

**From:** Patrick Clifton  
**Sent:** 3 Jul 2018 19:26:16 +1000  
**To:** Planning (Shared)  
**Cc:** Carl Ewin  
**Subject:** New DA MCU (Code Assessment), Additional Rural Workers Accommodation - 105 Inveradi Road, Dimbulah (Lot 107 RP749635) - MCU/18/0018  
**Attachments:** DAForm1-Developmentapplicationdetails (3).pdf, land owner consent.pdf, Planning Report.pdf

Dear Sir,

Please find attached an application of the material change of use (code Assessable) of premises located at 105 Inveradi Road, Dimbulah and described as Lot 107 on RP 749635 for the purpose of additional rural workers accommodation.

In association with the application, attached is the following:

- Application form;
- Landowner Consent; and,
- Planing supporting statement containing proposal plans and an assessment of the proposed development against the relevant assessment benchmarks.

It would be appreciated if you could prepare an invoice in respect of the application fees and return by reply email for prompt payment.

Kind regards

Patrick Clifton **CONSULTANT PLANNER**

0488 001 581  
PO Box 228 Babinda QLD 4861



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# 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>	Ontario Mangoes Pty Ltd
Contact name <i>(only applicable for companies)</i>	c/- Gilvear Planning Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 228
Suburb	Babinda
State	QLD
Postcode	4861
Country	Australia
Contact number	0488 001 581
Email address <i>(non-mandatory)</i>	patrick@gilvearplanning.com.au
Mobile number <i>(non-mandatory)</i>	0488 001 581
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	J000554

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
		105	Inveradi Road	Dimbulah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	107	RP749635	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

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:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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

<b>6.1) Provide details about the first development aspect</b>	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Rural Workers Accommodation (19 additional rooms to existing accommodation)	
e) Relevant plans	
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
<b>6.2) Provide details about the second development aspect</b>	
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 <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
e) Relevant plans	
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application	

**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

**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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Rural Workers Accommodation	Rural Workers Accommodation	19	N/A

**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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

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"/> Stormwater | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work   | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping   | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> |                                     |  |

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)

\$
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## PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

- Yes – a copy of the decision notice is attached to this development application
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- 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.

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:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

#### Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the <b>chief executive of the distribution entity or transmission entity</b> : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council</b> : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the <b>Minister under the Transport Infrastructure Act 1994</b> : <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 <b>relevant port operator</b> : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the <b>Chief Executive of the relevant port authority</b> : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the <b>Gold Coast Waterways Authority</b> : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the <b>Queensland Fire and Emergency Service</b> : <input type="checkbox"/> Tidal works marina ( <i>more than six vessel berths</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> 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 ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<p><b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> <p>Further advice about information requests is contained in the <u>DA Forms Guide</u>.</p>



## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCU/17/0002	6 September 2017	Mareeba Shire Council
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	EA0001076	13 December 2017	Department of Environment and Heritage

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
<b><u>Environmentally relevant activities</u></b>	
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No	
<i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<b><u>Hazardous chemical facilities</u></b>	
23.2) Is this development application for a <b>hazardous chemical facility</b> ?	
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No	
<i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>	
<b><u>Clearing native vegetation</u></b>	

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](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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**?

- Yes – details of the heritage place are provided in the table below  
 No

**Note:** See guidance materials at [www.des.qld.gov.au](http://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**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
 No

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

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

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
 No

## 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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<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 <i>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 <a href="#">DA Forms Guide: Planning Report Template</a>.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<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 ( <i>see 21</i> )	<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> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p><b>Privacy</b> – 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 <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

## 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	

**Company owner's consent to the making of a development application under the *Planning Act 2016***

I, David Malcolm Courtice  
Director of the company mentioned below.

I, Pamela Sheryl Courtice  
Secretary of the company mentioned below.

Of Tengarra Farms Pty Ltd as trustee for the DM & PS Courtice Superannuation Fund- ABN:85 394 920 669

the company being the owner of the premises identified as follows:

105 Inveradi Road, Dimbulah and described as Lot 107 on RP749635

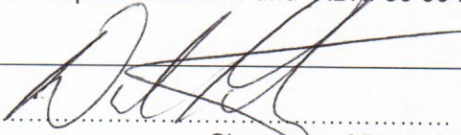
consent to the making of a development application under the *Planning Act 2016* by:

Ontario Mangoes Pty Ltd.

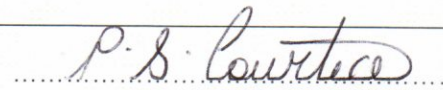
on the premises described above for:

The Material Change of Use of premises for a Rural Workers Accommodation.

DM & PS Courtice Superannuation Fund -ABN: 85 394 920 669.

  
.....  
Signature of Director

3-JULY 2018  
.....  
Date

  
.....  
Signature of Secretary

3-JULY 2018  
.....  
Date



**gilvear planning**

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# Planning Report

Material Change of Use (Code Assessment) –  
Rural Workers Accommodation (addition to  
existing), Lot 107 RP749635, Leadingham Creek  
Road/Inveradi Road, Dimbulah

[gilvearplanning.com.au](http://gilvearplanning.com.au)

# Prepared for Ontario Mangoes Pty Ltd

MAREEBA SHIRE COUNCIL

Our Reference J000554

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Site Lot 107 RP749635, Leadingham Creek Road/Inveradi Road, Dimbulah.

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Date June 2018



# Important Note

Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the Copyright Act, no part of this Report may be reproduced by any process without the written consent of Gilvear Planning Pty Ltd ('Gilvear Planning').

This Report has been prepared for Ontario Mangoes for the sole purpose of making a Development Application seeking a Development Permit for Material Change of Use on land at Inveradi Road/Leadingham Creek Road (Lot 107 RP749635) for the purpose of additional workers accommodation. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Gilvear Planning has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- b) That information obtained as a result of a search of a government register or database is complete and accurate.

Gilvear Planning is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, Gilvear Planning does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and / or content of this Report without consent of Gilvear Planning, Gilvear Planning disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified Gilvear Planning from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

Signed on behalf of  
Gilvear Planning Pty Ltd



**Kristy Gilvear**  
**DIRECTOR**  
**June 2018**



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# 1.0 Introduction

This report has been prepared on behalf of Ontario Mangoes Pty Ltd (the 'applicant') in support of a Development Application to the Mareeba Shire Council, seeking a Development Permit for the material change of use of premises for the purpose of additional Workers Accommodation, on land at Inveradi Road/Leadingham Creek Road, described as Lot 107 on RP749635 ('the subject site').

The application site is a single parcel of land located on the corner of Inveradi Road, Leadingham Creek Road and Mt Mulligan Road, Dimbulah, and contains an area of approximately 30 hectares. The site is used, in part, for the cropping of mangoes. The balance of the site is currently under construction for the purpose of a Rural Industry (Packing Shed) and Rural Workers Accommodation (96 bed).

It is proposed to increase the capacity of the existing Rural Workers accommodation on the site from 96 beds to a total of 112 workers and three (3) supervisors to support the mango farming business that comprises in excess of 400 hectares of mangoes.

Planning approval was granted for the original development of the Rural Industry and Rural Workers Accommodation on 6 September 2017 (Ref: MCU17/0002). The proposed development is considered to be a material change in the intensity or scale of the Rural Workers Accommodation and a fresh application is required.

The proposal is considered to be able to satisfy the relevant Development Assessment benchmarks and is considered to be a suitable development on the site. The development is consistent in terms of nature of land use and would not adversely affect the established amenity.

The application is submitted for approval, subject to reasonable and relevant conditions.

## 2.0 Summary

### PROPOSAL SUMMARY

<b>Address:</b>	105 Inveradi Road, Dimbulah
<b>Real Property Description:</b>	Lot 107 RP749635
<b>Site Area/Frontage:</b>	30.161 hectares 990.087 metres to Leadingham Creek Road 600.044 metres to Unnamed Road
<b>Owners:</b>	DM & PS Courtice Superannuation Fund – ABN 85 394 920 669
<b>Easements &amp; Encumbrances:</b>	Easement A (water Supply Purposes) in favour of Lot 109 SP171866
<b>Proposal:</b>	Rural Workers Accommodation (addition to existing accommodation)
<b>Approvals Sought:</b>	Development Permit
<b>Level of Assessment:</b>	Code Assessment
<b>Zone:</b>	Rural Zone
<b>Overlays (Precincts):</b>	<ul style="list-style-type: none"><li>• Agricultural Land Overlay – Class A Agricultural Land;</li><li>• Bushfire Hazard Overlay – Potential Impact Buffer, in part;</li><li>• Environmental Significance, Waterways Overlay – Waterway 100 metre buffer, in part;</li><li>• Flood Hazard Overlay – Flood Hazard, in part;</li><li>• Transport Infrastructure Overlay – Major Rural Road.</li></ul>
<b>Local Area Plan (Precincts):</b>	N/A
<b>Regional Plan Designation:</b>	Regional Landscape and Rural Production Area

**State Interests –  
State Planning Policy:**

- Economic Growth
  - Agriculture – Important Agricultural area;
  - Agriculture – Agricultural Land Classification Class A and B
  - Agriculture – Stock Route network.
- Environment and Heritage
  - Water Quality – Water Resource Catchment
- Safety and Resilience to Hazards
  - Flood Hazard Area – Level 1 – Queensland Floodplain Assessment Overlay; in part;
  - Bushfire Prone Area – Medium Potential Bushfire Intensity;
  - Bushfire Prone Area –Potential Impact buffer;

---

**State Interests –  
SARA Mapping:**

- Water Resources
  - Water resource Planning Area Boundary (Barron)
- Native Vegetation Clearing
  - Regulated Vegetation Management Map - Category X;
  - Coastal bioregion and sub-region.

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**Referral Agencies:**

Nil – The site has an existing Environmental Authority for the operation of ERA 63 – On-site sewage treatment.

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**State Development  
Assessment Provisions:**

Nil

## 3.0 Site Description

The application site is a single parcel of land located on the corner of Inveradi Road, Leadingham Creek Road and Mt Mulligan Road, Dimbulah, and contains an area of approximately 30 hectares. The site has frontage to Leadingham Creek Road of approximately 990 metres and frontage to an unnamed road to the south of approximately 600 metres. The site is used, in part, for the cropping of mangoes, which are located to the north west of the site and cover approximately one third of the site. The balance of the site is currently under construction for the purpose of a Rural Industry (Packing Shed) and Rural Workers Accommodation (96 beds). It is the Rural Workers Accommodation that is the subject of this application.

The site has an easement that traverses the site from the north to south for water supply purposes in favour of lot 109 on SP 171866. This parcel is also in the ownership of the applicant.

The site is serviced by water supply from a large irrigation pond (turkeys nest) located to the northwest on lot 193 on SP171866.

The area surrounding the site is predominantly used for the purpose of agriculture, with the township of Dimbulah located approximately 4.4 kilometres to the south. The most notable natural feature in the area is the Walsh River, which is located immediately adjacent the south-eastern boundary of the site. To the east is a minor creek that traverses from the north and flows into the Walsh River. The nearest residential land use to the subject site is a two storey dwelling located on the adjoining premises to the south on the opposite side of the unnamed road reserve. This is also in the ownership of the applicant.

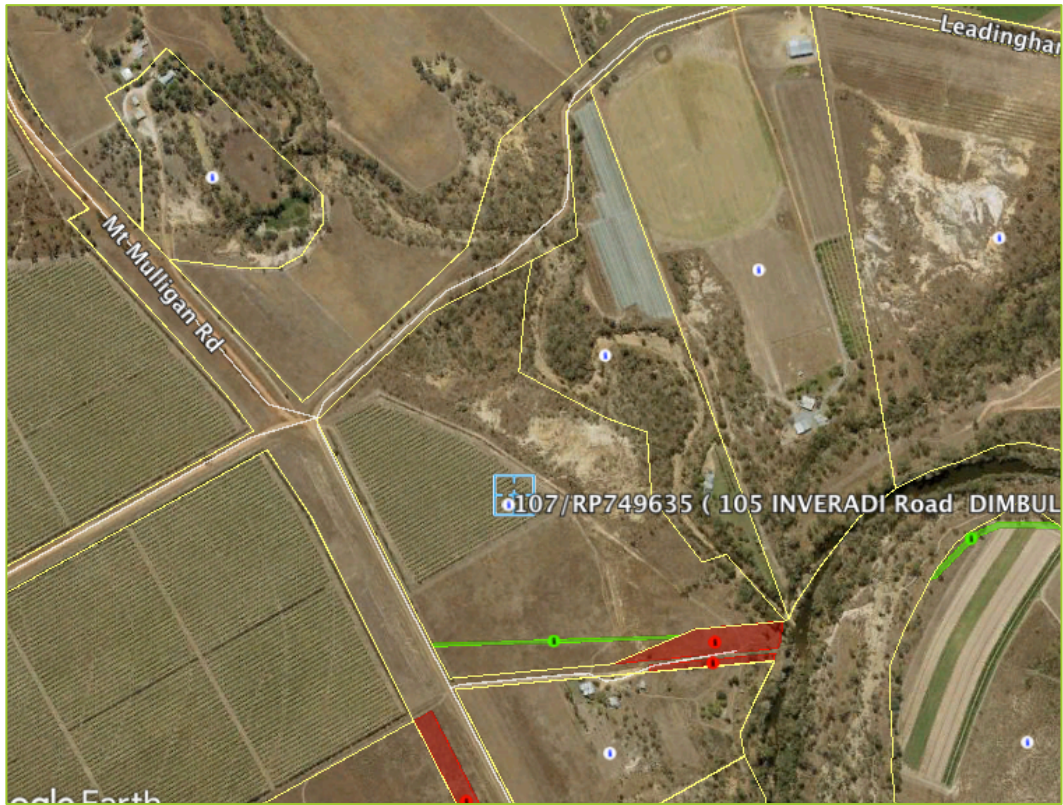


Photo 1: Aerial View of Site (source: Qld Globe)



## 4.0 Proposal

The existing business farms in excess of 400 hectares of mangoes and currently undertakes the packing of these mangoes at an off-farm facility in Tolga. The mangoes are trucked to Tolga where they are packed before being trucked back to the farm for storage prior to transport to market.

In order to improve the efficiency of the business and the quality of the product reaching the market, in 2017 the applicant applied for the development of a 5,352sqm packing shed, including office, to allow for the mangoes to be processed and packaged closer to the source, and for on-farm accommodation for up to 96 seasonal workers engaged in the farm. The proposed packing shed and workers accommodation were approved on 6 September 2017 (Ref: MCU17/0002) and are currently under construction. At full operating capacity in the peak period, the farm will now employ in excess of 100 seasonal farm workers to pick and pack the mangoes.

Given the increased demand for workers as a result of the expansion of the farm and the operational requirements of the packing shed, it is proposed to extend the existing workers accommodation by providing an additional 16 beds to provide accommodation for 112 farm workers. It is also proposed to provide three standalone accommodation units for the supervisors. The total facility would provide accommodation for 115 rural workers, including supervisors.

The proposed rural workers accommodation would be located to the south of the existing seasonal workers accommodation and would be linked to the existing accommodation by the extension of the internal access road. An additional four car parking spaces would be provided to service the additional seasonal workers accommodation.

Consistent with the existing building arrangement, the accommodation would consist of 4x4 ensuite bed transportable buildings that are configured such that two transportable buildings, or 8 bedrooms, create a single living unit. Each living unit would be provided with a kitchen and minor laundry facilities with a larger communal laundry also provided. It is proposed that each living unit would be self-contained with separate wastewater treatment systems.

The proposed supervisor accommodation (also seasonal workers) would be located to the west of the existing accommodation between the Rural Industry (Packing Shed) and the accommodation. They would comprise three separate units, each containing an office bedroom, living area and large verandah. Each of the units would be self-contained.

The water supply for the proposed development would be provided from an existing turkey nest located within the overall farm and on Lot 193 SP171866, which is connected to the site. Electricity would be provided by an existing connection.

Proposal plans are included in [Attachment 1](#).

Key Features of the proposal are summarised in the following table:

ELEMENT / PROVISION	PROPOSAL
<b>Site Area:</b>	30.161 hectares
<b>Frontage:</b>	Approx. 990 Metres to Leasingham Creek Road
<b>Site Cover:</b>	Approx. 6%
<b>Height (m/storey)</b>	4.6 metres
<b>Setbacks</b>	North (side): 380 Metres East (rear): >180 Metres South (side): 37 Metres West (front): 100 Metres
<b>Access:</b>	Existing access from Leasingham Creek Road
<b>Parking</b>	Additional 4 car parking spaces (prorata to previous approval)

Figure 1: Proposed Development – Site Plan

Figure 2: Proposed Development – Elevations

# 5.0 Statutory Planning Considerations

This section provides an overview of the legislative context of the application under the provision of the *Planning Act 2016*.

## 5.1 Planning Act 2016 (PA)

### 5.1.1 Confirmation of Development

The proposed development is not prohibited. This has been established by considering all relevant instruments, which can provide prohibitions under the *Planning Act 2016*; including:

- Schedule 10 of the *Planning Regulation 2017*; and
- Relevant categorising instruments.

### 5.1.2 Assessable Development

The development proposed by this application is made assessable under the Mareeba Shire Council Planning Scheme, which is a categorising instrument for the purposes of Section 43(1) of the *Planning Act 2016*.

### 5.1.3 Assessment Manager

The Assessment Manager is the Mareeba Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

### 5.1.4 Level of Assessment

The table below summarises the assessable development subject to this application and the relevant level of assessment for each aspect of development.

ASPECT OF DEVELOPMENT	REFERENCE	LEVEL OF ASSESSMENT
<b>Rural Workers Accommodation</b>	Mareeba Shire Council Planning Scheme Table 5.5.9	Code Assessable (not complying with the accepted development requirements)

### 5.1.5 Statutory Considerations for Assessable Development

As the development is subject to Code Assessment the relevant considerations of the Assessment Manager in making the decision pursuant to section 60 *Planning Act 2016*, are outlined in 45(3) and s30 & 31 of the *Planning Regulations 2017*. These are discussed further in section 6.0 and within the Code Compliance contained in **Attachment 2**.

### 5.1.6 Referral Triggers

There are no referral agencies triggered for this application pursuant to Schedule 10 of the *Planning Regulation 2017*. Pursuant to Schedule 10, Part 8 of the *Planning Regulation 2017* referral is not required where:

- a. an environmental authority to carry out a concurrence ERA has been approved for the premises; and,
- b. the relevant ERA and concurrence ERA are to be carried out under the environmental authority; and,
- c. the relevant ERA has a lower aggregate environmental score than the concurrence ERA.

The site has the benefit of an extant Environmental Authority associated with the existing development and use on the site and the proposed development would not exceed the limits of that Authority.

### 5.1.7 State Resource

The proposal does not involve any State Resources.

### 5.1.8 Regional Plan

The subject site is within the Regional Landscape and Rural Production Area of the Far North Queensland Regional Plan. The proposal is for rural workers accommodation to support an existing mango farm. This is considered to be consistent with the operation of a Rural Production Area and consistent with the objectives of the Regional Plan.

### 5.1.9 State Planning Policy

The site is subject to the following State Interests of the State Planning Policy:

- Economic Growth
  - Agriculture – Important Agricultural area;
  - Agriculture – Agricultural Land Classification Class A and B
  - Agriculture – Stock Route network.
- Environment and Heritage
  - Water Quality – Water Resource Catchment
- Safety and Resilience to Hazards
  - Flood Hazard Area – Level 1 – Queensland Floodplain Assessment Overlay; in part;
  - Bushfire Prone Area – Medium Potential Bushfire Intensity;
  - Bushfire Prone Area – Potential Impact buffer;

It is understood that the State Planning Policies have been appropriately reflected in the Mareeba Shire Council Planning Scheme. No further assessment of the proposed development against the State Planning Policy is required in this instance.

#### 5.1.10 State Development Assessment Provisions

As there are no State Agency referrals, there are no relevant State Development Assessment Provisions applying to the proposal.

# 6.0 Local Planning Considerations

## 6.1 Mareeba Shire Council Planning Scheme

Within the Mareeba Shire Council Planning Scheme, the site is identified within the Rural Zone and is affected by the Agricultural Land Overlay

The following table outlines the relevant codes, the applicability of the relevant Code and a summary of the compliance with assessment benchmarks.

APPLICABLE CODES	APPLICABILITY	COMPLIANCE SUMMARY
<b>Rural Zone Code</b>	Applies	Generally Complies with Acceptable Outcomes. Where it does not comply with the Acceptable Outcomes, it can achieve the Performance Outcomes
<b>Agricultural Land Overlay Code</b>	Applies	Complies with Acceptable Outcomes.
<b>Bushfire Hazard Overlay Code</b>	Does not apply	The land the subject of the development is not identified as being the subject of a bushfire designation.
<b>Environmental Overlay Code</b>	Does not apply	The land the subject of the development is not identified as being the subject of an environmental significance designation.
<b>Flood Hazard Overlay Code</b>	Does not apply	The land the subject of the development is not identified as being the subject of a flood overlay designation.
<b>Transport Infrastructure Overlay Code</b>	Does not apply	Only Applies to development that adjoins a rail corridor.
<b>Accommodation Activities Code</b>	Applies	Generally Complies with Acceptable Outcomes. Where it does not comply with the Acceptable Outcomes, it can achieve the Performance Outcomes
SECONDARY CODES		
<b>Landscaping Code</b>	Applies	Complies with Acceptable Outcomes.

<b>Parking and Access Code</b>	Applies	Complies with Acceptable Outcomes.
<b>Works Services and Infrastructure Code</b>	Applies	Generally Complies with Acceptable Outcomes. Where it does not comply with the Acceptable Outcomes, it can achieve the Performance Outcomes

A detailed assessment of the proposal against the applicable codes is contained in [Attachment 2](#) and demonstrates that the development complies or is capable of complying with the relevant assessment criteria. Below is a summary or statement of compliance with respect to the various codes.

### 6.1.1 Statement of Compliance

#### 6.1.1.1 RURAL ZONE CODE

The propose development generally complies with the Acceptable Outcomes of the zone code and where it cannot meet the acceptable outcomes, it complies with the Performance Outcomes. In particular the proposed development is not considered to comply with the acceptable outcome for setbacks and density for rural workers accommodation.

The proposed development is not setback 100 metres form the adjoining road reserve to the south. However, this is a secondary road that provides access to a single dwelling only. This dwelling is situated in excess of 100 metres away from the development proposed. The proposed the setback would not affect the siting of adjoining premises, solar access, privacy or relationship with road corridors. The setbacks are able to comply with the appropriate performance outcome.

The acceptable outcomes would significantly reduce the quantity of accommodation; however, larger rural workers accommodation developments are considered to be a regular element of a modern, labour intensive, farming enterprise. The proposed development is not considered to be of a scale, intensity or design that would adversely affect the rural amenity of the area and is considered allied with and ancillary to the primary rural land use. The proposed development is considered to comply with the performance outcome.

#### 6.1.1.2 AGRICULTURAL LAND OVERLAY CODE

The proposed development is able to comply with the relevant acceptable outcomes and performance outcomes. It is an extension to existing rural workers accommodation that is associated with an active rural enterprise.

#### 6.1.1.3 ACCOMMODATION ACTIVITIES CODE

The proposed development is generally able to comply with the relevant acceptable outcomes with the exception of that related to rural worker accommodation density.

The Performance Outcome requires that Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations. The Acceptable Outcomes suggest that an accepted accommodation provision is n worker per 50 hectares and a maximum of ten workers in total.

The proposed development would provide for 19 workers, which exceeds that identified in the Acceptable Outcomes.

The seasonal workers would be employed in the picking and packing of mangoes on a farm that has in excess of 400 hectares under mango production. Mango picking is a labour intensive operation and larger scale rural workers accommodation developments are considered to be appropriate where located in association with modern, labour intensive, farming enterprises. The proposed accommodation, in addition to that previously approved is considered to be consistent with the nature and scale of the Ontario Mango Farming Operation and is considered to be consistent with the intent of the Code.

#### 6.1.1.5 SECONDARY CODES

##### LANDSCAPING CODE

The landscaping of the site has previously been approved as part of the existing approval for workers accommodation. The landscaping for the current application is able to comply with the relevant acceptable outcomes.

##### PARKING AND ACCESS CODE

The proposed development complies with the acceptable outcomes for the Parking and Access Code. An additional 4 spaces would be provided in association with the extension to the workers accommodation or 1 space per 5 beds.

This level of parking is considered acceptable having regard to the nature of the use with many of the workers in the packing shed being accommodated on-site and limited visitor car parking required for the use. Furthermore, worker transportation would be provided as part of the operation of the accommodation further reducing the demand for car parking spaces.

##### WORKS, SERVICES AND INFRASTRUCTURE CODE

The proposed development complies with the relevant performance outcomes of the code and is able to be provided with appropriate infrastructure services.

The application site is located outside of the reticulated water supply service area; however, the site is serviced by a private supply from Lot 193 SP171866, which has sufficient capacity to provide potable and firefighting supply.

The development would be serviced by an effluent disposal system that satisfies the relevant Australian Standard. The system would be consistent with that previously submitted and approved for the existing rural workers accommodation on the site.



The proposed development is designed to maintain the natural flow of storm water to the natural point of discharge, being the Walsh River. Roof water would be discharged to the ground to allow sheet flow of water across the site consistent with current drainage patterns.

The proposed development is considered to comply with the Works, Services and Infrastructure Code.

## 6.2 Mareeba Shire Council Adopted Infrastructure Charges Resolution (19 April 2017)

The Mareeba Shire Council Adopted Infrastructure Charges Resolution does not apply infrastructure charges to development outside of Priority Infrastructure Areas. The subject site is located outside of any identified Priority Infrastructure Area and, on that basis, it is understood that infrastructure charges are not applicable.

In the event that infrastructure charges are considered applicable, it would be necessary to demonstrate that the proposed development would place a demand on trunk infrastructure that would necessitate the upgrade of that trunk infrastructure to accommodate the increased demand.

In this instance the site is not connected to reticulated sewer or water and would have no impact on that infrastructure. In respect of open space, it should be noted that the accommodation is temporary accommodation only and that the site is not located in proximity to any existing open space that would be accessed by the temporary residents. It is not considered that the proposed development would impact on the open space infrastructure.

Finally, giving consideration to the impact on the transport network, it should be noted that the proposal would reduce the total number of traffic movements by eliminating some of the movements of workers to and from the farm and truck movements associated with carting the produce to and from the existing off-farm packing shed in Tolga. Given the above, it is considered that the proposed development would have no impact on the council's trunk infrastructure and therefore there is no basis for applying infrastructure charges in this instance.

## 7.0 Summary and Conclusions

This report has been prepared on behalf of Ontario Mangoes Pty Ltd (the 'applicant') in support of a Development Application to the Mareeba Shire Council, seeking a Development Permit for the material change of use of premises for the purpose of additional Workers Accommodation, on land at Inveradi Road/Leadingham Creek Road, described as Lot 107 on RP749635 ('the subject site').

The application site is a single parcel of land located on the corner of Inveradi Road, Leadingham Creek Road and Mt Mulligan Road, Dimbulah, and contains an area of approximately 30 hectares. The site is used, in part, for the cropping of mangoes. The balance of the site is currently under construction for the purpose of a Rural Industry (Packing Shed) and Rural Workers Accommodation (96 bed).

It is proposed to increase the capacity of the existing Rural Workers accommodation on the site from 96 beds to a total of 112 workers and three (3) supervisors ( A total of 115 rural workers) to support the mango farming business that comprises in excess of 400 hectares of mangoes.

Planning approval was granted for the original development of the Rural Industry and Rural Workers Accommodation on 6 September 2017 (Ref: MCU17/0002). The proposed development is considered to be a material change in the intensity or scale of the Rural Workers Accommodation and a fresh application is required.

The proposal is considered to be able to satisfy the relevant Development Assessment benchmarks and is considered to be a suitable development on the site. The development is consistent in terms of nature of land use and would not adversely affect the established amenity.

The application is submitted for approval, subject to reasonable and relevant conditions.

# Attachment 1

## PROPOSAL PLANS

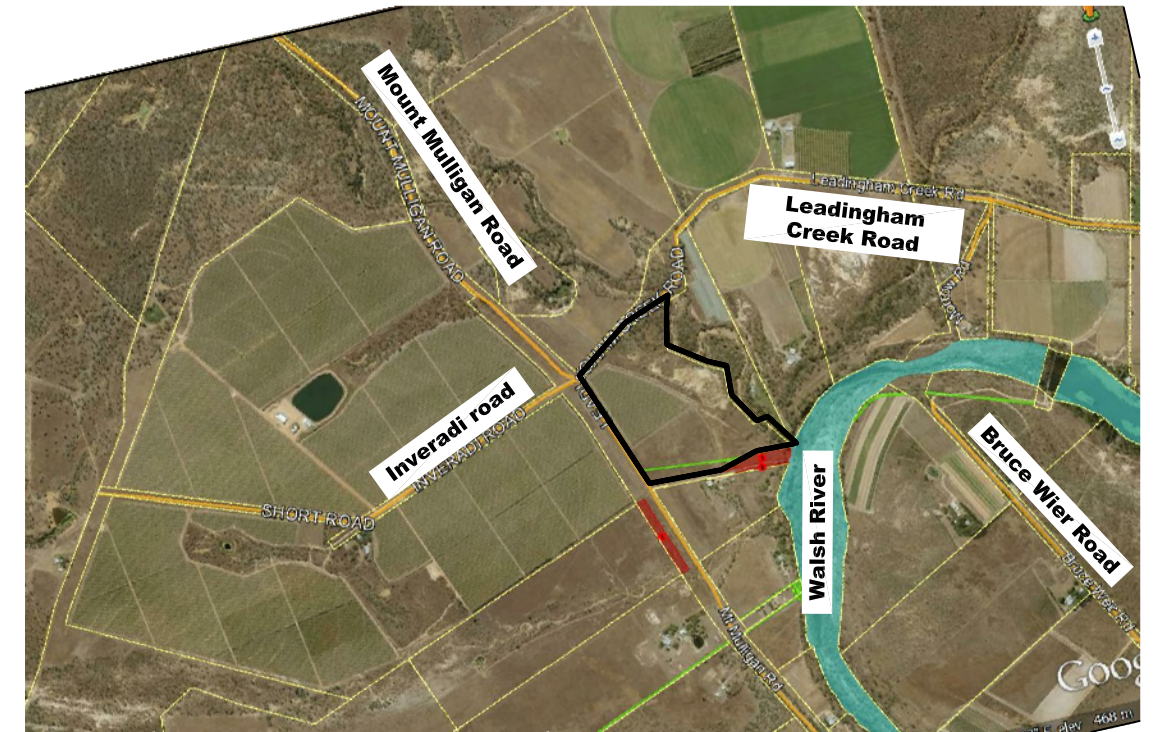
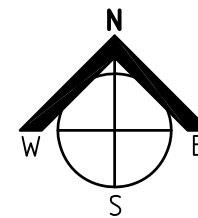
# DRAWING SCHEDULE sheet size

DA 01	EXISTING SITE	A3
DA 02	PROPOSED SITE PLAN	A3
DA 03	WORKERS ACCOM. - PLAN & ELEVATIONS	A3
DA 04	MANAGERS ACCOM. - PLAN & ELEVATIONS	A3



**existing SITE PLAN**  
(1:5000 ON A3)

**Lot 107 on RP 749635**  
**SITE AREA = 30.1631ha**

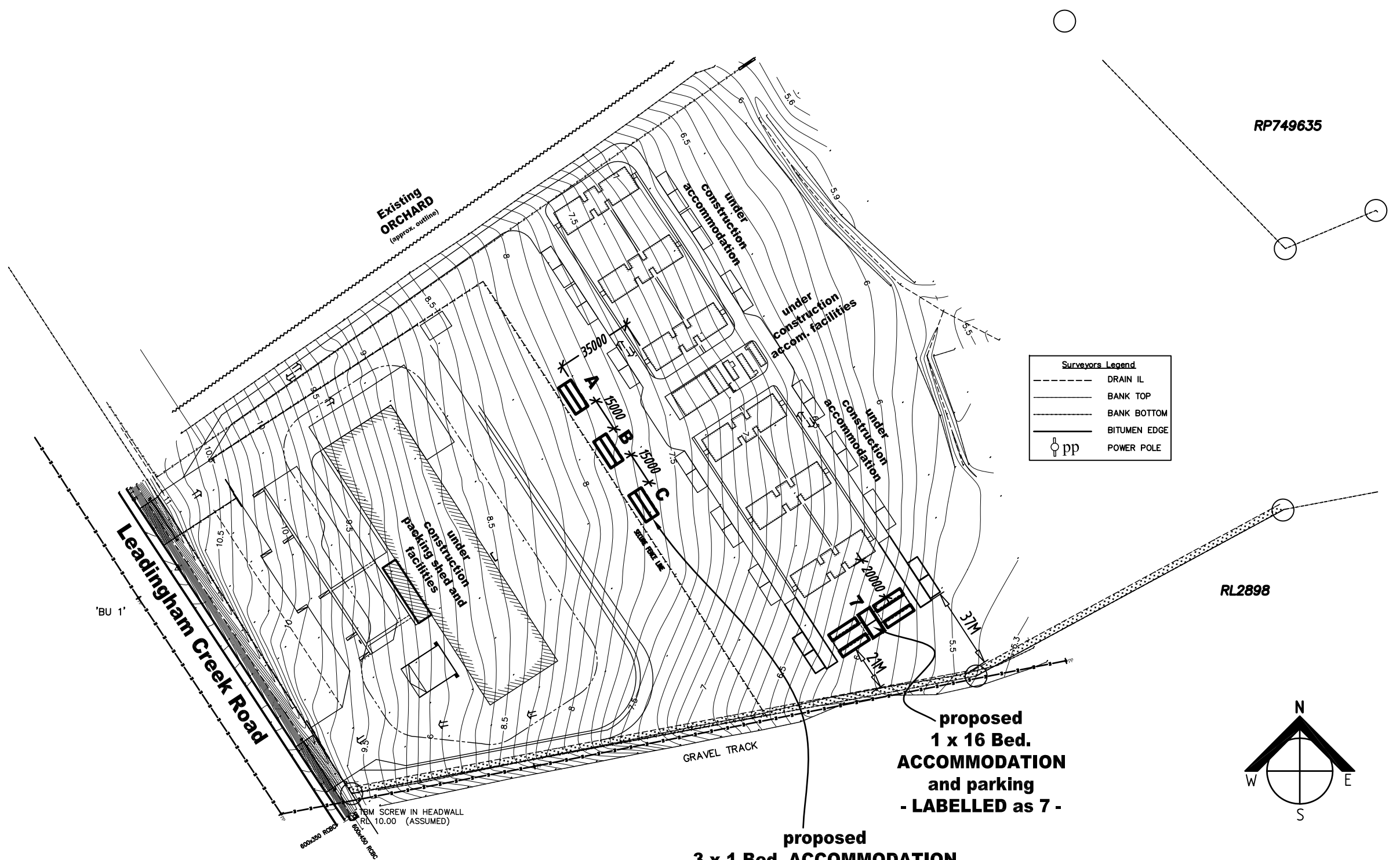


**LOCATION PLAN**  
(approx. 1:30,000 ON A3)

PROJECT:  
**PROPOSED WORKERS ACCOM.**

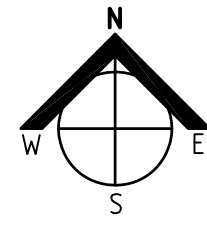
105 INVERADI RD  
DIMBULAH. 4872  
ONTARIO FARMS

Drafting No.	SHEET No.	ISSUE
0440-2	<b>DA 01</b>	<b>A</b>



**Surveyors Legend**

	DRAIN IL
	BANK TOP
	BANK BOTTOM
	BITUMEN EDGE
	POWER POLE

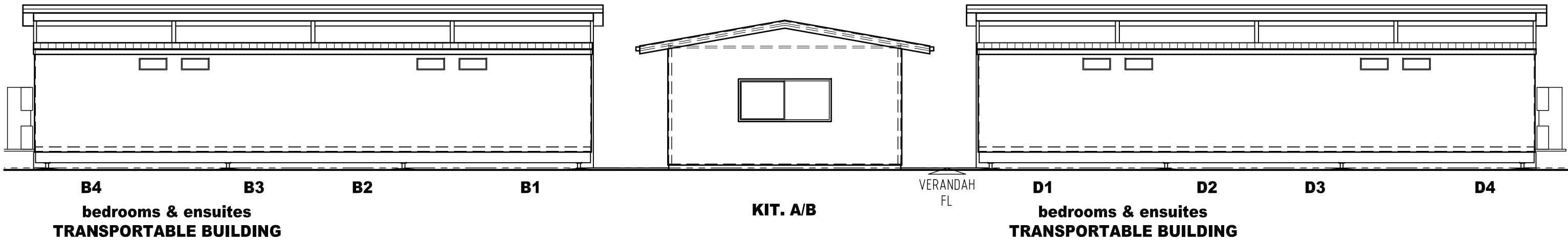


**proposed  
3 x 1 Bed. ACCOMMODATION  
(self-contained unit for Managers)  
- LABELLED as A, B, & C -**

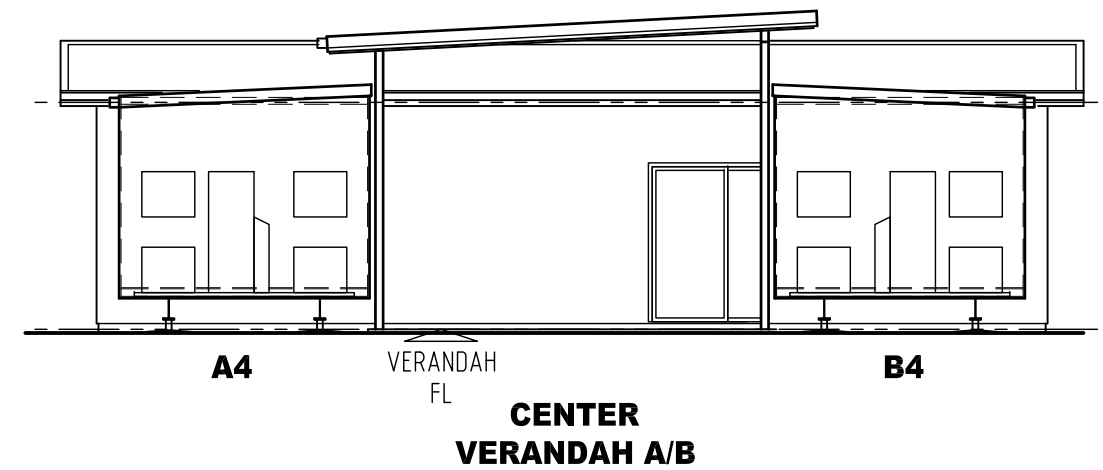
**proposed  
1 x 16 Bed.  
ACCOMMODATION  
and parking  
- LABELLED as 7 -**

**SITE PLAN PROPOSED**  
(1:2000 ON A3)

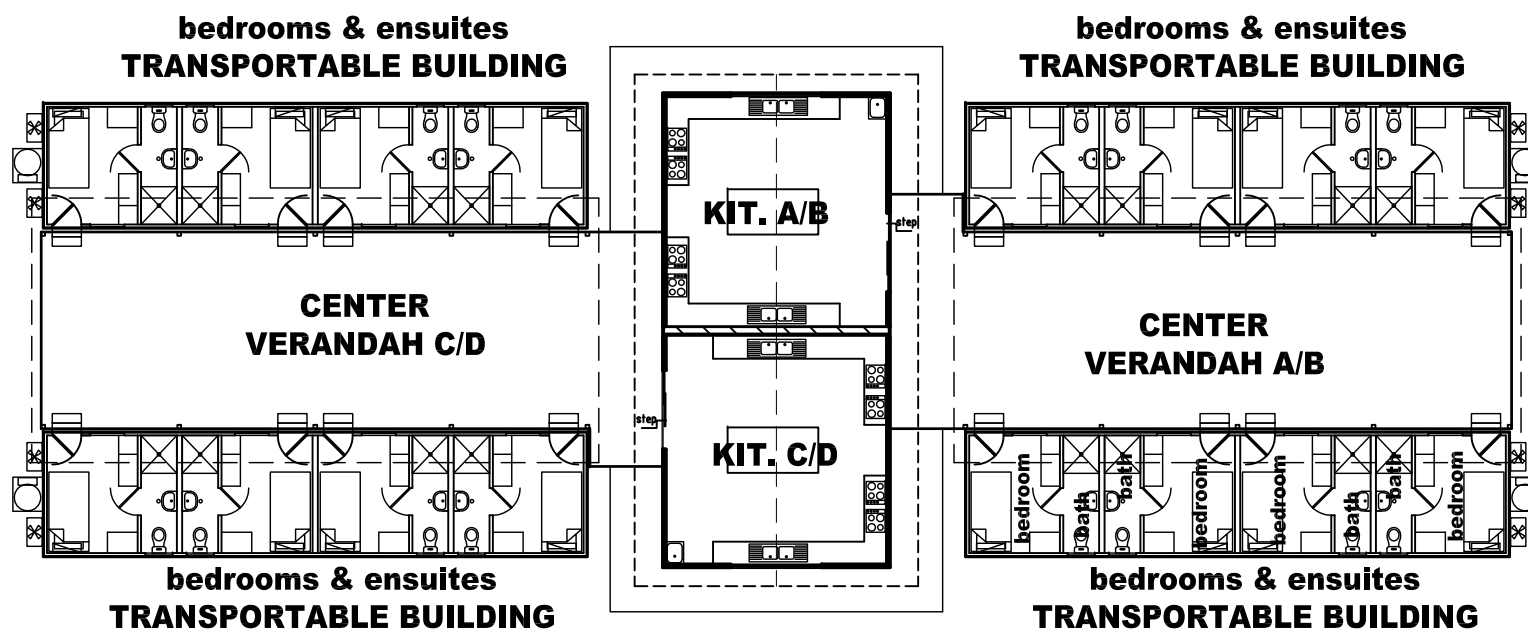
PROJECT: <b>PROPOSED WORKERS ACCOM.</b>		
105 INVERADI RD DIMBULAH. 4872 ONTARIO FARMS		
Drafting No. 0440-2	SHEET No. <b>DA 02</b>	ISSUE <b>B</b>



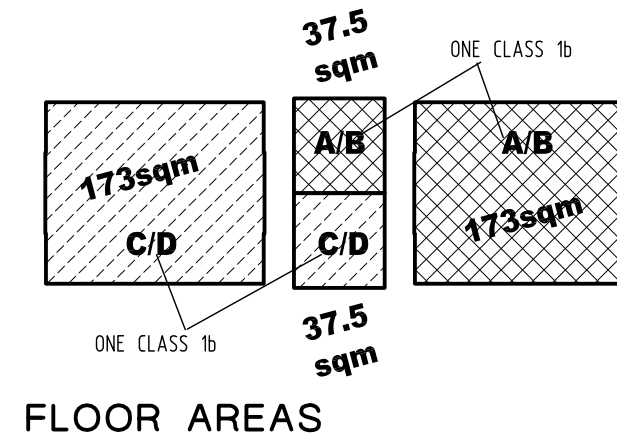
**SIDE ELEVATION - S facing**  
(1:100 ON A3)



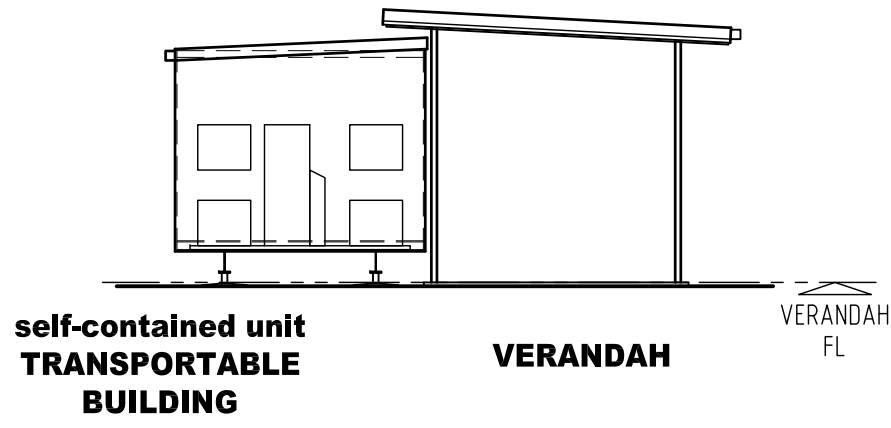
**END ELEVATION - SW facing**  
(1:100 ON A3)



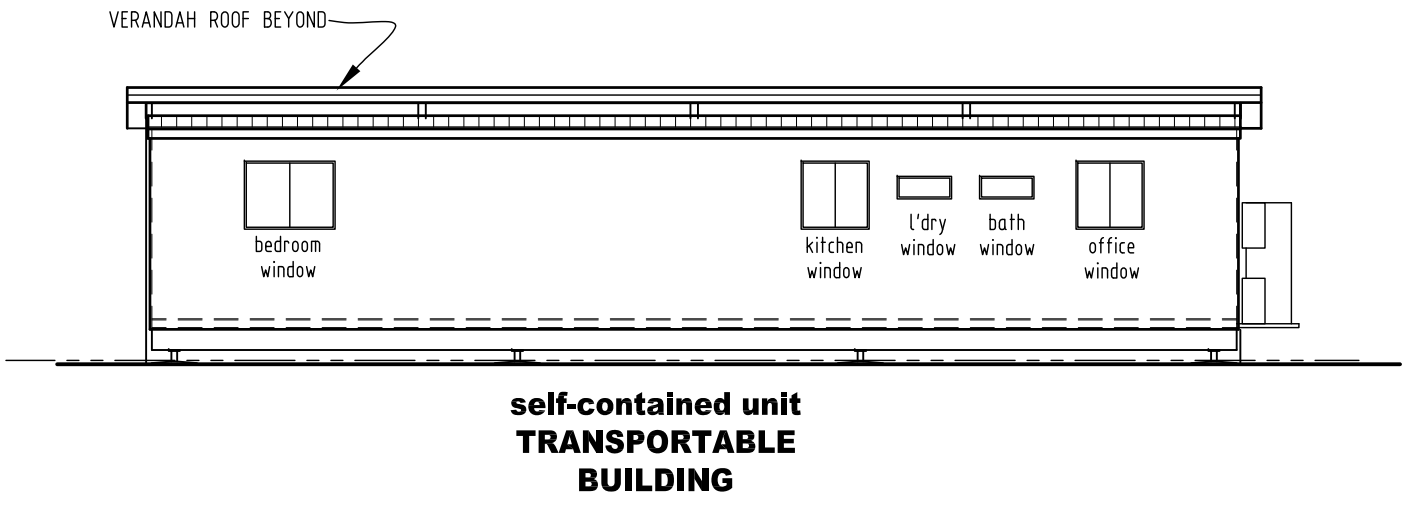
**16-BED Accommodation - PLAN**  
(1:200 ON A3)



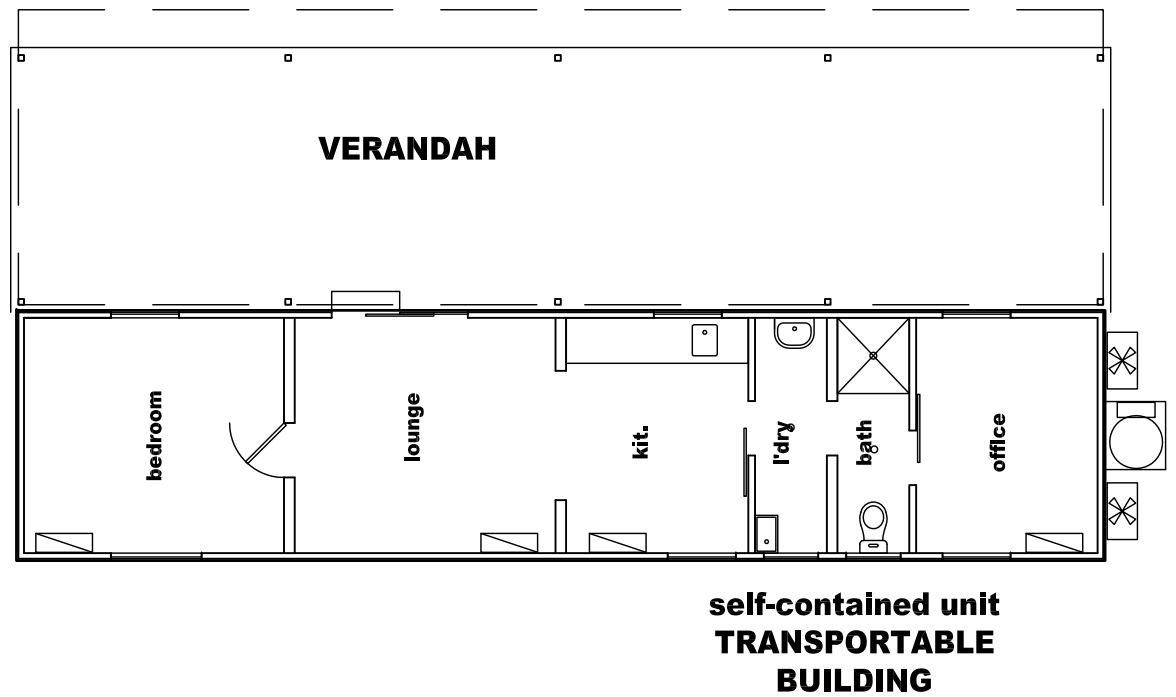
PROJECT:		
<b>PROPOSED WORKERS ACCOM.</b>		
105 INVERADI RD DIMBULAH. 4872 ONTARIO FARMS		
Drafting No.	SHEET No.	ISSUE
0440-2	<b>DA 03</b>	<b>A</b>



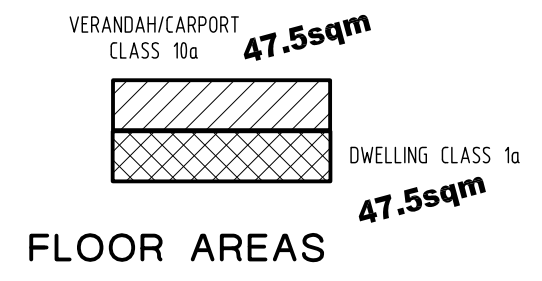
**END ELEVATION -SE facing**  
(1:100 ON A3)



**REAR ELEVATION -SW facing**  
(1:100 ON A3)



**1-BED Accommodation -PLAN**  
(1:100 ON A3)



PROJECT:		
<b>PROPOSED WORKERS ACCOM.</b>		
105 INVERADI RD DIMBULAH. 4872 ONTARIO FARMS		
Drafting No.	SHEET No.	ISSUE
0440-2	<b>DA 04</b>	<b>A</b>

# Attachment 2

## CODE COMPLIANCE



## 6.2.9 RURAL ZONE CODE

### 6.2.9.1 Application

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

### 6.2.9.2 Purpose

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

The purpose of the Rural zone code is to:

- a. recognise the diversity of rural uses that exists throughout the region;
  - b. protect the rural character of the region;
  - c. provide facilities for visitors and tourists that are accessible and offer a unique experience;
  - d. protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
  - e. maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
  - f. provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
  - g. prevent adverse impacts of development on ecological values;
  - h. preserve land in large holdings; and
  - i. facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
3. The purpose of the Rural zone code will be achieved through the following overall outcomes:
  - a. Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
  - b. The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;

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

**Table 6.2.9.3— Rural Zone Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>a. the height of existing buildings on adjoining premises;</li> <li>b. the development potential, with respect to height, on adjoining premises;</li> <li>c. the height of buildings in the vicinity of the site;</li> <li>d. access to sunlight and daylight for the site and adjoining sites;</li> <li>e. privacy and overlooking; and</li> <li>f. site area and street frontage length.</li> </ul>	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> <li>a. 8.5 metres; and</li> <li>b. 2 storeys above ground level.</li> </ul>	<b>Complies with AO1.1</b> The proposed workers accommodation would have a maximum height of 5 metres.
	<b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	<b>Complies with AO1.2</b> The proposed workers accommodation would have a maximum height of 5 metres.
<b>Siting, where not involving a Dwelling House</b> <b>Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.</b>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p><b>PO2</b></p> <p>Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> <li>a. the siting and use of adjoining premises;</li> <li>b. access to sunlight and daylight for the site and adjoining sites;</li> <li>c. privacy and overlooking;</li> <li>d. air circulation and access to natural breezes;</li> <li>e. appearance of building bulk; and</li> <li>f. relationship with road corridors.</li> </ul>	<p><b>A02.1</b></p> <p>Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> <li>a. 40 metres from a frontage to a State-controlled road; and</li> <li>b. 10 metres from a boundary to an adjoining lot.</li> </ul>	<p><b>Complies with A02.1</b></p> <p>The proposed development would be setback greater than 100 metres to the front boundary and greater than 10 metres to any side boundary.</p>
	<p><b>A02.2</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>The proposal is not a roadside stall.</p>
	<p><b>A02.3</b></p> <p>Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <ul style="list-style-type: none"> <li>a. 10 metres from a frontage to a sealed road that is not a State-controlled road; and</li> <li>b. 100 metres from a frontage to any other road that is not a State-controlled road;</li> </ul>	<p><b>Complies with Performance Outcome PO2</b></p> <p>The proposed development is not setback 100 metres from the adjoining road reserve to the south. However, this secondary road provides access to a single dwelling only, which is situated in excess of 100 metres away from the nearest development proposed, the setback would not affect the siting of adjoining premises, solar access, privacy or relationship with road corridors. The setbacks are able to comply with the appropriate performance outcome.</p>
<b>Accommodation density</b>		
<p><b>PO3</b></p> <p>The density of Accommodation activities:</p> <ul style="list-style-type: none"> <li>a. respects the nature and density of surrounding land use;</li> <li>b. is complementary and subordinate to the rural and natural landscape values of the area; and</li> <li>c. is commensurate to the scale and frontage of the site.</li> </ul>	<p><b>A03.1</b></p> <p>Residential density does not exceed one dwelling house per lot.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not include dwelling houses.</p>
	<p><b>A03.2</b></p> <p>Residential density does not exceed two dwellings per lot and development is for:</p> <ul style="list-style-type: none"> <li>a. a secondary dwelling; or</li> </ul>	<p><b>Complies with PO3</b></p> <p>Larger rural workers accommodation are considered to be a regular element of a modern, labour intensive, farming enterprise. The proposed development is not considered to be of a scale, intensity or design that would adversely affect the rural amenity of the area and is considered</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<ul style="list-style-type: none"> <li>b. Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m<sup>2</sup>; or</li> <li>c. Rural worker's accommodation.</li> </ul>	allied with and ancillary to the primary rural land use. The proposed development is considered to comply with the performance outcome.
<b>For assessable development</b>		
<b>Site cover</b>		
<b>PO4</b> Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> <li>a. makes efficient use of land;</li> <li>b. is consistent with the bulk and scale of buildings in the surrounding area; and</li> <li>c. appropriately balances built and natural features.</li> </ul>	<b>A04</b> No acceptable outcome is provided.	<b>Complies with PO4</b> The proposed development is an extension to previously approved rural workers accommodation and is consistent with that approved development form.
<b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> <li>a. roof form and pitch;</li> <li>b. eaves and awnings;</li> <li>c. building materials, colours and textures; and</li> <li>d. window and door size and location.</li> </ul>	<b>A05</b> No acceptable outcome is provided.	<b>Complies with PO5</b> The proposed development is an extension to previously approved rural workers accommodation and is consistent with that approved development form.
<b>Amenity</b>		
<b>PO6</b> Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> <li>a. noise;</li> <li>b. hours of operation;</li> <li>c. traffic;</li> <li>d. advertising devices;</li> <li>e. visual amenity;</li> </ul>	<b>A06</b> No acceptable outcome is provided.	<b>Complies with PO6</b> The proposed development is an extension to previously approved rural workers accommodation and is consistent with that approved development form and would be operated in association with that development.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<ul style="list-style-type: none"> <li>f. privacy;</li> <li>g. lighting;</li> <li>h. odour; and</li> <li>i. emissions.</li> </ul>		
<p><b>P07</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>a. noise;</li> <li>b. hours of operation;</li> <li>c. traffic;</li> <li>d. advertising devices;</li> <li>e. visual amenity;</li> <li>f. privacy;</li> <li>g. lighting;</li> <li>h. odour; and</li> <li>i. emissions.</li> </ul>	<p><b>A07</b> No acceptable outcome is provided.</p>	<p><b>Complies with P07</b> The proposed development is an extension to previously approved rural workers accommodation and is consistent with that approved development form and would be operated in association with that development.</p>

## 8.2.1 AGRICULTURAL LAND OVERLAY CODE

### 8.2.1.1 Application

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

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

### 8.2.1.1 Purpose

1. The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire’s capacity for primary production.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. The alienation, fragmentation or reduction in primary production potential of land within the ‘Class A’ area or ‘Class B’ area is avoided, except where:
    - i. an overriding need exists for the development in terms of public benefit,
    - ii. a suitable alternative site exists; and
    - iii. the fragmentation or reduced production potential of agricultural land is minimised;
  - b. ‘Class A’ areas and ‘Class B’ areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
  - c. Grazing on very large land holdings is maintained as the dominant rural activity in the ‘Broad hectare rural’ area; and
  - d. Land with the ‘Broad hectare rural’ area is maintained in its current configuration.

**Table 8.2.1.3— Agricultural Overlay Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
For accepted development subject to requirements and assessable development		
<b>PO1</b> The fragmentation or loss of productive capacity of land within the ‘Class A’ area or ‘Class B’ area identified on the	<b>AO1</b> Buildings and structures are not located on land within the ‘Class A’ area or ‘Class B’ area identified on the	<b>Complies with AO1</b> The proposed workers accommodation is in association with an existing mango farm.

<p>Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <ul style="list-style-type: none"> <li>a. an overriding need exists for the development in terms of public benefit;</li> <li>b. no suitable alternative site exists; and</li> <li>c. loss or fragmentation is minimised to the extent possible.</li> </ul>	<p>Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <ul style="list-style-type: none"> <li>a. animal husbandry; or</li> <li>b. animal keeping; or</li> <li>c. cropping; or</li> <li>d. dwelling house; or</li> <li>e. home based business; or</li> <li>f. intensive animal industry (only where for feedlotting); or</li> <li>g. intensive horticulture; or</li> <li>h. landing; or</li> <li>i. roadside stalls; or</li> <li>j. winery.</li> </ul>	
<p><b>For assessable development</b></p>		
<p><b>PO2</b></p> <p>Sensitive land uses in the ‘Class A’ area, ‘Class B’ area or the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> <li>a. avoid land use conflict;</li> <li>b. manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</li> <li>c. avoid reducing primary production potential; and</li> <li>d. not adversely affect public health, safety and amenity.</li> </ul>	<p><b>A02</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is considered to be an associated use and not a sensitive land use in its own right.</p>
<p><b>PO3</b></p> <p>Development in the ‘Class A’ area or ‘Class B’ area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> <li>a. ensures that agricultural land is not permanently alienated;</li> <li>b. ensures that agricultural land is preserved for agricultural purposes; and</li> </ul>	<p><b>A03</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO3</b></p> <p>The proposed development is for an extension to an approved rural workers accommodation associated with and ancillary to an agricultural use.</p>

c. does not constrain the viability or use of agricultural land.		
<b>If for Reconfiguring a lot</b>		
<b>PO4</b> The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.	<b>A04</b> Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).	<b>Not Applicable</b> The development does not involve reconfiguring a lot.
<b>PO5</b> Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	<b>A05</b> No acceptable outcome is provided.	<b>Not Applicable</b> The development does not involve reconfiguring a lot.
<b>PO6</b> Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it: <ul style="list-style-type: none"> <li>a. improves agricultural efficiency;</li> <li>b. facilitates agricultural activity; or</li> <li>c. facilitates conservation outcomes; or</li> <li>d. resolves boundary issues where a structure is built over the boundary line of two lots.</li> </ul>	<b>A06</b> No acceptable outcome is provided.	<b>Not Applicable</b> The development does not involve reconfiguring a lot.



### 9.3.1 ACCOMMODATION ACTIVITIES CODE

#### 9.3.1.1 Application

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

#### 9.3.1.2 Purpose

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

**Table 9.3.1.3A— Accommodation Activities Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<p><b>PO1</b></p> <p>Accommodation activities are located on a site that includes sufficient area:</p> <ul style="list-style-type: none"> <li>a. to accommodate all buildings, structures, open space and infrastructure associated with the use; and</li> <li>b. to avoid adverse impacts on the amenity or privacy of nearby land uses.</li> </ul>	<p><b>AO1</b></p> <p>Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B.</p>	<p><b>Complies with AO1</b></p> <p>The application site meets the minimum dimension, area and frontage requirements.</p>
<b>All Accommodation activities, apart from Tourist park and Dwelling house</b>		
<p><b>PO2</b></p> <p>Accommodation activities are provided with on-site refuse storage areas that are:</p> <ul style="list-style-type: none"> <li>a. sufficient to meet the anticipated demand for refuse storage; and</li> <li>b. appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</li> </ul>	<p><b>AO2.1</b></p> <p>A refuse area is provided that:</p> <ul style="list-style-type: none"> <li>a. includes a water connection;</li> <li>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</li> <li>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.</li> </ul>	<p><b>Complies with AO2.1</b></p> <p>An on-site refuse storage area is to be provided adjacent the office, ablutions and laundry building, as part of the existing approved development in the site.</p>
<b>All Accommodation activities, except for Dwelling house</b>		
<p><b>PO3</b></p> <p>Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p><b>A03</b></p> <p>The windows of habitable rooms:</p> <ul style="list-style-type: none"> <li>a. do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</li> <li>b. are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: <ul style="list-style-type: none"> <li>c. 2 metres at ground level; and</li> <li>d. 8 metres above ground level; or</li> <li>e. are treated with:</li> </ul> </li> </ul>	<p><b>Complies with A03</b></p> <p>The proposed development would have a form consistent with the approved development that meets the minimum separation requirements.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<ul style="list-style-type: none"> <li>f. a minimum sill height of 1.5 metres above floor level; or</li> <li>g. fixed opaque glassed installed below 1.5 metres; or</li> <li>h. fixed external screens; or</li> <li>i. a 1.5 metre high screen fence along the common boundary.</li> </ul>	
<p><b>PO4</b> Accommodation activities are provided with sufficient private and communal open space areas which:</p> <ul style="list-style-type: none"> <li>a. accommodate a range of landscape treatments, including soft and hard landscaping;</li> <li>b. provide a range of opportunities for passive and active recreation;</li> <li>c. provide a positive outlook and high quality of amenity to residents;</li> <li>d. is conveniently located and easily accessible to all residents; and</li> <li>e. contribute to an active and attractive streetscape.</li> </ul>	<p><b>AO4.1</b> 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.</p>	<p><b>Not Applicable</b> Does not apply to rural workers accommodation.</p>
	<p><b>AO4.2</b> 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.</p>	<p><b>Not Applicable</b> Does not apply to rural workers accommodation.</p>
	<p><b>AO4.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p>	<p><b>Complies with A04.3</b> Laundry, including clothes drying facilities, would be provided in a central area not visible from the street and provided as part of the existing approval on the site.</p>
	<p><b>AO4.4</b> 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:</p> <ul style="list-style-type: none"> <li>a. is located to facilitate loading and unloading from a motor vehicle;</li> <li>b. is separate to, and does not obstruct, on-site vehicle parking or maneuvering areas;</li> </ul>	<p><b>Not Applicable</b> Does not apply to rural workers accommodation.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<ul style="list-style-type: none"> <li>c. has a minimum space of 2.4m<sup>2</sup> per dwelling or accommodation unit;</li> <li>d. has a minimum height of 2.1 metres;</li> <li>e. has minimum dimensions to enable secure bicycle storage;</li> <li>f. is weather proof; and</li> <li>g. is lockable.</li> </ul>	
<b>If for Caretaker's Accommodation</b>		
<b>PO5</b> 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".	<b>A05.1</b> Only one caretaker's accommodation is established on the title of the non-residential use.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>A05.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m <sup>2</sup> .	<b>Not Applicable</b> Does not apply to rural workers accommodation.
<b>If for Dwelling house</b>		
<b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to: not dominate the site; remain subservient to the primary dwelling; and be consistent with the character of the surrounding area;	<b>A06.1</b> The secondary dwelling is located within: <ul style="list-style-type: none"> <li>a. 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</li> <li>b. 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</li> </ul>	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>A06.2</b> A secondary dwelling has a maximum gross floor area of 100m <sup>2</sup> .	<b>Not Applicable</b> Does not apply to rural workers accommodation.
<b>If for Dual occupancy</b>		
<b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> <li>a. maximise opportunities for causal surveillance;</li> </ul>	<b>A07.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>A07.2</b>	<b>Not Applicable</b>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<ul style="list-style-type: none"> <li>b. provide for separation between the two dwellings; and</li> <li>c. provide activity and visual interest on both frontages.</li> </ul>	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.	Does not apply to rural workers accommodation.
<b>If for Multiple dwelling, Residential care facility or Retirement facility</b>		
<p><b>P08</b></p> <p>Development is appropriately located within the Shire to:</p> <ul style="list-style-type: none"> <li>a. maximise the efficient utilisation of existing infrastructure, services and facilities; and</li> <li>b. minimise amenity impacts through the collocation of compatible uses.</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>A08</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
<p><b>P09</b></p> <p>Buildings are designed to:</p> <ul style="list-style-type: none"> <li>a. reduce the appearance of building bulk;</li> <li>b. provide visual interest through articulation and variation;</li> <li>c. be compatible with the embedded, historical character for the locality; and</li> <li>d. be compatible with the scale of surrounding buildings</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>A09.1</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. a change in roof profile; or</li> <li>b. a change in parapet coping; or</li> <li>c. a change in awning design; or</li> <li>d. a horizontal or vertical change in the wall plane; or</li> <li>e. a change in the exterior finishes and exterior colours of the development.</li> </ul>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>A09.2</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>A09.3</b></p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.	
	<b>AO9.4</b> For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: pyramidal; hip or hipped; gable; skillion.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
<b>If for Residential care facility or Retirement facility</b>		
<b>PO10</b> The layout and design of the site: <ul style="list-style-type: none"> <li>a. promotes safe and easy pedestrian, cycle and mobility device movement;</li> <li>b. defines areas of pedestrian movement; and</li> <li>c. assists in navigation and way finding.</li> </ul> Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	<b>AO10.1</b> The development incorporates covered walkways and ramps on site for weather protection between all buildings.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO10.2</b> Pedestrian paths include navigational signage at intersections.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO10.3</b> Buildings, dwellings and accommodation units include identification signage at entrances.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO10.4</b> An illuminated sign and site map is provided at the main site entry.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO10.5</b> Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	<b>Not Applicable</b> Does not apply to rural workers accommodation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>If for Home based business</b>		
<p><b>PO11</b></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"> <li>a. size and scale;</li> <li>b. intensity and nature of use;</li> <li>c. number of employees; and</li> <li>d. hours of operation.</li> </ul>	<p><b>AO11.1</b></p> <p>The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>AO11.2</b></p> <p>The Home based business does not occupy a gross floor area of more than 50m<sup>2</sup>.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>AO11.3</b></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>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>AO11.4</b></p> <p>The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>AO11.5</b></p> <p>The Home based business does not involve the public display of goods external to the building.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>AO11.6</b></p> <p>The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>AO11.7</b></p> <p>Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>
	<p><b>AO11.8</b></p> <p>The business does not involve the use of power tools or similar noise generating devices.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to rural workers accommodation.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>PO12</b> Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	<b>AO12.1</b> Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO12.2</b> A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO12.3</b> A farm stay is setback 100 metres from any property boundary.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO12.4</b> Entertainment and dining facilities associated with an accommodation activity are: <ul style="list-style-type: none"> <li>a. located at least 5 metres from the bedrooms of adjoining residences; and</li> <li>b. located or screened so that they do not directly overlook private open space areas of adjoining properties.</li> </ul>	<b>Not Applicable</b> Does not apply to rural workers accommodation.
<b>If for Rural workers' accommodation</b>		
<b>PO13</b> The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	<b>AO13.1</b> A Rural workers' accommodation building is limited to the accommodation of: <ul style="list-style-type: none"> <li>a. one rural worker for every 50 hectares; and</li> <li>b. a maximum of ten rural workers in total.</li> </ul>	<b>Complies with PO13</b> Larger scale rural workers accommodation developments are considered to be appropriate where located in association with modern, labour intensive, farming enterprises. The proposed accommodation is considered to be consistent with the nature and scale of the Ontario Mango Farming Operation.
	<b>AO13.2</b> The agricultural based rural activity is a minimum of 50 hectares in area.	<b>Complies with AO13.2</b> The mango farming operation is in excess of 400 hectares.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>PO14</b> Rural workers' accommodation is provided with amenities commensurate with the: <ul style="list-style-type: none"> <li>a. needs of the employees; and</li> <li>b. permanent or seasonal nature of the employment.</li> </ul>	<b>AO14.1</b> The Rural workers' accommodation is: <ul style="list-style-type: none"> <li>a. for permanent occupation; and</li> <li>b. fully self-contained.</li> </ul> OR	<b>Complies with AO14.1</b> The Rural Workers accommodation would be fully self-contained and capable of permanent occupation.
	<b>AO14.2</b> The Rural workers' accommodation: <ul style="list-style-type: none"> <li>a. is for seasonal occupation (up to 3 months);</li> <li>b. shares facilities with an existing Dwelling house or Caretaker's residence; and</li> <li>c. is located within 100 metres of the Dwelling house or Caretaker's residence.</li> </ul>	<b>Not Applicable</b>
<b>For assessable development</b>		
<b>If for Caretaker's Accommodation</b>		
<b>PO15</b> 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"> <li>a. hours of operation;</li> <li>b. nature of the use;</li> <li>c. security requirements;</li> <li>d. site location and access; and</li> <li>e. proximity to other land uses.</li> </ul>	<b>AO15</b> No acceptable outcome is provided.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
<b>If for Residential care facility or Retirement facility</b>		
<b>PO16</b> Retirement facilities include a range of housing designs and types that: <ul style="list-style-type: none"> <li>a. meet the needs of residents;</li> <li>b. allow for 'ageing in place';</li> <li>c. consider differing mobility needs;</li> </ul>	<b>AO16</b> No acceptable outcome is provided.	<b>Not Applicable</b> Does not apply to rural workers accommodation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<ul style="list-style-type: none"> <li>d. accommodate differing financial situations; and</li> <li>e. cater for different household types.</li> </ul>		
<b>If for Tourist park</b>		
<b>PO17</b> The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	<b>AO17</b> No acceptable outcome is provided.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
<b>PO18</b> The density of accommodation provided within the Tourist park: <ul style="list-style-type: none"> <li>a. is commensurate with the size and utility of the site;</li> <li>b. is consistent with the scale and character of development in the surrounding area;</li> <li>c. ensures sufficient infrastructure and services can be provided;</li> <li>d. does not adversely impact on the existing amenity of nearby uses;</li> <li>e. ensures a high level of amenity is enjoyed by residents of the site; and</li> <li>f. does not place undue pressure on environmental processes in the surrounding area.</li> </ul>	<b>AO18.1</b> 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"> <li>a. 40 caravan or motor home sites per hectare of the nominated area(s); or</li> <li>b. 60 tent sites per hectare of the nominated area(s); or</li> <li>c. 10 cabins (maximum 30m<sup>2</sup> gross floor area per cabin) per hectare of the nominated area(s).</li> </ul>	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO18.2</b> 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).	<b>Not Applicable</b> Does not apply to rural workers accommodation.
<b>PO19</b> Accommodation sites are designed and located: <ul style="list-style-type: none"> <li>a. to provide sufficient land for necessary services and infrastructure;</li> <li>b. to achieve sufficient separation between land uses;</li> <li>c. is consistent with the scale and character of development in the surrounding area; and</li> </ul>	<b>AO19.1</b> A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO19.2</b> Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: <ul style="list-style-type: none"> <li>a. 2 metres from an internal road; and</li> </ul>	<b>Not Applicable</b> Does not apply to rural workers accommodation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
d. to prevent amenity and privacy impacts on nearby land uses.	b. 1.5 metres from the side and rear boundaries of the site.	
<b>PO20</b> A Tourist park is provided with sufficient and appropriately located refuse collection areas.	<b>AO20.1</b> A central refuse collection area is provided to service all accommodation sites.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO20.2</b> 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.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO20.3</b> The refuse collection area is constructed on an impervious surface such as a concrete slab.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO20.4</b> A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	<b>Not Applicable</b> Does not apply to rural workers accommodation.
	<b>AO20.5</b> Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	<b>Not Applicable</b> Does not apply to rural workers accommodation.

## 9.4.2 LANDSCAPING CODE

### 9.4.2.1 Application

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

### 9.4.2.2 Purpose

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

**Table 9.4.2.3A— Landscaping Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
For accepted development subject to requirements and assessable development		
PO1	AO1 Development, other than in the Rural zone, provides:	Not Applicable The site is within the Rural Zone.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<p>Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>a. contributes to the landscape character of the Shire;</li> <li>b. compliments the character of the immediate surrounds;</li> <li>c. provides an appropriate balance between built and natural elements; and</li> <li>d. provides a source of visual interest.</li> </ul>	<ul style="list-style-type: none"> <li>a. a minimum of 10% of the site as landscaping;</li> <li>b. planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>c. for the integration of retained significant vegetation into landscaping areas;</li> <li>d. on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	
<p><b>P02</b></p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>a. creates an attractive streetscape;</li> <li>b. compliments the character of the immediate surrounds;</li> <li>c. assists to break up and soften elements of built form;</li> <li>d. screen areas of limited visual interest or servicing;</li> <li>e. provide shade for pedestrians; and</li> <li>f. includes a range and variety of planting.</li> </ul>	<p><b>A02</b></p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>a. with a minimum width of 2 metres where adjoining a car parking area;</li> <li>b. with a minimum width of 1.5 metres in all other locations; and</li> <li>c. in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p><b>Not Applicable</b></p> <p>The site is within the Rural Zone.</p>
<p><b>P03</b></p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>a. screens and buffer land uses;</li> <li>b. assists to break up and soften elements of built form;</li> <li>c. screens areas of limited visual interest;</li> <li>d. preserves the amenity of sensitive land uses; and</li> </ul>	<p><b>A03.1</b></p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p><b>Complies with A03.1</b></p> <p>The provision of landscape buffers has been resolved as part of the existing approval on the site and would not be affected by this development.</p>
	<p><b>A03.2</b></p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>a. are planted at a maximum spacing of 1 metre;</li> <li>b. will grow to a height of at least 2 metres;</li> </ul>	<p><b>Complies with A03.2</b></p> <p>The provision of landscape buffers has been resolved as part of the existing approval on the site and would not be affected by this development.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
e. includes a range and variety of planting.	<p>c. will grow to form a screen of no less than 2 metres in height; and</p> <p>d. are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	
	<p><b>A03.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>Complies with A03.3</b> The provision of landscape buffers has been resolved as part of the existing approval on the site and would not be affected by this development.</p>
<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <p>a. provides visual interest;</p> <p>b. provides a source of shade for pedestrians;</p> <p>c. assists to break up and soften elements; and</p> <p>d. improves legibility.</p>	<p><b>A04.1</b> Landscaping is provided in car parking areas which provides:</p> <p>a. a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</p> <p>b. a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>c. where involving a car parking area in excess of 500m<sup>2</sup>:</p> <p>d. shade structures are provided for 50% of parking spaces; and</p> <p>e. a minimum of 10% of the parking area as landscaping.</p> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	<p><b>Complies with A04.1</b> The landscaping of the car parking has been resolved as part of the original development approval on the site, which is currently under construction.</p>
	<p><b>A04.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>Complies with A04.2</b> The landscaping of the car parking has been resolved as part of the original development approval on the site, which is currently under construction.</p>
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <p>a. is suitable for the intended purpose and local conditions;</p>	<p><b>A05.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>Complies with A05.1</b> The landscaping has been resolved as part of the original development approval on the site, which is currently under construction.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<ul style="list-style-type: none"> <li>b. contributes to the natural character of the Shire;</li> <li>c. includes native species;</li> <li>d. includes locally endemic species, where practical; and</li> <li>e. does not include invasive plants or weeds.</li> </ul>	<p><b>A05.2</b></p> <p>A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p><b>Complies with A05.2</b></p> <p>The landscaping has been resolved as part of the original development approval on the site, which is currently under construction.</p>
<p><b>PO6</b></p> <p>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>A06.1</b></p> <p>Tree planting is a minimum of:</p> <ul style="list-style-type: none"> <li>a. 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</li> <li>b. 4 metres from any inspection chamber.</li> </ul>	<p><b>Complies with A06.1</b></p> <p>The landscaping has been resolved as part of the original development approval on the site, which is currently under construction.</p>
	<p><b>A06.2</b></p> <p>Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p><b>Complies with A06.2</b></p> <p>The landscaping has been resolved as part of the original development approval on the site, which is currently under construction.</p>
	<p><b>A06.3</b></p> <p>Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <ul style="list-style-type: none"> <li>a. a height of less than 4 metres; and</li> <li>b. no foliage within 3 metres of the substation boundary unless the substation has a solid wall along any boundary.</li> </ul>	<p><b>Complies with A06.3</b></p> <p>The landscaping has been resolved as part of the original development approval on the site, which is currently under construction.</p>
<p><b>For assessable development</b></p>		
<p><b>PO7</b></p> <p>Landscaping areas are designed to:</p> <ul style="list-style-type: none"> <li>a. be easily maintained throughout the ongoing use of the site;</li> <li>b. allow sufficient area and access to sunlight and water for plant growth;</li> <li>c. not cause a nuisance to occupants of the site or members of the public; and</li> </ul>	<p><b>A07</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO7</b></p> <p>The landscaping has been resolved as part of the original development approval on the site, which is currently under construction.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
d. maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.		



### 9.4.3 PARKING AND ACCESS CODE

#### 9.4.3.1 Application

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

#### 9.4.3.2 Purpose

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

**Table 9.4.3.3A—Parking and Access Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>For accepted development subject to requirements and assessable development</b>		
<b>Car parking spaces</b>		
<b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol style="list-style-type: none"> <li>a. nature of the use;</li> <li>b. location of the site;</li> <li>c. proximity of the use to public transport services;</li> </ol>	<b>A01</b> 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 A01.	<b>Complies with A01</b>  The existing development provides the following car parking: <ol style="list-style-type: none"> <li>a. Rural Industry – 46 spaces and loading and unloading areas.</li> </ol>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<ul style="list-style-type: none"> <li>d. availability of active transport infrastructure; and</li> <li>e. accessibility of the use to all members of the community.</li> </ul>		<ul style="list-style-type: none"> <li>b. Rural Workers Accommodation – 16 spaces and bus pick up and drop off facilities.</li> </ul> <p>For the rural worker accommodation this is a rate of 1 space per 6 beds. An additional 4 spaces would be provided in association with the extension to the workers accommodation or 1 space per 5 beds.</p> <p>This level of parking is considered acceptable having regard to the nature of the use with many of the workers in the packing shed being accommodated on-site and limited visitor car parking required for the use. Furthermore, worker transportation would be provided as part of the operation of the accommodation further reducing the demand for car parking spaces.</p>
<b>Vehicle crossovers</b>		
<b>PO2</b> Vehicle crossovers are provided to: <ul style="list-style-type: none"> <li>a. ensure safe and efficient access between the road and premises;</li> <li>b. minimize interference with the function and operation of roads; and</li> <li>c. minimize pedestrian to vehicle conflict.</li> </ul>	<b>AO2.1</b> 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.	<b>Complies with AO2.1</b> The vehicular access to the council road has been constructed as part of the existing development in the site.
	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> <li>a. the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>b. from the lowest order road in all other instances.</li> </ul>	<b>Not Applicable</b> The site is serviced by an existing constructed access.
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.	<b>Not Applicable</b> The site is serviced by an existing constructed access.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<p><b>PO3</b></p> <p>Access, maneuvering and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> <li>a. the intensity of anticipated vehicle movements;</li> <li>b. the nature of the use that they service; and</li> <li>c. the character of the surrounding locality.</li> </ul>	<p><b>A03</b></p> <p>Access, maneuvering and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p><b>Complies with A03</b></p> <p>The proposed car parking area would be appropriately sealed and line marked.</p>
<p><b>For assessable development</b></p>		
<p><b>Parking area location and design</b></p>		
<p><b>PO4</b></p> <p>Car parking areas are located and designed to: ensure safety and efficiency in operation; and be consistent with the character of the surrounding locality.</p>	<p><b>A04.1</b></p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p><b>Complies with A04.1</b></p> <p>The car parking areas would satisfy the dimension requirements.</p>
	<p><b>A04.2</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Disabled access and car parking is not applicable to the proposed rural workers accommodation.</p>
	<p><b>A04.3</b></p> <p>The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p><b>Complies with A04.3</b></p> <p>Clearly designated pedestrian routes are provided.</p>
	<p><b>A04.4</b></p> <p>Parking and any set down areas are:</p> <ul style="list-style-type: none"> <li>a. wholly contained within the site;</li> <li>b. visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</li> <li>c. are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</li> </ul>	<p><b>Complies with A04.4</b></p> <p>The car parking areas are wholly contained within the site and setback from the property frontage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	d. provided at the side or rear of a building in all other instances.	
<b>Site access and maneuvering</b>		
<b>PO5</b> Access to, and maneuvering within, the site is designed and located to: <ul style="list-style-type: none"> <li>a. ensure the safety and efficiency of the external road network;</li> <li>b. ensure the safety of pedestrians;</li> <li>c. provide a functional and convenient layout; and</li> <li>d. accommodate all vehicles intended to use the site.</li> </ul>	<b>A05.1</b> Access and maneuverability is in accordance with: <ul style="list-style-type: none"> <li>a. AS28901 – Car Parking Facilities (Off Street Parking); and</li> <li>b. AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<b>Complies with A05.1</b> The car parking areas would satisfy access and manoeuvrability requirements.
	<b>A05.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	<b>Complies with A05.2</b> The car parking access meets the sight distance requirements.
	<b>A05.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	<b>Complies with A05.3</b> All vehicles are able to enter and leave the site in a forward gear.
	<b>A05.4</b> Pedestrian and cyclist access to the site: <ul style="list-style-type: none"> <li>a. is clearly defined;</li> <li>b. easily identifiable; and</li> <li>c. provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</li> </ul>	<b>Not Applicable</b> There is no demand for pedestrian or cycle traffic at the site.
<b>PO6</b> Development that involves an internal road network ensures that it's design: <ul style="list-style-type: none"> <li>a. ensure safety and efficiency in operation;</li> </ul>	<b>A06.1</b> Internal roads for a Tourist park have a minimum width of: <ul style="list-style-type: none"> <li>a. 4 metres if one way; or</li> </ul>	<b>Not Applicable</b> Does not apply to Rural Workers Accommodation

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<ul style="list-style-type: none"> <li>b. does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</li> <li>c. hours of operation;</li> <li>d. noise</li> <li>e. light; and</li> <li>f. odour;</li> <li>g. accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</li> <li>h. allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</li> <li>i. in the Rural zone, avoids environmental degradation.</li> </ul>	<ul style="list-style-type: none"> <li>b. 6 metres if two way.</li> </ul>	
	<p><b>A06.2</b></p> <p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <ul style="list-style-type: none"> <li>a. a minimum approach and departure curve radius of 12 metres; and</li> <li>b. a minimum turning circle radius of 8 metres.</li> </ul>	<p><b>Not Applicable</b></p> <p>Does not apply to Rural Workers Accommodation.</p>
	<p><b>A06.3</b></p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to Rural Workers Accommodation.</p>
	<p><b>A06.4</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to Rural Workers Accommodation.</p>
	<p><b>A06.5</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to Rural Workers Accommodation.</p>
	<p><b>A06.6</b></p> <p>Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	<p><b>Not Applicable</b></p> <p>Does not apply to Rural Workers Accommodation.</p>
	<p><b>A06.7</b></p> <p>For an Energy and infrastructure activity or Rural activity, internal road gradients:</p>	<p><b>Not Applicable</b></p> <p>Does not apply to Rural Workers Accommodation.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<ul style="list-style-type: none"> <li>a. are no steeper than 1:5; or</li> <li>b. are steeper than 1:5 and are sealed.</li> </ul>	
<b>Servicing</b>		
<b>P07</b> Development provides access, maneuvering and servicing areas on site that: <ul style="list-style-type: none"> <li>a. accommodate a service vehicle commensurate with the likely demand generated by the use;</li> <li>b. do not impact on the safety or efficiency of internal car parking or maneuvering areas;</li> <li>c. do not adversely impact on the safety or efficiency of the road network;</li> <li>d. provide for all servicing functions associated with the use; and</li> <li>e. are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</li> </ul>	<b>A07.1</b> All unloading, loading, service and waste disposal areas are located: <ul style="list-style-type: none"> <li>a. on the site;</li> <li>b. to the side or rear of the building, behind the main building line;</li> <li>c. not adjacent to a site boundary where the adjoining property is used for a sensitive use.</li> </ul>	<b>Complies with A07.1</b> All Loading and unloading would occur within the site with service and disposal areas located a significant distance from the site frontage.
	<b>A07.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	<b>Complies with A07.2</b> All vehicles would be able to enter and exit the site in a forward gear.
	<b>A07.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.	<b>Complies with A07.3</b> Service vehicle facilities have been provided as part of the existing approval and development in the site.
<b>Maintenance</b>		
<b>P08</b> Parking areas are used and maintained for their intended purpose.	<b>A08.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	<b>Able to comply with A08.1</b> Parking areas would be kept exclusively for parking.
	<b>A08.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	<b>Complies with A08.2</b> Parking areas would be maintained for parking during the life of the development.
<b>End of trip facilities</b>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> <li>a. meet the anticipated demand generated from the use;</li> <li>b. comprise secure and convenient bicycle parking and storage; and</li> <li>c. provide end of trip facilities for all active transport users.</li> </ul>	<b>A09.1</b> The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.	<b>Not Applicable</b> The site is located in the Rural Zone.
	<b>A09.2</b> End of trip facilities are provided in accordance with Table 9.4.3.3D.	<b>Not Applicable</b> The site is located in the Rural Zone.
<b>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</b>		
<b>PO10</b> 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.	<b>A010</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>a. the expected traffic movements to be generated by the facility;</li> <li>b. any associated impacts on the road network; and</li> <li>c. any works that will be required to address the identified impacts.</li> </ul>	<b>Not Applicable</b> The proposal is for Rural Workers Accommodation only.
<b>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</b>		
<b>PO11</b> 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.	<b>A011</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>a. the expected traffic movements to be generated by the facility;</li> <li>b. any associated impacts on the road network; and</li> <li>c. any works that will be required to address the identified impacts.</li> </ul>	<b>Not Applicable</b> The proposal is for Rural Workers Accommodation only.

## 9.4.5 WORKS SERVICES AND INFRASTRUCTURE CODE

### 9.4.5.1 Application

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

### 9.4.5.2 Purpose

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

**Table 9.4.5.3A—Parking and Access Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
For accepted development subject to requirements and assessable development		
Water Supply		



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p><b>PO1</b></p> <p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>a. meets the needs of users;</li> <li>b. is adequate for fire-fighting purposes;</li> <li>c. ensures the health, safety and convenience of the community; and</li> <li>d. minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>b. outside a reticulated water supply service area.</li> </ul>	<p><b>Complies with PO1</b></p>
	<p><b>AO1.2</b></p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>a. a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>b. on-site water storage tank/s;</li> <li>c. with a minimum capacity of 90,000L;</li> <li>d. fitted with a 50mm ball valve with a camlock fitting; and</li> <li>e. which are installed and connected prior to the occupation or use of the development.</li> </ul>	<p><b>Complies with PO1</b></p> <p>The application site is located outside of the reticulated water supply service area; however, the site is serviced by a private supply from Lot 193 SP171866, which has sufficient capacity to provide potable and firefighting supply.</p>
<b>Wastewater Disposal</b>		
<p><b>PO2</b></p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>a. meets the needs of users;</li> <li>b. is adequate for fire-fighting purposes;</li> <li>c. ensures the health, safety and convenience of the community; and</li> <li>d. minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>A02.1</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>b. outside a reticulated sewerage service area.</li> </ul>	<p><b>Complies with A02.2</b></p>
	<p><b>A02.2</b></p>	<p><b>Complies with A02.2</b></p> <p>The development would be serviced by an effluent disposal system that satisfies the relevant Australian</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<p>An effluent disposal system is provided in accordance with AS/NZS 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>a. in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>b. outside a reticulated sewerage service area.</li> </ul>	<p>Standard. The system would be consistent with that previously submitted and approved for the existing rural workers accommodation on the site.</p>
<b>Stormwater infrastructure</b>		
<p><b>PO3</b> 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.</p>	<p><b>A03.1</b> 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.</p>	<p><b>Complies with A03.2</b></p>
	<p><b>A03.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>a. to convey stormwater from the premises to a lawful point of discharge; and</li> <li>b. in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	<p><b>Complies with A03.2</b> The proposed development is designed to maintain the natural flow of storm water to the natural point of discharge, being the Walsh River. Roof water would be discharged to the ground to allow sheet flow of water across the site consistent with current drainage patterns.</p>
<b>Electricity supply</b>		
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>A04.1</b> The premises:</p> <ul style="list-style-type: none"> <li>a. is connected to the electricity supply network; or</li> <li>b. has arranged a connection to the transmission grid; or</li> <li>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:</li> <li>d. it is approved by the relevant regulatory authority; and</li> </ul>	<p><b>Complies with A04.1</b> The proposed development would be provided with connection to the grid and an adequate back up electricity supply.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<ul style="list-style-type: none"> <li>e. it can be demonstrated that no air or noise emissions; and</li> <li>f. it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul>	
<b>Telecommunications infrastructure</b>		
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>A05</b> Development is provided with a connection to the national broadband network or telecommunication services.	<b>Complies with A05</b> The site has connectivity to the national broadband network.
<b>Existing public utility services</b>		
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>A06</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Not Applicable</b> There are no public utility mains in the vicinity of the site.
<b>Excavation and filling</b>		
<b>PO7</b> Excavation or filling must not have an adverse impact on the: <ul style="list-style-type: none"> <li>a. streetscape;</li> <li>b. scenic amenity;</li> <li>c. environmental values;</li> <li>d. slope stability;</li> <li>e. accessibility; or</li> <li>f. privacy of adjoining premises.</li> </ul>	<b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	<b>Complies with A07.1</b> Earthworks will not occur within 1.5 metres of any site boundary and no earthwork batters are proposed.
	<b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	<b>Complies with A07.2</b> No earthworks would occur at a height of greater than 1.5 metres as art of this development application.
	<b>A07.3</b> Earthworks batters: <ul style="list-style-type: none"> <li>a. are no greater than 1.5 metres in height;</li> <li>b. are stepped with a minimum width 2 metre berm;</li> <li>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;</li> </ul>	<b>Complies with A07.3</b> No earthworks would occur at a height of greater than 1.5 metres as art of this development application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<ul style="list-style-type: none"> <li>d. have a slope no greater than 1 in 4; and</li> <li>e. are retained.</li> </ul>	
	<p><b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: adjoining premises; or a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	<p><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
	<p><b>A07.5</b> 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><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
	<p><b>A07.6</b> 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><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
	<p><b>A07.7</b> 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>	<p><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
<p>Transport Network</p>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>A08.1</b> 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.	<b>Complies with A08.1</b> The site has an existing access to a sealed road and vehicle accesses are designed and constructed in accordance with FNQROC standards.
	<b>A08.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	<b>Not Applicable</b> Footpath paving is not required in this location.
<b>Public infrastructure</b>		
<b>PO9</b> 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.	<b>A09</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Not Applicable</b> No infrastructure is to be dedicated to Council.
<b>Stormwater Quality</b>		
<b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> <li>a. optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>b. protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>c. achieve specified water quality objectives;</li> <li>d. minimise flooding;</li> <li>e. maximise the use of natural channel design principles;</li> <li>f. maximise community benefit; and</li> </ul>	<b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> <li>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</li> <li>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"> <li>c. drainage control;</li> <li>d. erosion control;</li> <li>e. sediment control; and</li> </ul> </li> </ul>	<b>Complies with PO10</b> Given the location of the proposed development and the size of the site, a detailed storm water management plan is not considered to be required. The design of the development is intended to maintain the natural sheet flow of water to the point of discharge, being the Walsh River. Roof water is to be discharged to the ground and allowed to follow the natural contours of the land and not concentrated. The proposal is considered to satisfy the relevant performance outcome of providing a non-worsening effect.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
g. minimise risk to public safety.	f. water quality outcomes.  <b>AO10.2</b> For development on land greater than 2,500m <sup>2</sup> 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:  <ul style="list-style-type: none"> <li>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;</li> <li>b. is consistent with any local area stormwater water management planning;</li> <li>c. accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>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.</li> </ul>	<b>Complies with PO10</b> Given the location of the proposed development and the size of the site, a detailed storm water management plan is not considered to be required. The design of the development is intended to maintain the natural sheet flow of water to the point of discharge, being the Walsh River.  Roof water is to be discharged to the ground and allowed to follow the natural contours of the land and not concentrated.  The proposal is considered to satisfy the relevant performance outcome of providing a non-worsening effect.
<b>PO11</b> Storage areas for stormwater detention and retention:  <ul style="list-style-type: none"> <li>a. protect or enhance the environmental values of receiving waters;</li> <li>b. achieve specified water quality objectives;</li> <li>c. where possible, provide for recreational use;</li> <li>d. maximise community benefit; and</li> <li>e. minimise risk to public safety.</li> </ul>	<b>AO11</b> No acceptable outcome is provided.	<b>Not Applicable</b> No stormwater detention or retention is considered necessary as part of this application.
<b>Excavation or Filling</b>		
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	<b>Not Applicable</b> There are no earthworks proposed as part of this application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur: within peak traffic times; and before 7am or after 6pm Monday to Friday; before 7am or after 1pm Saturdays; and on Sundays or Public Holidays.</p>	<p><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
<p><b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p><b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.</p>	<p><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
	<p><b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
	<p><b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p><b>Not Applicable</b> There are no earthworks proposed as part of this application.</p>
<p><b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>a. safety;</li> <li>b. drainage;</li> <li>c. visual amenity; and</li> <li>d. privacy of adjoining premises.</li> </ul>	<p><b>AO14</b> Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> <li>a. must follow as close as possible to the existing contours;</li> <li>b. be contained within the premises and not the road reserve, and</li> <li>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.</li> </ul>	<p><b>Complies with AO14</b> The site has an existing access to a sealed road and vehicle accesses are designed and constructed in accordance with FNQROC standards.</p>
<p><b>Weed and Pest Management</b></p>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p><b>PO15</b></p> <p>Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas</p>	<p><b>AO15</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Able to Comply with PO15</b></p>
<p><b>Contaminated Land</b></p>		
<p><b>PO16</b></p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p><b>AO16</b></p> <p>Development is located where:</p> <ul style="list-style-type: none"> <li>a. soils are not contaminated by pollutants which represent a health or safety risk to users; or</li> <li>b. contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</li> </ul>	<p><b>Complies with AO16</b></p> <p>The site is not listed on the Environmental Management Register or the Contaminated Land Register and is not known to have been used for a notifiable activity.</p>
<p><b>Fire Services in developments accessed by common private title</b></p>		
<p><b>PO17</b></p> <p>Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b></p> <p>Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <ul style="list-style-type: none"> <li>a. 120 metres for residential development; and</li> <li>b. 90 metres for any other development</li> </ul>	<p><b>Not Applicable</b></p> <p>No common private title is proposed.</p>
	<p><b>AO17.2</b></p> <p>Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p><b>Not Applicable</b></p> <p>No common private title is proposed.</p>



