
MAJOR AMENDMENT NO.1 OF 2020

**MAREEBA SHIRE COUNCIL PLANNING
SCHEME 2016**

Nullinga Dam development area

17 February 2021



Explanatory Statement

This Explanatory Statement is produced as supporting material to Major Amendment No.1 of 2020 to the Mareeba Shire Council Planning Scheme 2016.

The amendment is proposed in accordance with section 20 of the *Planning Act 2016* (the Act) and the Minister's Guidelines and Rules which sets out the minimum requirements for a local government when amending a planning scheme for section 20 of the Act.

The purpose of this document is to provide context and background to Major Amendment No.1 of 2020 and will assist readers in understanding the nature of the changes.

Major Amendment No.1 of 2020 specifically addresses:

- Nullinga Dam development area

Nullinga Dam development area

A detailed business case for the proposed Nullinga Dam was prepared by Building Queensland and completed in June 2019. The business case concluded that the dam was not currently financially or economically viable and consequently construction should not progress at this time.

In August 2019, the State Government endorsed the findings of the detailed business case for the Nullinga Dam and decided that construction would not proceed at this time. The State Government recommended, however, the Coordinator-General, in conjunction with the Department of Natural Resources, Mines and Energy (DNRME) take immediate steps to protect the proposed Nullinga Dam site (dam site) as a strategic precautionary measure, including investigation and potential declaration of a State Development Area.

The Office of the Coordinator General (OCG) has completed an investigation and concluded that amendments to Council's planning scheme are the most appropriate the protection for dam site in the long term.

The OCG, in consultation with the Regional Water Supply Infrastructure team of DNRME, identified three distinct categories of activities which are potentially incompatible with a future dam:

- activities that physically impact the structure/geology of the land
- activities that may potentially increase the cost of land acquisition in the future
- activities that may affect water quality.

Major Amendment No.1 of 2020 would establish a new planning scheme overlay to control new development within the proposed dam site.

The overlay would make all development, except for a dwelling house and associated outbuilding/s, impact assessable development with the Nullinga Dam development area.

A key requirement of the planning scheme amendment would be to ensure any new development within the Nullinga Dam development area is limited in size and designed to be relocatable.

Subdivision to create any new lots within the Nullinga Dam development area would not be supported by the planning scheme amendment.

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Part 1 Preliminary

- Clause 1 Short title
- This amendment may be cited as Major Amendment No.1 of 2020 – Nullinga Dam development area.
- Clause 2 Adoption
- Mareeba Shire Council adopted this planning scheme amendment on 17 February 2021.
- Clause 3 Commencement
- This amendment took effect on 26 February 2021.

Part 2 Amendment of the Planning Scheme

- Clause 4 Amendment of the Planning Scheme
- Mareeba Shire Council Planning Scheme 2016 is amended in the manner set out in this part.
- Clause 5 Amendment of Preliminaries - Contents
- (1) Contents
- omit, insert – amended Contents, generally in accordance with attached Appendix A.*
- Clause 6 Amendment of Preliminaries - Tables
- (1) Tables
- omit, insert – amended Tables, generally in accordance with attached Appendix B.*
- Clause 7 Amendment of Part 1 – About the planning scheme
- (1) Part 1, 1.2 – Planning scheme components
- insert – (1)(h)(xiii) Nullinga dam overlay.*
- Clause 8 Amendment of Part 3 - Strategic framework
- (1) Part 3, 3.6 Transport and infrastructure, 3.6.1 Strategic outcomes
- insert*
- (11) *Regional water supply needs, including the Mareeba Shire's future agricultural water supply needs are secured through the identification of the Nullinga dam development area and its protection from incompatible and inappropriate development.*
-

-
- (2) Part 3, 3.6.7 Element-Water supply and wastewater services,
3.6.7.1 Specific outcomes

insert

- (7) *Development within the Nullinga dam development area does not include:*
- (a) *activities that physically impact the structure/geology of the land, in particular excavation activities in areas where the dam wall and any spillways are proposed to be sited;*
 - (b) *activities and development that increase the number of buildings, lots; and*
 - (c) *activities that may affect surface water and groundwater quality.*

Clause 9 Amendment of Part 5 - Tables of assessment

- (1) Part 5, 5.10 Categories of development and assessment - Overlays

omit Table 5.10.1-Assessment benchmarks for overlays

insert - amended Table 5.10.1- Assessment benchmarks for overlays as attached in Appendix C.

Clause 10 Amendment of Part 8 - Overlays

- (1) Part 8, following 8.2.12 Transport infrastructure overlay code

insert new 8.2.13 Nullinga dam overlay code as attached in Appendix D.

Clause 11 Amendment to Schedule 2 - Mapping

- (1) Schedule 2, SC2.1 Map index

insert, in Overlay maps:

- *OM-013 Nullinga dam overlay map*

- (2) Schedule 2, SC2.5 Overlay maps

insert new OM-013 Nullinga dam overlay map, generally in accordance with plan attached in Appendix E.

(Note: the extent of the Nullinga dam development area is as per the predicted lake water level and buffer.

Appendix A

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Note: For the purpose of ease of understanding by Council, the changes are indicated by “Strikeout” (denoting deletion) and “Underline” (denoting insertion).

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Appendix C

Table 5.10.1-Assessment benchmarks for overlays

Note: For the purpose of ease of understanding by Council, the changes are indicated by “Strikeout” (denoting deletion) and “Underline” (denoting insertion).

TABLES OF ASSESSMENT

5.10 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the category of development and/or category of assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Table 5.10.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural land overlay		
Material change of use for Air services if servicing a property within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n)	Accepted development Note—Where development is subject to a different category of development in sections 5.5 or 5.9, the category of development is changed to accepted development pursuant to subsection 5.3.2 (8) of the planning scheme.	
Material change of use for Caretaker's accommodation if: (a) complying with the relevant acceptable outcomes of the requirements; and (b) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	Accepted development subject to requirements Note—Where development is subject to a different category of development in sections 5.5 or 5.9, the category of development is changed to accepted development subject to requirements pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Works, services and infrastructure code
Material change of use for Animal keeping or Intensive animal industries if: (a) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; (b) complying with the relevant acceptable outcomes of the requirements; and (c) at least 2 kilometres away from all property boundaries.	Accepted development subject to requirements Note—Where development is subject to a different category of development in sections 5.5 or 5.9, the category of development is changed to accepted development subject to requirements pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code

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Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use for Rural workers accommodation if: (a) not accepted development in the relevant zone; (b) complying with the relevant acceptable outcomes of the requirements; and (c) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	Accepted development subject to requirements Note—Where development is subject to a different category of development in sections 5.5 or 5.9, the category of development is changed to accepted development subject to requirements pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Material change of use for Rural workers accommodation if: (a) not accepted development in the relevant zone; (b) not complying with the relevant acceptable outcomes of the requirements; and (c) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	Code assessment Note—Where development is subject to a different category of development or assessment in sections 5.5 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Material change of use for Telecommunication facilities if: (a) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; (b) buildings, structures and structures on buildings do not exceed 40 metres in height; (c) ancillary buildings associated with the use do not exceed 9m ² gross floor area; (d) security fencing associated with the use does not exceed 2.5 metres in height; and (e) fenced area does not exceed 60m ² .	Code assessment Note—Where development is subject to a different category of development or assessment in sections 5.5 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code

TABLES OF ASSESSMENT

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use for Animal keeping or Intensive animal industries: (a) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; and (b) not accepted development subject to requirements in the Agricultural land overlay.	Impact assessment Note—Where development is subject to a different category of development or assessment in sections 5.5 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to impact assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	The planning scheme including the Agricultural land overlay code
Reconfiguring a lot if: (a) located in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; and (b) resulting in the creation of an additional lot.	Impact assessment Note—Where development is subject to a different category of development or assessment in sections 5.6 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to impact assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	The planning scheme including the Agricultural land overlay code
Any other development on land in the 'Class A' area, 'Class B' area or 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	No change	Agricultural land overlay code
Airport environs overlay		
Material change of use, reconfiguring a lot, building work or operational work for advertising device occurring within any of the following airport environs areas identified on the Airport environs overlay maps (OM-002a-f) : (a) a buffer; or (b) a light intensity area; or (c) the Obstacle Limitation Surface; or (d) an ANEF contour; or (e) a public safety area; or (f) a bird and bat strike zone.	No change	Airport environs overlay code

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Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bushfire hazard overlay		
Material change of use located in a Bushfire hazard area or a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) for: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) hospital; or (f) residential care facility; or (g) retirement facility; or (h) rooming accommodation; or (i) shopping centre; or (j) tourist park; or (k) tourist attraction; or (l) development involving the bulk manufacture or storage of hazardous material.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Bushfire hazard overlay code
Any other development within a Bushfire hazard area or a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) .	No change	Bushfire hazard overlay code
Environmental significance overlay		
Operational work not associated with a material change of use or reconfiguring a lot where involving clearing of native vegetation in an area of 'Wildlife habitat' or 'Regulated vegetation' identified on the Environmental significance overlay maps (OM-004a-o) .	Code assessment Note—Where development is subject to impact assessment in sections 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Material change of use, building work or operational work in an area of 'Wildlife habitat' identified on the Environmental significance overlay maps (OM-004a-o) .	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.7, 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code

TABLES OF ASSESSMENT

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use or operational work involving clearing of native vegetation in an area of 'Regulated vegetation' identified on the Environmental significance overlay maps (OM-004a-o) and where: (a) identified as exempt clearing work in schedule 23 of the Regulation; or (b) involving a dwelling house and limited to clearing vegetation to the extent necessary for building a single dwelling house on a lot and any reasonably associated building or structure.	Accepted development	
Material change of use involving clearing of native vegetation in an area of 'Regulated vegetation' or 'Wildlife habitat' identified on the Environmental significance overlay maps (OM-004a-o) and not otherwise accepted development.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Reconfiguring a lot where on a site that includes areas of 'Regulated vegetation' or 'Wildlife habitat' identified on the Environmental significance overlay maps (OM-004a-o) .	Code assessment Note—Where development is subject to impact assessment in sections 5.6 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Development whether or not involving clearing of native vegetation in a 'Protected area' or 'Legally secured offset area' identified on the Environmental significance overlay maps (OM-004a-o) .	Impact assessment	The planning scheme including the Environmental significance overlay code

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Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Development within: (a) a 'High ecological significance wetland' identified on the Environmental significance overlay maps (OM-004a-o) ; or (b) 200 metres of a 'High ecological significance wetland' identified on the Environmental significance overlay maps (OM-004a-o) ; or (c) a 'Waterway' or 'Waterway 100 metre buffer' identified on the Environmental significance overlay maps (OM-004p-z) .	No change	Environmental significance overlay code
Development within an 'Ecological corridor' or 'Habitat linkage' identified on Environmental significance overlay maps (OM-004a-o) .	No change	Environmental significance overlay code
Extractive resources overlay		
Development: (a) where located within a 'Key resource processing area' or 'Local resource area' identified on Extractive resources overlay map (OM-005e) ; and (b) not for operational work, Extractive industry or uses directly associated with Extractive industry.	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Extractive resources overlay code.
Material change of use for Dwelling house or Home based business involving building work within any of the following locations identified on Extractive resources overlay map (OM-005e) : (a) a 'Key resource separation area'; or (b) a 'Local resource separation area'; or (c) 100 metres of the cadastral road boundary of a 'Key resource transport route'.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Extractive resources overlay code.

TABLES OF ASSESSMENT

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other development within any of the following locations identified on Extractive resources overlay map (OM-005e) : (a) a 'Key resource processing area'; or (b) a 'Local resource area'; or (c) a 'Key resource separation area'; or (d) a 'Local resource separation area'; or (e) adjoining a 'Key resource transport route'.	No change	Extractive resources overlay code.
Flood hazard overlay		
Material change of use within a Significant, Low or Potential flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) , except: (a) Animal husbandry; or (b) Cropping; or (c) Environmental facility; or (d) Landing; or (e) Outdoor sport and recreation; or (f) Park; or (g) Permanent plantation.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Flood hazard overlay code
Material change of use within a High or Extreme flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) , except: (a) Animal husbandry; or (b) Cropping; or (c) Environmental facility; or (d) Landing; or (e) Outdoor sport and recreation; or (f) Park; or (g) Permanent plantation.	Impact assessment	The planning scheme including the Flood hazard overlay code
Building work within a Flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) , other than: (a) minor building work; or (b) minor building alterations or additions; or (c) for non-habitable buildings or structures located in the Rural zone and ancillary to a rural activity.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Flood hazard overlay code

PART 5

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguring a lot within a High or Extreme flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	Impact assessment	The planning scheme including the Flood hazard overlay code
Any other development on land within a Flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	No change	Flood hazard overlay code
Heritage overlay		
Material change of use if involving a change to the exterior appearance of a heritage place within a 'State heritage area' or 'Local heritage area' identified on the Heritage overlay maps (OM-007a-f) .	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Heritage overlay code
Reconfiguring a lot relating to land identified on the Heritage overlay maps (OM-007a-f) as: (a) 'State heritage area'; or (b) 'Local heritage area'.	No change	Heritage overlay code
Operational work relating to land identified on the Heritage overlay maps (OM-007a-f) as: (a) 'State heritage area'; or (b) 'Local heritage area'.	No change	Heritage overlay code
Building work relating to a heritage place within a 'State heritage area' or 'Local heritage area' identified on the Heritage overlay maps (OM-007a-f) which is minor building work if: (a) visible from the road frontage; or (b) building materials are not replaced with like for like.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Heritage overlay code
Building work relating to a heritage place within a 'State heritage area' or 'Local heritage area' identified on the Heritage overlay maps (OM-007a-f) which is not minor building work.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Heritage overlay code

TABLES OF ASSESSMENT

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hill and slope overlay		
Development within the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) that involves: (a) clearing of vegetation; or (b) building work; or (c) filling or excavation.	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Hill and slope overlay code
Regional infrastructure corridors and substations overlay		
Development of land containing or adjoining any of the following infrastructure identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d) : (a) a 'Stock route'; or (b) 'Major electricity infrastructure'; or (c) a 'Substation'.	No change	Regional infrastructure corridors and substations overlay code
Residential dwelling house and outbuilding overlay		
Material change of use for Dwelling house within the 'Residential dwelling house and outbuilding area' identified on the Residential dwelling house and outbuilding overlay maps (OM-0010a-o) if complying with the relevant acceptable outcomes of the requirements.	Accepted development subject to requirements	Residential dwelling house and outbuilding overlay
Material change of use for Dwelling house within the 'Residential dwelling house and outbuilding area' identified on the Residential dwelling house and outbuilding overlay maps (OM-0010a-o) if not complying with one (1) or more of the relevant acceptable outcomes of the requirements.	Code assessment	Residential dwelling house and outbuilding overlay
Scenic amenity overlay		
Development of land adjoining a 'Local scenic route' identified on Scenic amenity overlay map (OM-011b) .	No change	Scenic amenity overlay code
Assessable development on land within the 'Shire scenic route 500 metre buffer' identified on Scenic amenity overlay map (OM-011b) .	No change	Scenic amenity overlay code

PART 5

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Assessable development on land identified on Scenic amenity overlay map (OM-011a) as: (a) 'Chillagoe Smelters iconic landscape feature'; or (b) 'Chillagoe Smelters 500 metre buffer'; or (c) 'Mount Mulligan iconic landscape feature'; or (d) 'Mount Mulligan 12 kilometre buffer'.	No change	Scenic amenity overlay code
Transport infrastructure overlay Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are identified on Transport infrastructure overlay maps (OM-012i-s) for information purposes only and the category of development or assessment of development within these corridors is not changed by the Transport infrastructure overlay.		
Development of land adjoining a 'rail corridor' identified on Transport infrastructure overlay map (OM-012a-j) .	No change	Transport infrastructure overlay code
Nullinga dam overlay		
<u>Material change of use for Dwelling house within the 'Nullinga dam development area' identified on the Nullinga dam overlay map (OM-013) if complying with the relevant acceptable outcomes of the requirements.</u>	<u>Accepted development subject to requirements</u>	<u>Nullinga dam overlay code</u>
<u>Material change of use for Animal husbandry, Animal keeping, Aquaculture, Caretaker's accommodation, Cropping, Environmental facility, Home based business, Intensive horticulture, Park, Permanent plantations, Roadside stall, Rural industry, Rural workers' accommodation, Substation, Utility installation, Wholesale nursery or Winery within the 'Nullinga dam development area' identified on the Nullinga dam overlay map (OM-013).</u>	<u>Code assessment</u> <u>Note—Where development is subject to impact assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.</u>	<u>Nullinga dam overlay code</u>
<u>Any other Material Change of Use or Reconfiguring a Lot on land within the 'Nullinga dam development area' identified on the Nullinga dam overlay map (OM-013).</u>	<u>Impact assessment</u>	<u>The planning scheme including the Nullinga dam overlay code</u>

Appendix D

8.2.13 Nullinga dam overlay code

Note: For the purpose of ease of understanding by Council, the changes are indicated by “Strikeout” (denoting deletion) and “Underline” (denoting insertion).

OVERLAYS

8.2.13 Nullinga dam overlay code

8.2.13.1 Application

- (2) This code applies to assessing development where:
- (c) land the subject of development is located within the 'Nullinga Dam development area' identified on the Nullinga dam overlay map (OM-013); and
 - (d) 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.

8.2.13.2 Purpose

- (3) The purpose of the Nullinga dam overlay code is to protect or manage the 'Nullinga Dam development area' to ensure the future sustainability of the shire's water resources.
- (4) The purpose of the code will be achieved through the following overall outcomes:
- (e) The 'Nullinga Dam development area' is protected from development that is likely to compromise the future construction and associated structural integrity of the Nullinga Dam;
 - (f) Development does not increase the number of buildings, lots and infrastructure within the 'Nullinga Dam development area' by ensuring:
 - (i) Land within the 'Nullinga Dam development area' is maintained in its current configuration; and
 - (ii) Residential and non-residential infrastructure, including cropping infrastructure is limited in size and designed to be relocatable;
 - (g) Land within the 'Nullinga Dam development area' is not reconfigured to create additional lot/s situated within the 'Nullinga Dam development area';
 - (h) Development does not compromise or impact on the structure, stability or geology of land within the 'Nullinga Dam development area'.

8.2.13.3 Criteria for assessment

Table 8.2.13.3 – Nullinga dam overlay code - For accepted development subject to requirements and assessable development

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<u>For accepted development subject to requirements and assessable development</u>	
<u>PO1</u> <u>Accommodation activities are of a small scale, designed to be removable and do not exceed a density of one dwelling unit per lot.</u>	<u>AO1.1</u> <u>The dwelling house and domestic outbuildings do not exceed:</u> <u>(a) The gross floor area of the dwelling house must not exceed 200m²; and</u> <u>(b) The cumulative gross floor area of all domestic outbuildings must not exceed 200m².</u>
	<u>AO1.2</u> <u>All structures must be designed and constructed to allow for their future removal from the Nullinga dam development area.</u>
<u>For assessable development</u>	


PART 8

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<p><u>PO2</u> Development in the 'Nullinga dam development area' identified on the <u>Nullinga dam overlay map (OM-013)</u> does not include:</p> <p>(a) activities that physically impact the structure/geology of the land in particular excavation activities in areas where the dam wall and any spillways are proposed to be sited;</p> <p>(b) activities that may increase infrastructure, and/or the number of buildings; and</p> <p>(c) activities that may detrimentally affect surface water and groundwater quality.</p>	<p><u>AO2</u> <u>No acceptable outcome is provided.</u></p>
<p><u>PO3</u> No new extractive industry is developed in the 'Nullinga dam development area' identified on the <u>Nullinga dam overlay map (OM-013)</u>.</p>	<p><u>AO3</u> <u>No acceptable outcome is provided.</u></p>
<u>If for Reconfiguring a lot</u>	
<p><u>PO4</u> Any Reconfiguring a lot in the 'Nullinga dam development area' identified on the <u>Nullinga dam overlay map (OM-013)</u> does not involve the creation of a new lot.</p>	<p><u>AO4</u> <u>No acceptable outcome is provided.</u></p>

Appendix E

Draft OM-013 - Nullinga dam overlay map

(Note: the extent of the Nullinga dam development area is as per the predicted lake water level and buffer.



Mareeba
SHIRE COUNCIL

LEGEND

Nullinga Dam Overlay

Nullinga dam development area

Information

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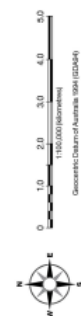
Map compilation date: June 2020

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Note

Where information on the map is obscured by text or other map elements contact Council for a determination

Overlay Map
Nullinga Dam
Overlay
Overlay Map - OM-013



Geospatial Data of Australia 1984 (GDA94)

