<ul style="list-style-type: none"> • Regulated vegetation • Wildlife habitat • Ecological corridor • Habitat linkage • Waterway • Waterway 100m buffer
Hill and Slope Overlay	Hill and slope area

5.3.3 Category of Assessment

The Table of Assessment in the Rural Zone prescribes Rural Workers' Accommodation as Accepted Development subject to requirements, if on a lot greater than 60 hectares and complying with the relevant Acceptable Outcomes. Otherwise, Code Assessment is prescribed.

The proposed development triggers a Code Assessable development application, as a result of being alternative to some applicable Acceptable Outcomes. Further detail is provided in **Section 6**.

The category of development/assessment applicable to the proposed development is not altered by any applicable overlay.

5.3.4 Assessment Benchmarks

As the proposal is Code Assessable, it is assessed against the relevant codes (assessment benchmarks) as required by *Part 5 - Tables of assessment* in the Planning Scheme. Assessment benchmarks identified to be relevant to the development application are the following Planning Scheme codes:

- > Rural Zone Code
- > Accommodation Activities Code
- > Parking and Access Code
- > Works, Services and Infrastructure Code

A summary of compliance of the proposed development against the relevant assessment benchmarks is provided in **Section 6** of the Report. A detailed assessment against the relevant assessment benchmarks is provided in **Appendix D – Statement of Code Compliance**.

6 Compliance Summary

6.1 Introduction

The following sections comprise a summary of compliance against the relevant provisions of the planning framework as they apply to the proposed development, identified in **Section 5** of this Report.

6.2 Mareeba Shire Planning Scheme 2016

A comprehensive assessment of the development application against the relevant assessment benchmarks of the Planning Scheme is provided in **Appendix D - Statement of Code Compliance** of this Report. Compliance with the relevant planning scheme codes is summarised below.

6.2.1 Rural Zone Code

Acceptable Outcomes	Complies
Performance Outcomes	Complies
Purpose and Overall Outcomes	Complies

6.2.2 Accommodation Activities Code

Acceptable Outcomes	Alternative
<p>Alternatives</p> <p>AO13.1 <i>A Rural workers' accommodation building is limited to the accommodation of:</i></p> <p>(a) <i>One rural worker for every 50 hectares; and</i></p> <p>(b) <i>A maximum of ten rural workers in total.</i></p> <p>Response:</p> <p>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. The proposed development therefore provides an approximate rate of one rural worker for every 54 hectares, complying with AO13.1(a).</p> <p>It is acknowledged that the proposal is alternative to AO13.1(b) by accommodating up to 12 rural workers. 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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>On the basis of the above discussion, the proposed development is considered to be commensurate with the scale of agricultural operations.</p>	
Performance Outcomes	Complies
Purpose and Overall Outcomes	Complies

6.2.3 Parking and Access Code

Acceptable Outcomes	Alternative
Alternatives AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases. Response: Car parking for the proposed development is to occur within the existing car parking area on the site, being unsealed, consistent with the rural activities on the site. The existing car parking area is considered appropriate for the use of the site and to accommodate the proposed development.	
Performance Outcomes	Complies
Purpose and Overall Outcomes	Complies

6.2.4 Works, Services and Infrastructure Code

Acceptable Outcomes	Alternatives
Alternatives 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. Response: The proposed development does not seek to change the existing vehicle access and crossover. These are considered appropriate to service the proposed development. AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) A Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) An Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: i. Drainage control; ii. Erosion control; iii. Sediment control; and iv. Water quality outcomes. Response: The site is within the Rural Zone and the proposed development involves a small scale accommodation use, with a minimal built form footprint. The development is not considered to be of a sufficient magnitude to alter existing stormwater flows.	
Performance Outcomes	Complies
Purpose and Overall Outcomes	Complies

7 Conclusion and Recommendations

This Report accompanies an application by Reeve and Ocean Pty Ltd seeking a Development Permit for a Material Change of Use for Rural Workers' Accommodation over land at 112 Barnwell Road and part of 77 Barnwell Road, Kuranda.

An assessment of the proposed development has been undertaken against the applicable planning framework in order to determine the compliance of the proposed development with the relevant assessment benchmarks.

The information provided in this Report (and accompanying appendices) demonstrates that the proposed development complies with the applicable provisions of the relevant planning framework.

We therefore respectfully request that Council favourably consider the proposed development and approve the development application, subject to reasonable and relevant conditions.

Development Permit for a Material
Change of Use for Rural Workers'
Accommodation

APPENDIX

A

TITLE SEARCHES

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26096024

Search Date: 02/06/2017 12:00

Title Reference: 21287024

Date Created: 23/05/1985

Previous Title: 20770077

REGISTERED OWNER

Interest

Dealing No: 706456206 20/03/2003

ANDREW EASTON

ADRIENNE PETA EASTON

JOINT TENANTS INTER SE

1/2

BARBARA COLBURN MARTIN

TENANT IN COMMON

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 16

CROWN PLAN N157227

Local Government: MAREEBA

For exclusions / reservations for public purposes refer to
Plan CP N157227

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20250110 (POR 16V)
2. MORTGAGE No 709182770 01/12/2005 at 13:54
BENDIGO BANK LIMITED A.B.N. 11 068 049 178

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27859680

Search Date: 31/01/2018 08:51

Title Reference: 51131992

Date Created: 29/01/2018

Previous Title: 40074596

REGISTERED OWNER

Dealing No: 718543088 29/01/2018

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 17 SURVEY PLAN 296830
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20164038 (POR 17V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27859681

Search Date: 31/01/2018 08:51

Title Reference: 51131990

Date Created: 29/01/2018

Previous Title: 40074594

REGISTERED OWNER

Dealing No: 718543083 29/01/2018

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 18 SURVEY PLAN 296830
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20120036 (POR 18V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27859683

Search Date: 31/01/2018 08:51

Title Reference: 51131991

Date Created: 29/01/2018

Previous Title: 40074595

REGISTERED OWNER

Dealing No: 718543087 29/01/2018

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 19 SURVEY PLAN 296830
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20113100 (POR 19V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27859678

Search Date: 31/01/2018 08:51

Title Reference: 51131989

Date Created: 29/01/2018

Previous Title: 40074593

REGISTERED OWNER

Dealing No: 718543082 29/01/2018

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 22 SURVEY PLAN 296830
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20112035 (POR 22V)
Deed of Grant No. 20115003 (POR 21V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]

Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27768176

Search Date: 17/01/2018 12:30

Title Reference: 20815084

Date Created: 25/09/1970

Previous Title: 20602064
20602065
20602066
20602067

REGISTERED OWNER

Dealing No: 715946556 11/08/2014

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 20 CROWN PLAN N157423
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20109044 (POR 20V)
Deed of Grant No. 20109045 (POR 20V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27768347

Search Date: 17/01/2018 12:41

Title Reference: 20162218

Date Created: 03/06/1912

REGISTERED OWNER

Dealing No: 715946556 11/08/2014

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 43 CROWN PLAN N157359
Local Government: MAREEBA

For exclusions / reservations for public purposes refer to
Plan CP N157359

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20112207 (POR 43V)
2. LEASE No 602653149 (N709579) 28/06/1973
OF PART OF THE LAND
TO ROYAL FLYING DOCTOR SERVICE OF AUSTRALIA (QUEENSLAND
SECTION)
ORIGINAL TERM: FOR 99 YEARS
COMMENCING 01 JUN 1972
OR OPTIONS AS MAY BE STATED
3. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27768182

Search Date: 17/01/2018 12:30

Title Reference: 20142039

Date Created: 02/01/1906

REGISTERED OWNER

Dealing No: 715946556 11/08/2014

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 95 CROWN PLAN N157452
Local Government: MAREEBA

For exclusions / reservations for public purposes refer to
Plan CP N157452

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20142039 (POR 95V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27768178

Search Date: 17/01/2018 12:30

Title Reference: 20159093

Date Created: 04/09/1911

REGISTERED OWNER

Dealing No: 715946556 11/08/2014

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 129 CROWN PLAN NR456
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20134028 (POR 129V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27768177

Search Date: 17/01/2018 12:30

Title Reference: 20417160

Date Created: 01/12/1948

Previous Title: 20245149

20245150

REGISTERED OWNER

Dealing No: 715946556 11/08/2014

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 131 CROWN PLAN N157491

Local Government: MAREEBA

For exclusions / reservations for public purposes refer to
Plan CP N157491

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20116095 (POR 131V)

2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]

Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27768348

Search Date: 17/01/2018 12:41

Title Reference: 20198083

Date Created: 29/03/1920

REGISTERED OWNER

Dealing No: 715946556 11/08/2014

REEVER AND OCEAN PTY LTD A.C.N. 168 166 416

ESTATE AND LAND

Estate in Fee Simple

LOT 290 CROWN PLAN N157480
Local Government: MAREEBA

For exclusions / reservations for public purposes refer to
Plan CP N157480

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20198083 (POR 130 A OVER V)
2. MORTGAGE No 717992137 02/05/2017 at 10:10
KA HOU LOI

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018]
Requested By: D-ENQ CITEC CONFIRM

Development Permit for a Material
Change of Use for Rural Workers'
Accommodation

APPENDIX

B

EMR/CLR SEARCH EXTRACTS



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50382433 EMR Site Id: 02 June 2017
This response relates to a search request received for the site:
Lot: 16 Plan: N157227

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50434952 EMR Site Id: 07 February 2018
This response relates to a search request received for the site:
Lot: 17 Plan: SP296830

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50434953 EMR Site Id: 07 February 2018
This response relates to a search request received for the site:
Lot: 18 Plan: SP296830

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50434956 EMR Site Id: 07 February 2018
This response relates to a search request received for the site:
Lot: 19 Plan: SP296830

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50434957 EMR Site Id: 07 February 2018
This response relates to a search request received for the site:
Lot: 22 Plan: SP296830

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50431081 EMR Site Id: 17 January 2018
This response relates to a search request received for the site:
Lot: 20 Plan: N157423

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50431245 EMR Site Id: 17 January 2018
This response relates to a search request received for the site:
Lot: 43 Plan: N157359

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50431080 EMR Site Id: 17 January 2018
This response relates to a search request received for the site:
Lot: 95 Plan: N157452

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50431243 EMR Site Id: 17 January 2018
This response relates to a search request received for the site:
Lot: 129 Plan: NR456

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50431082 EMR Site Id: 17 January 2018
This response relates to a search request received for the site:
Lot: 131 Plan: N157491

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

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

Transaction ID: 50431244 EMR Site Id: 17 January 2018
This response relates to a search request received for the site:
Lot: 290 Plan: N157480

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Development Permit for a Material
Change of Use for Rural Workers'
Accommodation

APPENDIX

C

PROPOSAL PLANS

DATE PLOTTED: 3 July 2018 12:45 PM BY: ANDREW HOPE

XREF's: Q174088 Lot Cals 2017_10_03: KURWORLD MYOLA DEM_10MAR2018
CAD File: H20171HRP16299 - KUR World Rural Residential Subdivision002 - Town Planning\Drafting\Acad\HRP16299-003-MP-28.dwg



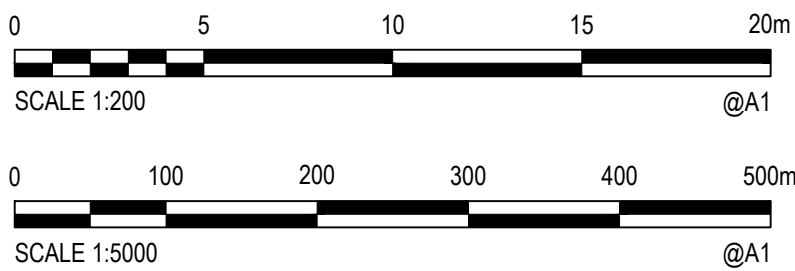
SITE PLAN
SCALE 1:5000

LAYOUT PLAN
SCALE 1:200



Cairns Tel: 07 4051 0288

© Cardno Limited All Rights Reserved.
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering and Local Authority and Agency approvals.

BARNWELL ROAD, KURANDA
LOTS 17 AND 22 ON SP296830

PROPOSED RURAL WORKERS ACCOMMODATION

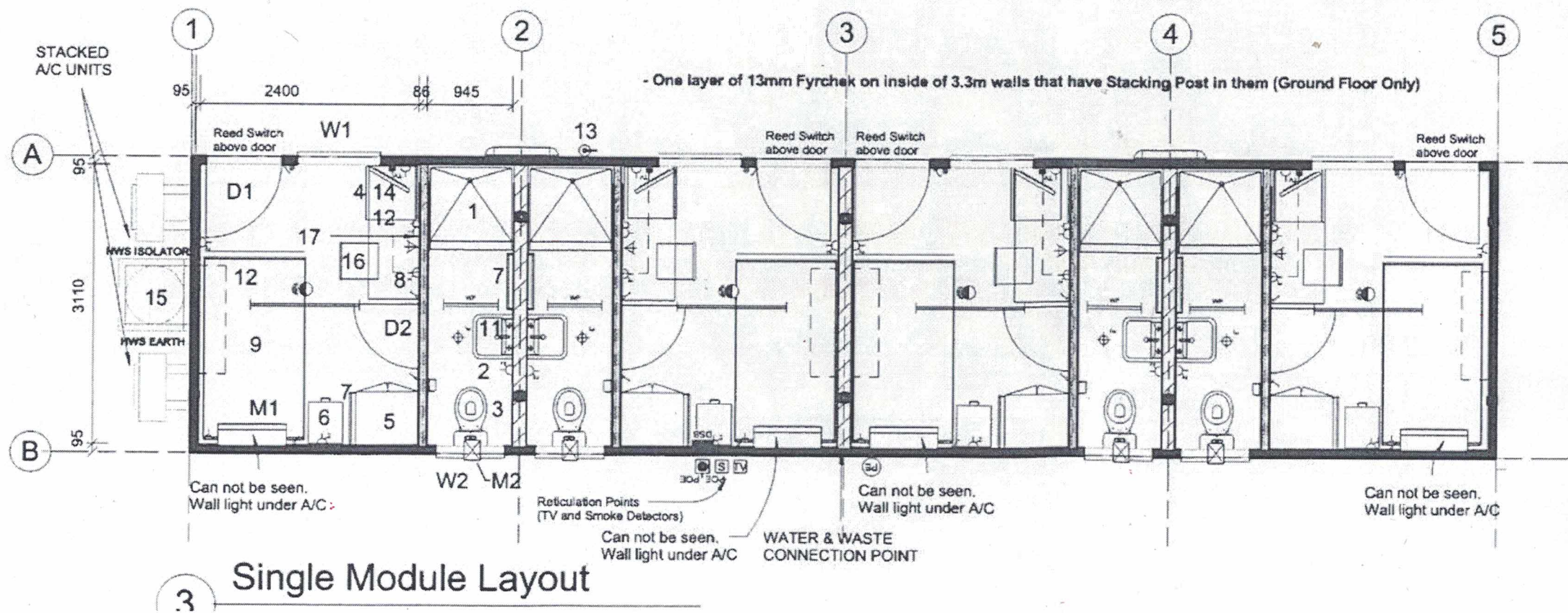
Date
03/07/2018

Scale
AS SHOWN

Size
A1

HRP16299-003-MP-28
Drawing Number

C
Revision





Development Permit for a Material
Change of Use for Rural Workers'
Accommodation

APPENDIX

D

STATEMENT OF CODE COMPLIANCE

Applicable Planning Scheme Codes**Zone Code**

Rural Zone Code

Development Codes

Accommodation Activities Code

Other Development Codes

Parking and Access Code

Works, Services and Infrastructure Code

6.2.9 Rural Zone Code

Performance Outcomes	Acceptable Outcomes	Response
For accepted development subject to requirements and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	R1.1 Complies The proposed buildings are of a single story, no greater than a maximum height of 8.5 metres.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	R1.2 Not Applicable The proposed development is to accommodate rural workers'. No rural activities are proposed as part of this application.
Siting, where not involving a Dwelling house		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	R2.1 Complies The proposed development provides setbacks of over 10 metres from a boundary to an adjoining lot. The site does not include frontage to a State-controlled road.
	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.	R2.2 Not Applicable The proposed development does not include a Roadside Stall.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> (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; 	R2.3 Complies The site has frontage to an unformed road reserve. The proposed development has a setback of over 100 metres to the site's frontage to Barnwell Road located in the north.

Performance Outcomes	Acceptable Outcomes	Response
Accommodation density		
PO3 The density of Accommodation activities: <ul style="list-style-type: none"> (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site. 	AO3.1 Residential density does not exceed one dwelling house per lot.	R3.1 Not Applicable The proposed development does not include a Dwelling house.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: <ul style="list-style-type: none"> (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or (c) Rural worker's accommodation. 	R3.2 Complies The proposed development does not include the provision of additional dwellings on the site. The proposed Rural Workers Accommodation use does not contain self-contained accommodation.
For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (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.	R4 Alternative Outcome as no Acceptable Outcome is prescribed The proposed design approach is consistent with that found in rural areas, with buildings and structures grouped together. Further, this ensures that the balance of the site can be efficiently used for rural purposes. The proposed buildings are small in scale to minimise dominance on the site. The site remains of a character that is consistent with the rural character of the surrounding area. Please refer to Appendix D – Proposal Plans for details.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> (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.	R5 Alternative Outcome as no Acceptable Outcome is prescribed The proposal comprises a low scale development which is compatible with the character of the Rural Zone and the established character of the site.

Performance Outcomes	Acceptable Outcomes	Response
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (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.	R6 Alternative Outcome as no Acceptable Outcome is prescribed The proposed development involves a low scale Rural workers' accommodation use which is located internally to the site. The proposed development is considered complementary to the existing rural use of the site and will therefore, not alter the rural character and amenity of the site and surrounding area.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> i. noise; ii. hours of operation; ii. traffic; ✓. advertising devices; ✓. visual amenity; i. privacy; ii. lighting; ii. odour; and κ. emissions. 	AO7 No acceptable outcome is provided.	R7 Alternative Outcome as no Acceptable Outcome is prescribed The proposed development is complementary to the existing use of the site, and the character of the surrounding area.

9.3.1 Accommodation Activities Code

Performance Outcomes	Acceptable Outcomes	Response
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: <ul style="list-style-type: none"> (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 .	R1 Alternative Outcome (as no Acceptable Outcome is prescribed) Table 9.3.1.3B does not prescribe minimum site area and site frontage provisions for Rural workers' accommodation use. Notwithstanding, the site comprises a substantial land area of approximately 284.2092 hectares which is considered sufficient to accommodate the proposed development without impacting upon the amenity or privacy of nearby land uses.
All Accommodation activities, apart from Tourist park and Dwelling house		
PO2 Accommodation activities are provided with on-site refuse storage areas that are: <ul style="list-style-type: none"> (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites. 	AO2.1 A refuse area is provided that: <ul style="list-style-type: none"> (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. 	R2.1 Can Comply The proposed development will utilise refuse areas existing on the site.
All Accommodation activities, except for Dwelling house		
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note – These provisions apply to any adjoining use, both on an adjoining site and on the same site.	AO3 The windows of habitable rooms: <ul style="list-style-type: none"> (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: 	R3 Complies The proposed development is designed and sited on the site to avoid direct overlooking to habitable rooms. The development is not located near any existing dwellings.

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> x. 2 metres at ground level; and xi. 8 metres above ground level; or (c) Are treated with: <ul style="list-style-type: none"> i. A minimum sill height of 1.5 metres above floor level; or ii. Fixed opaque glassed installed below 1.5 metres; or iii. Fixed external screens; or iv. A 1.5 metre high screen fence along the common boundary. 	
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: <ul style="list-style-type: none"> (a) Accommodate a range of landscape treatments, including soft and hard landscaping; (b) Provide a range of opportunities for passive and active recreation; (c) Provide a positive outlook and high quality of amenity to residents; (d) Is conveniently located and easily accessible to all residents; and (e) Contribute to an active and attractive streetscape. 	AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C .	R4.1 Not Applicable Table 9.3.1.3C does not prescribe communal open space provisions for a Rural workers' accommodation use.
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D .	R4.2 Not Applicable Table 9.3.1.3D does not prescribe private open space provisions for a Rural workers' accommodation use.
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	R4.3 Will Comply The proposed development is located over 100 metres from the road frontage to minimise direct visibility to clothes drying areas.
	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: <ul style="list-style-type: none"> (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 maneuvering areas; 	R4.4 Not Applicable The proposed development is for Rural workers' accommodation.

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> (c) Has a minimum space of 2.4m² per dwelling or accommodation unit; (d) Has a minimum dimensions to enable secure bicycle storage; (e) Is weather proof; and (f) Is lockable. 	
If a Caretaker's Accommodation		
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note – Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use. AO5.2 In the Rural Zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	R5 Not Applicable The proposed development does not incorporate a Caretaker's Accommodation. The application is for Rural workers' accommodation.
If for a Dwelling house		
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² .	R6 Not Applicable The proposed development does not incorporate a Dwelling house. The application is for Rural workers' accommodation.
If for Dual occupancy		
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> (a) Maximize 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. 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.	R7 Not Applicable The proposed development does not incorporate a Dual Occupancy. The application is for Rural workers' accommodation.

Performance Outcomes	Acceptable Outcomes	Response
If for Multiple dwelling, Residential care facility or Retirement facility		
PO8 Development is appropriately located within the Shire to: <ul style="list-style-type: none"> (a) Maximize the efficient utilization of existing infrastructure, services and facilities; and (b) Minimise amenity impacts through the collocation of compatible uses. Note – Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO8 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre Zone.	R8 Not Applicable The proposed development is for Rural workers' accommodation.
PO9 Buildings are designed to: <ul style="list-style-type: none"> (a) Reduce the appearance of building bulk; (b) Provide visual interest through articulation and variation; (c) Be compatible with the embedded, historical character for the locality; and (d) Be compatible with the scale of surrounding buildings. Note – Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO9.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: <ul style="list-style-type: none"> (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. <hr/> 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. <hr/> AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm. <hr/> AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: <ul style="list-style-type: none"> (a) Pyramidal; 	R9 Not Applicable The proposed development is for Rural workers' accommodation.

Performance Outcomes	Acceptable Outcomes	Response
	(b) Hip or hipped; (c) Gable; (d) Skillon.	
If for Residential care facility or Retirement facility		
<p>PO10</p> <p>The layout and design of the site:</p> <ul style="list-style-type: none"> (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. <p>Note – Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>AO10.1</p> <p>The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p> <hr/> <p>AO10.2</p> <p>Pedestrian paths include navigational signage at intersections.</p> <hr/> <p>AO10.3</p> <p>Buildings, dwellings and accommodation units include identification signage at entrances.</p> <hr/> <p>AO10.4</p> <p>An illuminated sign and site map is provided at the main site entry.</p> <hr/> <p>AO10.5</p> <p>Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.</p>	<p>R10 Not Applicable</p> <p>The proposed development is for Rural workers' accommodation.</p>
If for Home based business		
<p>PO11</p> <p>Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) Size and scale; (b) Intensity and nature of use; (c) Number of employees; and (d) Hours of operation. 	<p>AO11.1</p> <p>The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.</p> <hr/> <p>AO11.2</p> <p>The Home based business does not occupy a gross floor area of more than 50m².</p> <hr/> <p>AO11.3</p> <p>No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.</p> <hr/> <p>AO11.4</p>	<p>R11 Not Applicable</p> <p>The proposed development is for Rural workers' accommodation.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00am and 6.00pm.</p> <hr/> <p>AO11.5 The Home based business does not involve the public display of goods external to the building.</p> <hr/> <p>AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.</p> <hr/> <p>AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.</p> <hr/> <p>AO11.8 The business does not involve the use of power tools or similar noise generating devices.</p>	
<p>PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.</p>	<p>AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E.</p> <hr/> <p>AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.</p> <hr/> <p>AO12.3 A farm stay is setback 100 metres from any property boundary.</p> <hr/> <p>AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) Located at least 5 metres from the bedrooms of adjoining residence; and Located or screened so that they do not directly overlook private open space areas of adjoining properties.</p>	<p>R12 Not Applicable The proposed development is for Rural workers' accommodation.</p>

Performance Outcomes	Acceptable Outcomes	Response
If for Rural worker's accommodation		
<p>PO13</p> <p>The Rural worker's accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.</p>	<p>AO13.1</p> <p>A Rural workers' accommodation building is limited to the accommodation of:</p> <ul style="list-style-type: none"> (a) One rural worker for every 50 hectares; and (b) A maximum of ten rural workers in total. 	<p>R13.1 Alternative Outcome</p> <p>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. The proposed development therefore provides an approximate rate of one rural worker for every 54 hectares, complying with AO13.1(a).</p> <p>It is acknowledged that the proposal is alternative to AO13.1(b) by accommodating up to 12 rural workers.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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.

Performance Outcomes	Acceptable Outcomes	Response
		On the basis of the above discussion, the proposed development is considered to be commensurate with the scale of agricultural operations.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	R13.2 Complies The site comprises a land area of approximately 648.7804 hectares. Of the site area, approximately 80 hectares is used for rural activities including Animal Husbandry and Cropping.
PO14 Rural worker's accommodation is provided with amenities commensurate with the: <ul style="list-style-type: none"> (a) Needs of the employees; and (b) Permanent or seasonal nature of the employment. 	AO14.1 The Rural workers' accommodation is: <ul style="list-style-type: none"> (a) For permanent occupation; and (b) Fully self-contained. OR	R14.1 Complies The proposed Rural workers' accommodation is to cater for permanent occupation and is provides a self-contained complex, comprising communal kitchen, dining, laundry and living areas. Please refer to Appendix D – Proposal Plan for details.
	AO14.2 The Rural workers' accommodation: <ul style="list-style-type: none"> (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. 	R14.2 Not Applicable The proposal complies with AO14.1 above.
For assessable development		
If for Caretaker's Accommodation		
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: <ul style="list-style-type: none"> (a) Hours of operation; (b) Nature of the use; (c) Security requirements; (d) Site location and access; and (e) Proximity to other land uses. 	AO15 No acceptable outcome is provided.	R15 Not Applicable The proposed development is for Rural workers' accommodation.

Performance Outcomes	Acceptable Outcomes	Response
If for Residential care facility or Retirement facility		
PO16 Retirement facilities include a range of housing designs and types that: <ul style="list-style-type: none"> (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.	R16 Not Applicable The proposed development is for 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.	R17 Not Applicable The proposed development is for Rural workers' accommodation.
PO18 The density of accommodation provided within the Tourist park: <ul style="list-style-type: none"> (a) Is commensurate with the size and utility of the site; (b) Is consistent with the scale and character of development in the surrounding area; (c) Ensures sufficient infrastructure and services can be provided; (d) Does not adversely impact on the existing amenity of nearby uses; (e) Ensures a high level of amenity is enjoyed by residents of the site; and (f) Does not place undue pressure on environmental processes in the surrounding area. 	AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: <ul style="list-style-type: none"> (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m² gross floor area per cabin) per hectare of the nominated area(s). <hr/> 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).	R18 Not Applicable The proposed development is for a Rural workers' accommodation.
AO19 Accommodation sites are designed and located:	AO19.1 A minimum 50% of provided caravan and motor home accommodation sites have a concrete slab with a	R19 Not Applicable

Performance Outcomes	Acceptable Outcomes	Response
<p>(a) To provide sufficient land for necessary services and infrastructure;</p> <p>(b) To achieve sufficient separation between land uses;</p> <p>(c) Is consistent with the scale and character of development in the surrounding area; and</p> <p>(d) To prevent amenity and privacy impacts on nearby land uses.</p>	<p>minimum length of 6 metres and a minimum width of 2.4 metres.</p> <hr/> <p>AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of:</p> <p style="padding-left: 40px;">(a) 2 metres from an internal road; and</p> <p style="padding-left: 40px;">(b) 1.5 metres from the side and rear boundaries of the site.</p>	<p>The proposed development is for a Rural workers' accommodation.</p>
<p>PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.</p>	<p>AO20.1 A central refuse collection area is provided to service all accommodation sites.</p> <hr/> <p>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.</p> <hr/> <p>AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.</p> <hr/> <p>AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.</p> <hr/> <p>AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.</p>	<p>R20 Not Applicable The proposed development is for a Rural workers' accommodation.</p>

9.4.3 Parking and Access Code

Performance Outcomes	Acceptable Outcomes	Response
For accepted development subject to requirements and assessable development		
Car parking spaces		
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> (a) Nature of the site; (b) Location of the site; (c) Proximity to the use to public transport services; (d) Availability of active transport infrastructure; and (e) Accessibility of the use to all members of the community. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B. Note – Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	R1 Alternative Outcome (as no applicable Acceptable Outcome is provided) Table 9.4.3.3B does not prescribe an applicable car parking rate for Rural workers' accommodation. Car parking will be within the existing car parking area on the site. The existing site is considered to provide for sufficient car parking areas to accommodate the proposal, as the development is to cater for existing employees already utilising the car parking area.
Vehicle crossovers		
PO2 Vehicle crossovers are provided to: <ul style="list-style-type: none"> (a) Ensure safe and efficient access between the road and premises; (b) Minimise interference with the function and operation of roads; and (c) Minimise pedestrian to vehicle conflict. 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 – FNQROC Regional Development Manual. <hr/> AO2.2 Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> (a) The primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) From the lowest order road in all other instances. <hr/> AO2.3 Vehicle access for particular uses is provided in accordance with Table 9.4.3.3E .	R2 Not Applicable The proposed development does not seek to alter the existing vehicle access to/from the site.

Performance Outcomes	Acceptable Outcomes	Response
PO3 Access, maneuvering and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> (a) The intensity of anticipated vehicle movements; (b) The nature of the use that they service; and (c) The character of the surrounding locality. 	PO3 Access, maneuvering and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	R3 Not Applicable The proposed development does not seek to alter the existing vehicle access, maneuvering and car parking areas on the site.
For assessable development		
Parking area location and design		
PO4 Car parking areas are located and designed to: <ul style="list-style-type: none"> (a) Ensure safety and efficiency in operation; and (b) Be consistent with the character of the surrounding locality. 	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking. <hr/> AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities – Off-street parking for people with disabilities. <hr/> AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances. <hr/> AO4.4 Parking and any set down areas are: <ul style="list-style-type: none"> (a) Wholly contained within the site; (b) Visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) Are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) Provided at the side or rear of a building in all other instances. 	R4 Not Applicable The proposed development does not seek to alter the existing car parking spaces on the site.

Performance Outcomes	Acceptable Outcomes	Response
Site access and maneuvering		
PO5 Access to, and maneuvering within, the site is designed and located to: <ul style="list-style-type: none"> (a) Ensure the safety and efficiency of the external road network; (b) Ensure the safety of pedestrians; (c) Provide a functional and convenient layout; and (d) Accommodate all vehicles intended to use the site. 	AO5.1 Access and maneuverability is in accordance with: <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. <hr/> Note – Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Paths Templates. <hr/> AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS. <hr/> AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear. <hr/> AO5.4 Pedestrian and cyclist access to the site: <ul style="list-style-type: none"> (a) Is clearly defined; (b) Easily identifiable; and (c) Provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). 	R5 Not Applicable The proposed development does not seek to alter the existing access and manoeuvrability on the site.
PO6 Development that involves an internal road network ensures that it's design: <ul style="list-style-type: none"> (a) Ensure safety and efficiency in operation; (b) Does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: <ul style="list-style-type: none"> I. Hours of operation; 	AO6.1 Internal roads for a Tourist park have a minimum width of: <ul style="list-style-type: none"> (a) 4 metres if one way; or (b) 6 metres if two way. <hr/> AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favor of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:	R6 Not Applicable The proposed development does not seek to alter the existing internal roads within the site.

Performance Outcomes	Acceptable Outcomes	Response
II. Noise III. Light; and IV. Odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) Allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) In the Rural zone, avoids environment degradation.	(a) A minimum approach and departure curve radius of 12 metres; and (b) A minimum turning circle radius of 8 metres. <hr/> AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity. <hr/> AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets. <hr/> AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) – Control of Obtrusive effects of outdoor lighting. <hr/> AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles. <hr/> AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) Are no steeper than 1:5; or (b) Are steeper than 1:5 and are sealed.	
Servicing		
PO7 Development provides access, maneuvering and servicing areas on site that: (a) Accommodate a service vehicle commensurate with the likely demand generated by the use;	AO7.1 All unloading, loading, service and waste disposal areas are located: (a) On the site; (b) To the side or rear of the building, behind the main building line;	R7 Not Applicable The proposed development does not seek to alter any unloading, loading, service and waste disposal areas existing on the site. Existing arrangements will be utilized without alteration.

Performance Outcomes	Acceptable Outcomes	Response
<p>(b) Do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) Do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) Provide for all servicing functions associated with the use; and</p> <p>(e) Are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p>(c) Not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p> <hr/> <p>AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p> <hr/> <p>AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p>	
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	<p>AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p> <hr/> <p>AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	<p>R8.1 Complies Car parking for the proposed development is to occur within the existing car parking area on the site.</p> <hr/> <p>R8.2 Alternative Outcome Car parking for the proposed development is to occur within the existing car parking area on the site, being unsealed, consistent with the rural activities on the site. The existing car parking area is considered appropriate for the use of the site and to accommodate the proposed development.</p>
End of trip facilities		
<p>PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <p>(a) Meet the anticipated demand generated from the use;</p> <p>(b) Comprise secure and convenient bicycle parking and storage; and</p> <p>(c) Provide end of trip facilities for all active transport users.</p>	<p>AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.</p> <hr/> <p>AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	<p>R9 Not Applicable The site is not within the Centre Zone, Industry Zone or Emerging Community Zone.</p>

Performance Outcomes	Acceptable Outcomes	Response
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (a) The expected traffic movements to be generated by the facility; (b) Any associated impacts on the road network; and (c) Any works that will be required to address the identified impacts. 	R10 Not Applicable The proposed development is for Rural workers' accommodation.
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (a) The expected traffic movements to be generated by the facility; (b) Any associated impacts on the road network; and (c) Any works that will be required to address the identified impacts. 	R11 Not Applicable The proposed development is for Rural workers' accommodation.

Performance Outcomes	Acceptable Outcomes	Response
For accepted development subject to requirements and assessable development		
Water supply		
PO1 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) In the Conservation Zone, Rural Zone or Rural residential zone; and (b) Outside a reticulated water supply service area. 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: <ul style="list-style-type: none"> (a) A bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQOC Regional Development Manual; or (b) On-site water storage tank/s: <ul style="list-style-type: none"> 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. 	R1.1 Not Applicable The site is within the Rural Zone and is located outside of a reticulated water supply service area. R1.2 Can Comply The site currently has access to a water supply. The existing arrangements will be used for the proposed development.
Wastewater disposal		
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) Meets the needs of users; (b) Is adequate for fire-fighting purposes; (c) Ensures the health, safety and convenience of the community; and 	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: <ul style="list-style-type: none"> (a) In the Conservation zone, Rural zone or Rural residential zone; and (b) Outside a reticulated sewerage service area. 	R2.1 Not Applicable The site is within the Rural Zone and located outside of a reticulated sewerage service area.

Performance Outcomes	Acceptable Outcomes	Response
(d) Minimises adverse impacts on the receiving environment.	A02.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> (a) In the Conservation zone, Rural zone or Rural residential zone; and (b) Outside a reticulated sewerage service area. 	R2.2 Can Comply The site currently has access to a disposal system. The existing arrangements will be used to service the proposed development.
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.	A03.1 Where located within a Priority Infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	R3 Not Applicable The site is not located within a Priority Infrastructure area and is not within an area serviced by stormwater infrastructure.
	A03.2 On-site drainage systems are constructed: <ul style="list-style-type: none"> (a) To convey stormwater from the premises to a lawful point of discharge; and (b) In accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	
Electricity supply		
PO4 Each lot is provided with an adequate supply of electricity.	A04 The premises: <ul style="list-style-type: none"> (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: 	R4 Complies The site is currently serviced by electricity.

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> i. It is approved by the relevant regulatory authority; and ii. It can be demonstrated that no air or noise emission; and iii. It can be demonstrated that no adverse impact on visual amenity will occur. 	
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.	R5 Can Comply
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 and 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.	R6 Can Comply The proposed development will utilize the existing public utility services available on the site.
Excavation or filling		
PO7 Excavation or filling must not have an adverse impact on the: <ul style="list-style-type: none"> (a) Streetscape; (b) Scenic amenity; (c) Environmental value; (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. <hr/> 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. <hr/> AO7.3 Earthworks batters: <ul style="list-style-type: none"> (a) Are no greater than 1.5 metres in height; (b) Are stepped with a minimum width 2 metres 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 	R7 Not Applicable Filling and excavation is not proposed as part of this application.

Performance Outcomes	Acceptable Outcomes	Response
	(e) Are retained.	
	<p>A07.4</p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) Adjoining premises; or (b) A road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	
	<p>A07.5</p> <p>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.</p>	
	<p>A07.6</p> <p>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.</p>	
	<p>A07.7</p> <p>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.</p>	
For assessable development		
Transport network		
<p>PO8</p> <p>The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p>A08.1</p> <p>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.</p>	<p>R8.1 Alternative Outcome</p> <p>The proposed development does not seek to change the existing vehicle access and crossover. These are considered appropriate to service the proposed development.</p>

Performance Outcomes	Acceptable Outcomes	Response
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	R8.2 Not Applicable Public infrastructure is not proposed.
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.	R9 Not Applicable Public infrastructure is not proposed.
Stormwater quality		
AO10 Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> (a) Optimize the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) Protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) Achieve specified water quality objectives; (d) Minimise flooding; (e) Maximize the use of natural channel design principles; (f) Maximize community benefit; and (g) Minimise risk to public safety. 	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> (a) A Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) An Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> i. Drainage control; ii. Erosion control; iii. Sediment control; and iv. Water quality outcomes. 	R10 Alternative Outcome The site is within the Rural Zone and the proposed development involves a small scale accommodation use, with a minimal built form footprint. The development is not considered to be of a sufficient magnitude to alter existing stormwater flows.
	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:	

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> (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. 	
PO11 Storage areas for stormwater detention and retention: <ul style="list-style-type: none"> (a) Protect or enhance the environmental values of receiving waters; (b) Achieve specified water quality objectives; (c) Where possible, provide for recreational use; (d) Maximize community benefit; and (e) Minimise risk to public safety. 	AO11 No acceptable outcome is provided.	R11 Alternative Outcome (as no Acceptable Outcome is prescribed) The proposed development does not seek to include storage areas for stormwater detention and retention.
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.	R12 Not Applicable No excavation or filling is proposed as part of this application.
	AO12.2 Transportation of fill to or from the site does not occur: <ul style="list-style-type: none"> (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. 	
PO13	AO13.1	R13 Not Applicable

Performance Outcomes	Acceptable Outcomes	Response
Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<p>Dust emissions do not extend beyond the boundary of the site.</p> <hr/> <p>AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.</p> <hr/> <p>AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.</p>	No excavation or filling is proposed as part of this application.
<p>PO14 Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) Safety; (b) Drainage; (c) Visual amenity; and (d) Privacy of adjoining premises. 	<p>AO14 Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> (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. 	<p>R14 Not Applicable No excavation or filling is proposed as part of this application.</p>
Weed and pest management		
<p>PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15 No acceptable outcome is provided.</p>	<p>R15 Alternative Outcome (as no Acceptable Outcome prescribed) The proposed development will include appropriate measures to prevent the spread of weeds, seed or other pests.</p>
Contaminated land		
<p>PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.</p>	<p>AO16 Development is located where:</p> <ul style="list-style-type: none"> (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. 	<p>R16 Complies The site is not identified as contaminated land. Please refer to Appendix C – EMR/CLR Search Extracts.</p>

Performance Outcomes	Acceptable Outcomes	Response
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.	R17 Not Applicable The proposal is not a development accessed by common private title.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	