



Our Ref: PR22011.01

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Date: 16 December 2024

Attn: Chief Executive Officer
Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

Via: Email (mail@cook.qld.gov.au)

Dear Sir/Madam

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION PURSUANT TOP SECTION 51 OF
THE PLANNING ACT 2016
LOCKHART RIVER ROAD, IRON RANGE
LOTS 61-63 AND LOT 53 ON SP319523**

Mallee Group on behalf of Turtle Creek Ec lodge is lodging this development application which seeks approval for the following aspects of development:

- **Development Permit** for a Material Change of Use to Establish Nature Based Tourism;

The application is subject to code assessment.

APPLICATION MATERIAL

As required by Section 51 of the *Planning Act 2016*, the development application includes:

- DA Form 1 'Application Details';
- Land Owners Consent;
- Relevant Searches;
- Town Planning Report; and
- Supporting Plans & Operational Management Plan

APPLICATION FEES

In accordance with the Register of Fees and Charges 2024-25 we understand Councils fee is a total of \$1640.00, calculated as Category B (Low Impact) plus \$168 per accommodation room.

I trust this information is sufficient for your purposes, however should you require any further details or clarification please do not hesitate to contact the writer by telephone on 0430 011 617.

Yours faithfully



Ben Walsh
Director | Principal Planner

TOWN PLANNING REPORT

TURTLE CREEK ECO LODGE

Lockhart River Road, Iron Range
Lots 61-63 & 53 on SP319523




Material Change of Use to Establish Nature Based Tourism
Town Planning Report VI.
December 2024



Document Status				
Version	Purpose	Author	Reviewed by	Review Date
1	Draft	Ben Walsh	Ben Walsh	December 2024

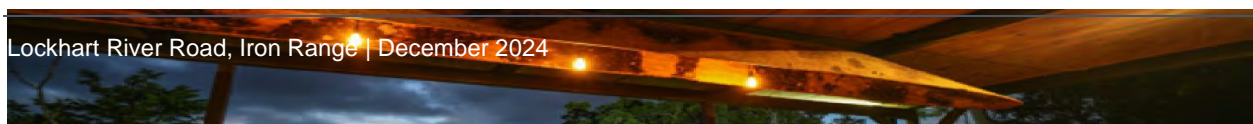
Approval For Issue

Ben Walsh		December 2024
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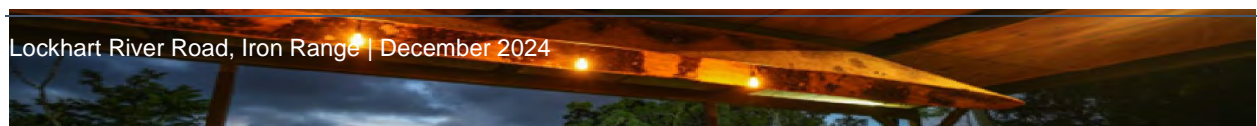
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Appendices

Attachment A Application Forms and Owner's Consent

Attachment B Searches

Attachment C Site Layout and Proposal Plans Package

Attachment D Turtle Creek Ecolodge Operational Management Plan

Attachment E Cook Shire Planning Scheme Code Responses

SUMMARY

Table 1: Summary

Details			
Site Address	Lockhart River Road, Iron Range		
Real Property Description	Lots 61-63 and 53 on SP319523		
Total Site Area	93.74 hectares		
Regional Plan Land Use Designation	Cape York Regional Plan		
Local Government	Cook Shire Council		
Planning Scheme	Cook Shire Council Planning Scheme 2017 – Version 2.0		
Zone	Rural Zone		
Land Owner(s)	Turtle Creek Ecology		
Proposed Development			
Description of Proposal	<ul style="list-style-type: none"> Development Permit under s49(3) of the <i>Planning Act 2016</i>, for Material Change of Use to establish Nature Based Tourism 		
Application detail			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Operational Works	<input type="checkbox"/>	<input type="checkbox"/>	
Assessment Category	<input checked="" type="checkbox"/> Code	<input type="checkbox"/> Impact	
Public Notification	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes: 30 BD	
Referral agencies			
Agency	Concurrence agency	Advice agency	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other			
Applicant	Turtle Creek Ecology c/- Mallee Group Pty Ltd		



Applicant Contact Person	Ben Walsh
	Director Principal Planner
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1 INTRODUCTION

Turtle Creek Ecologie (TCE) proposes to provide short term luxury accommodation for wildlife tourists, researchers, adventurers and business personnel visiting the Iron Range. Already high on the list for wildlife tourists due to the biodiversity and endemic species, this part of Cape York is host to the most unique rainforest in Australia. With UNESCO World Heritage listing imminent, the aim of Turtle Creek Ecologie is to provide comfortable higher-end accommodation yet to exist in this part of Cape York.

This application seeks approval for a Material Change of Use to establish 'Nature Based Tourism', defined by the *Cook Shire Council Planning Scheme 2017* as 'the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—

- (a) an area of environmental, cultural or heritage value; or
- (b) a local ecosystem; or
- (c) the natural environment.

The development is proposed on land located at Lockhart River Road, Iron Range, formally described as Lots 61-63 and 53 on SP319523. The proposal will comprise the following components:

- A total of five (5) twin share rooms in a range of floor plate configurations providing short term accommodation for up to 10 guests at one time in addition to an onsite manager;
- Communal facilities including outdoor kitchen and amenities, shared open lounge and dining area as the central reception/assembly area within the primary building;
- Research laboratory and workshop collocated with storage and managers quarters;
- Vehicle access and parking areas with an established driveway extending from Lockhart River Road providing year-round access to the site;
- Remote site-based services including bore and tank water supply, a septic sewerage solution, remote power in the form of solar and battery storage with remote generator backup together with telecommunications via starlink; and
- A network of meandering walking tracks extending over 15km taking in the beauty of Turtle Creek, Mount Tozer Range and sharing a boundary with Kutini Payamu National Park.

The application seeks approval for:

- **Development Permit** for a **Material Change of Use** (Nature Based Tourism);

The property is made up of four (4) land parcels as shown on *Figure 1 Site Location Plan* and *Figure 2 Cadastral Plan*. The consolidated site (Lots 61-63 and 53 on SP319523) has a total area of 93.74 hectares.

Under the *Cook Shire Council Planning Scheme 2017*, the subject site is zoned Rural and is located approximately 7km from the township of Lockhart River, and 3.5km from the Lockhart River Airport.





Pursuant to the Tables of Development Assessment for the Rural Zone (which determines the level of assessment in this instance), the proposal is regarded as being **Code Assessable** development. The level of assessment recognises the proposed development's consistency with the intent of the Rural Zone in supporting the use of the land for Nature Based Tourism.

Full details of the proposed development, site context and the relevant planning framework are set out in the Summary (Table 1) above. This report provides greater detail on the nature of the proposal, and provides an assessment of the development against the relevant statutory planning documents.

Approval is recommended subject to reasonable and relevant conditions.

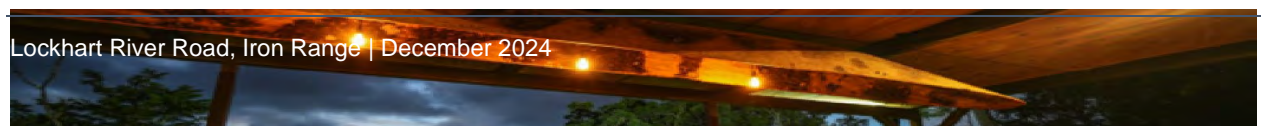
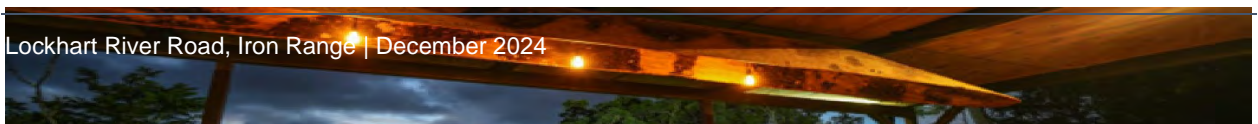




Figure 1 Site Location Plan



Figure 2 Cadastral Plan



1.1 Site particulars

Key details of the subject site are as follows:

Table 2: Site particulars

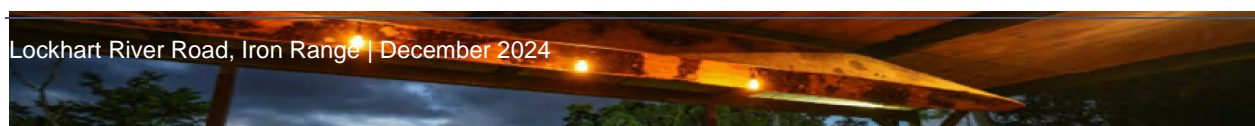
Site particulars	
Site Address	Lockhart River Road, Iron Range <i>Refer to Figure 1 – Site Location Plan</i>
Real Property Description	Lots 61-63 and 53 on SP319523 <i>Refer to Figure 3 – Cadastral Plan</i>
Site Area	93.74 hectares
Land Owner(s)	TURTLE CREEK ECOLOGDE PTY LTD A.C.N. 654 498 101 <i>Refer to Attachment A for Owners Consent and Attachment B for Certificates of Title</i>

1.2 Site Analysis

Key details of the subject site are as follows in Table 3 with Figure 3 providing an aerial view of the site.

Table 3: Site analysis

Site Analysis	
Existing Land Use	Each of the lots are subject to a historical reconfiguration approval DA/4117. Lots are either unimproved or retain existing structures forming the subject of this application. No active land use is currently occurring on the site beyond rural living.
Frontages	The consolidated site has direct frontage to Lockhart River Road of approximately 1.8km with an existing formed access driveway aligned within Easement A on SP319523
Topography	The site topography is variable with grassy flats along the lower western extent adjoining Lockhart River Road, then transitioning into rainforested hills and valleys to the east where it adjoins Kutini Payamu National Park
Waterways	The site retains both low and moderate order waterways which are not affected by the proposed development.
Vegetation	The site incorporates both lower grassy woodland areas closer to its western extent (adjacent to Lockhart River Road) with the eastern hillside areas entirely rainforested
Wetlands	The site does not feature a wetland protection area
Contaminated Land	The site is not registered on the EMR or CLR <i>Refer to Attachment B for relevant searches</i>



Notifiable Activities	The site has not been used for a Notifiable Activity.
Heritage Places	The site is not a Heritage Place and does not adjoin a Heritage Place
Infrastructure, Services and Public Utilities	The site does not have access to any utilities with remote solutions to all services provided for and addressed within this application.



Figure 3 Aerial Photograph



1.3 Surrounding Land Uses

The site is located within an area characterised by larger rural landholdings and productive farms.

Table 4: Surrounding land uses

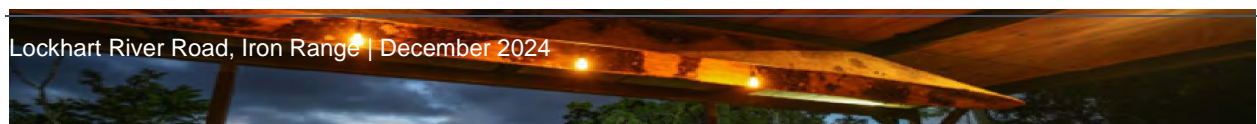
Surrounding Land Uses	
North	The site adjoins the Kutini Payamu National Park to the east with rural allotments of a similar size bordering those boundaries not adjoining Lockhart River Road
East	Lockhart River township with limited services and facilities is located approximately 7km to the east along Lockhart River Road
South	The Lockhart River Airport is located approximately 3.5km along Lockhart River Road, measured from the site's driveway entrance
West	Mount Tozer and the surrounding Kutini Payamu National Park dominate the surrounding areas to the west and north.

1.4 Planning Context

The planning context of the site includes the following:

Table 5: Planning context

Instrument	Designation
Cape York Regional Plan	
Regional Plan designation	<ul style="list-style-type: none"> Rural Production Area (Priority Agricultural Area)
Cook Shire Council Planning Scheme 2017 (Volume 2)	
Strategic framework designation	<ul style="list-style-type: none"> Strategic Environmental Area
Zoning	<ul style="list-style-type: none"> Rural Zone
Overlays	<ul style="list-style-type: none"> Biodiversity Overlay – Wildlife Habitat & Regulated Vegetation Category B Medium Risk Bushfire Hazard (<i>not affected by development footprint</i>)



2 BACKGROUND

Turtle Creek Ecology (TCE) proposes to provide short term luxury accommodation for wildlife tourists, researchers, adventurers and business personnel visiting Iron Range region. Already high on the list for wildlife tourists due to the biodiversity and endemic species, this part of Cape York is home to the most unique rainforest in Australia.

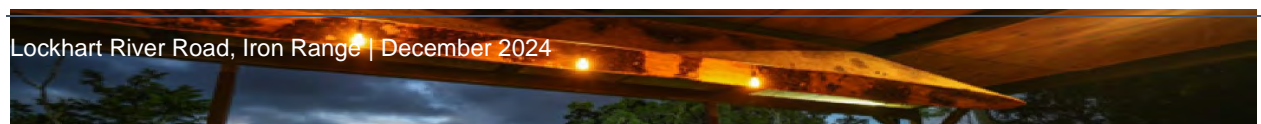
With UNESCO World Heritage listing imminent, the availability of in particular higher end accommodation opportunities in this part of Cape York is extremely limited.

With 15kms of meandering walking tracks taking in the beauty of Turtle Creek, Mount Tozer Range and sharing a boundary with Kutini Payamu National Park TCE aims to create an unforgettable experience for their guests.

Ryan Hart, owner and manager of Turtle Creek Ecology, also directs sister business Insight Eco & Heritage Pty Ltd (IEH) as Principal Wildlife Ecologist and Cultural Heritage Manager. IEH has demonstrated experience building working relationships with Aboriginal Groups and delivering Wildlife Research projects not only on Cape York, but across Australia.



www.insightecoandheritage.com



3 APPLICATION DESCRIPTION

3.1 Overview

This development application seeks approval for a Material Change of Use to establish Nature Based Tourism. The property is located approximately 7km from Lockhart River township accessed via Lockhart River Road, the site consisting of Lots 61-63 and 53 on SP319523.

The development proposes to provide five (5) twin share accommodation rooms in varying configurations within a number of defined building envelopes on the site, catering to up to ten (10) guests. Turtle Creek Ecolodge will provide short term luxury accommodation for wildlife tourists, researchers, adventurers and business personnel visiting Iron Range, with a range of ancillary facilities provided onsite to meet the needs of guests (including communal kitchen, lounge and dining area, recreational amenities and research lab).

The development will function as managed accommodation with a site manager providing hands on management and offering local knowledge of the intrinsic ecology of the Iron Ranges. The range of accommodation options include:

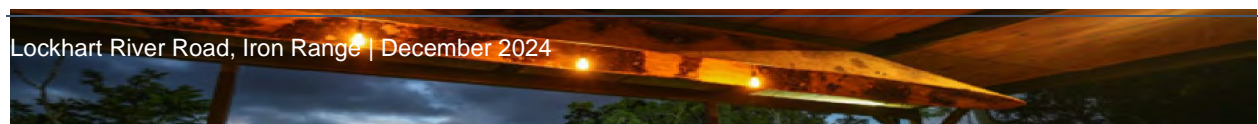
- Cabin with twin room, ensuite and kitchenette identified as Building D;
- Twin Room with ensuite within the centrally located Building A;
- Three (x3) twin rooms within Building C together with shared bathroom facilities and covered outdoor deck;
- Managers quarters located within Building B;

A communal outdoor dining area and kitchen is also provided within the centrally located Building A servicing as the central reception area, coordination and assembly point for guests of Turtle Creek Ecolodge. The majority of clientele visiting TCE are anticipated to stay for only two (2) days, with guests having full access to the property in either guided or self-guided experiences.

An Operational Management Plan has been prepared to outline the intended site management arrangements and forms **Attachment D** to this report.

Vehicle access is available from Lockhart River Road via an established driveway within Easement B on SP319523. The driveway provides all season access to all buildings with the development footprint centrally located to the broader site. With the entire site being heavily rainforested vehicle access beyond the extents of the driveway is neither possible or proposed.

Please refer to the Plans Package provided as **Attachment C** to this report, detailing the proposed arrangement of the development on the site.



3.1 Site Selection

All buildings have been positioned within consolidated building envelope areas which are sized so as not to exceed the total approved area of 4200m² (per lot), in accordance with the parent reconfiguration approval DA/4117. The location of each building envelope has been informed by a number of factors though primarily the site topography and driveway alignment together with existing allotment boundaries. These considerations have resulted in a development layout which is practical, minimises impact on the site whilst ensuring accessibility to each building area. Isolated clearing has been limited to building footprints only and driveway alignment, with select vegetation retained between buildings to ensure privacy and amenity of guests is maintained. Being made up of a total of four (4) land parcels, the site layout ensures structures and operational aspects are contained within the parcel it serves and so there is no intent or need to amalgamate the site.

3.2 Built Form and Site Layout

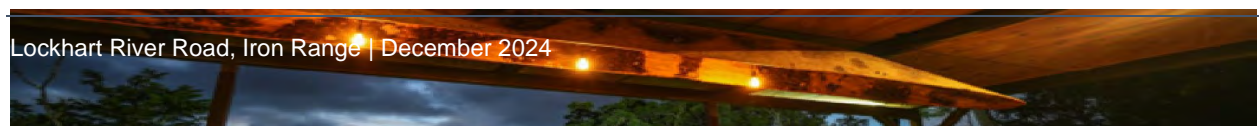
The built form of the accommodation consists of a number of small bespoke cabins of lightweight construction on raised pile footings ensuring a low impact outcome on the site. Cabins have been finished to provide a higher end form of accommodation that is not currently available within this part of Cape York, with buildings connected with concrete pathways. Other built structures include a roofed open storage and vehicle parking area together with temporary structures including a plant room (in the form of secured shipping containers) and designated outdoor communal kitchen (in the form of a secured demountable building). Each building has been labelled within the plans package forming **Attachment C**.

All guests will have access to the communal kitchen, dining and lounge area within Building A, which doubles as the central coordination and assembly point for guests. Building A retains outlooks into the surrounding rainforest and has a double room with ensuite as the primary guest quarters. The building A footprint is approximately 10m x 12m inclusive of large open air deck.



Image: Building A Floor Plate Extract

Building B is positioned at the termination of the driveway and consists of large floor plate shed with covered outdoor area, workshop, research laboratory and managers quarters. The construction of Building B is slab



on ground with trim deck roof and wall cladding. Access to Building B by guests will be limited generally to use of the research laboratory and must be organised with site management.

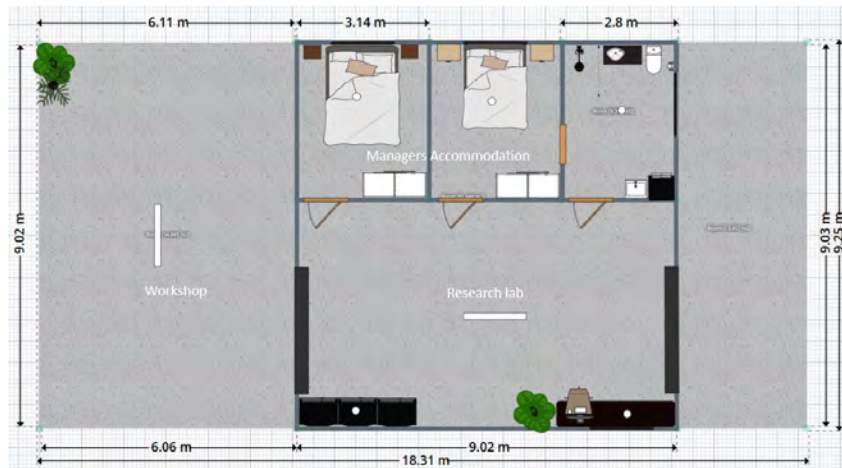


Image: Building B Floor Plate Extract

Building C is positioned directly opposite Building A separated by the driveway, also retaining outlooks into the surrounding rainforest. Building C consists of three double rooms which all share a communal bathroom and wrap-around deck with overall footprint of circa 9.5m x 11m.

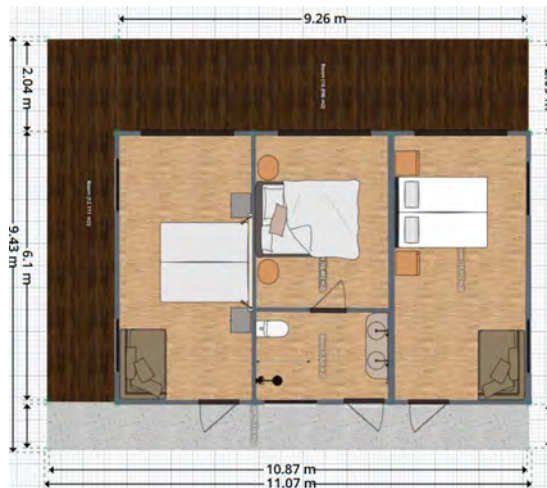


Image: Building C Floor Plate Extract.

Building D is located adjacent to the driveway and approximately one (1) km from the primary development footprint (consisting of Building A, C and plant/services area). Building B is a self contained studio cabin with double room, kitchenette and bathroom.



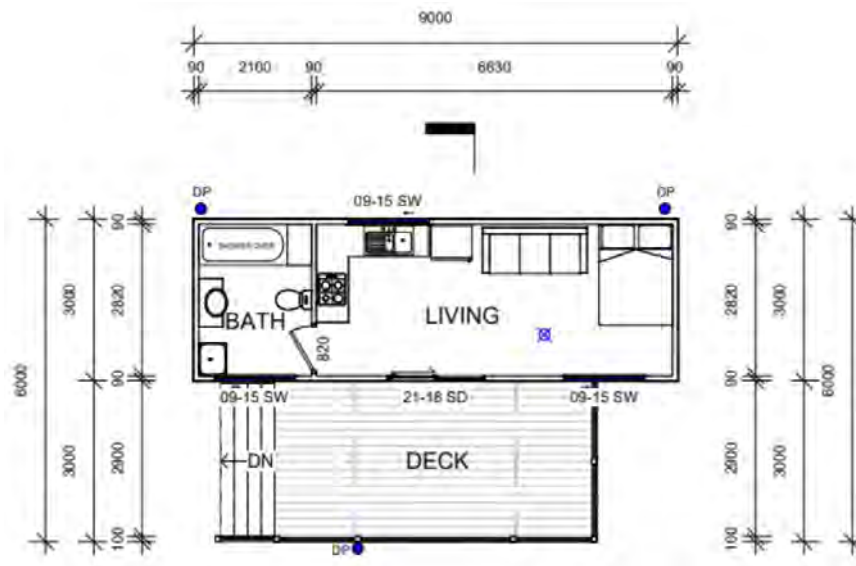


Image: Building B Floor Plate Extract

Each building has been sited and orientated to take advantage of the aspects and outlooks into and through the surrounding rainforest. A range of ancillary structures are provided to support the primary function of these buildings in providing short term accommodation to meet the needs of guests to Turtle Creek Ecology.

3.3 Services

3.3.1 Power Supply

An off-grid power supply in the form of lithium battery storage with solar input is provided to each building with a combined battery storage capacity of 30kw. Each system has been designed and sized by Ecoast Electrical to cover the anticipated peak demand of the building it serves. A 21kva diesel generator provides backup power across the development together with charging capability.

3.3.2 Water Supply

Water is sourced from a bore located within the primary building envelope, with water quality testing completed by Cairns Regional Council on 12/10/2023 returning potable results.

Heavy minerals and sediment is removed from the bore water before being pumped to a Puretec SOL40-e3 water softener to remove hardness and ensure less wear on plumbing fittings. Water is then distributed via a manifold to puratec water filters in Buildings A and C.

A second bore is located on Lot 53 SP319523 and 3000L water tank supplies Building B located on the same parcel, with an overall 8000 litres of rainwater collected by building roofs available for non-potable use.



3.3.3 Sewerage

On site effluent disposal in the form of multiple septic systems is proposed to service the cabins wastewater requirements. In order to minimise the extent of clearing required the septic tank solution for treatment of sewerage has been identified as the least intrusive outcome.

Sewerage from each of the buildings shall be directed to septic tanks located proximate to that building footprint. A 3500L septic tank will serve each of the development nodes with tanks volumes sufficient to cater to full occupancy of Turtle Creek Ecolodge.

It is important to note the total quantum of people utilising the site will not exceed 21 equivalent persons at one time, and so the proposal will not require an Environmental Authority.

3.4 Vehicle Access, Servicing & Parking

Vehicle access is provided via the exiting driveway located within Easement B on SP319523 extending from the Lockhart River Road frontage and providing access to each of the lots forming the development site. The site access and driveway was established as an outcome of the parent reconfiguration application DA/4117 and consists of a formed and all weather access drive with passing and turning locations available in locations along the length of the driveway.

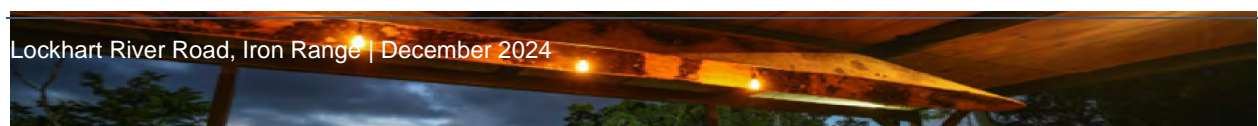
Designated vehicle parking areas are provided adjacent to each of the buildings with a covered parking bay provided adjacent to Buildings A & C. Whilst the majority of TCE guests are anticipated to access the site with their own vehicle, a proportion of guests will arrive via the Lockhart River Airport and be transported to their accommodation by management. Each cabin will be provided with a dedicated car parking space (uncovered) adjacent to structure for the exclusive use of guests.

Importantly the driveway provides year-round access to the site enabling Turtle Creek Ecolodge to operate during the wet season. The ability to operate year-round is particularly crucial for wildlife tourists and researchers who's visit may be timed according to the various lifecycles of the flora and fauna they are studying. Such an option has been historically limited in the Iron Range by either impassable road access, availability of local accommodation options, or both.

3.5 Flooding and Stormwater Management

According to the Cook Shire Council – Flood and Other Coastal Hazards Overlay the site is not subject to any potential flooding.

The proposed habitable buildings will be raised approximately 600mm above the surrounding landform and so will be immune from local sheet flow. Swales and catch drains will direct local stormwater through and around each of the buildings without creating nuisance. Whilst rainwater collection is proposed for buildings, due to the minimal increase to the impervious area as a portion of the site stormwater detention is not considered to be necessary.



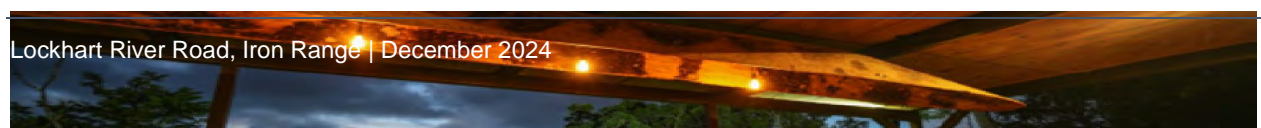
3.6 Waste Servicing Arrangements

A central waste collection area will be provided adjacent to the plant and services area. Waste servicing will however be coordinated by site management, with waste to be sorted onsite and transported to the local waste facility located in Lockhart River.

Site servicing will occur via the driveway providing direct access to Lockhart River Road, with larger vehicles including HRV able to access the site if needed. External site servicing requirements are not relevant beyond occasional access by contractor vehicles.

3.7 Infrastructure Charging

The Adopted Charges SPRP applies to all development in Queensland. The subject land lies within the Rural Zone, and hence does not fall within the Priority Infrastructure Area under Council's Adopted Infrastructure Charges Resolution. It is anticipated that the proposal will be subject to infrastructure charges calculated in accordance with Council's Adopted Charges Resolution (No. 2) 2018.



4 LEGISLATIVE REQUIREMENTS

4.1 Assessment manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Cook Shire Council.

4.2 Categories of assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

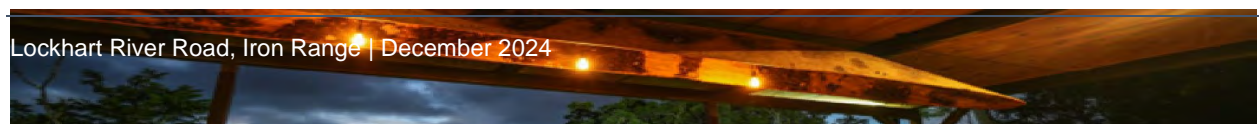
Aspect of development	Categorising instrument	Category of assessment
Development Permit for a Material Change of Use to establish Nature Based Tourism	<i>Cook Shire Planning Scheme 2017 (Volume 2)</i>	Code

4.3 Referral agencies

Referral matters for this proposal have been assessed against Schedule 9 and 10 of the *Planning Regulation 2017*. The application is not considered to require referral to SARA.

4.4 Public notification

This application does not require public notification as it is subject to code assessment.



5 STATUTORY ASSESSMENT

5.1 Overview

This section assesses the application against relevant assessment benchmarks. Given the application is subject to code assessment, those matters the assessment manager must have regard to, are those identified in section 45(3) of the *Planning Act 2016* and sections 26 and 27 of the *Planning Regulation 2017*.

As Cook Shire Council is the assessment the relevant local authority categorising instrument is the *Cook Shire Council Planning Scheme 2017*.

5.2 State and regional assessment benchmarks

5.2.1 Regional Plan

Section 26(2)(a)(i) of the *Planning Regulation 2017* requires that the code assessment of this application must be carried out against the assessment benchmarks stated in the Regional Plan, to the extent the regional plan is not identified in the planning scheme as having been appropriately integrated.

The subject site is within the area of the *Cape York Regional Plan (August 2014)*. The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Cape York Regional Plan, as it applies in the planning scheme area.

Regional Plan	Response
Cape York Regional Plan (<i>August 2014</i>)	<p>The subject site is located west of the Priority Living Area of Lockhart River though more particularly is within a Strategic Environmental Area (SEA) of the of the <i>Cape York Regional Plan 2014</i>.</p> <p>SEAs are areas where high ecological values may occur due to the collocation of multiple biodiversity features in conjunction with the landscape’s topographical and hydrological features.</p> <p>SEAs allow for development only where the proposed uses can co-exist and do not risk irreversible or widespread impacts to the continuation of the area’s integrity or cultural values.</p>



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5.2.2 State Planning Policy

Section 26(2)(a)(ii) of the *Planning Regulation 2017* requires that the code assessment of this application must be carried out against the State Planning Policy, Part E, to the extent Part E is not identified in the planning scheme as having been appropriately integrated.

Pursuant to Part 2 of the *Cook Shire Council Planning Scheme 2017*, it is understood that all aspects of the *State Planning Policy* have been appropriately reflected in the *Cook Shire Council Planning Scheme 2017*. Accordingly, no further assessment against the SPP is required in this instance.

5.2.3 Temporary State planning policy

Section 26(2)(a)(iii) of the *Planning Regulation 2017* requires that the code assessment of this application must be carried out against any temporary State planning policy applying to the premises.

In this instance no temporary State planning policies apply.

5.2.4 LGIP

Section 26(2)(b) of the *Planning Regulation 2017* requires that if the assessment manager of this application is an infrastructure provider the code assessment be carried out against the LGIP.

This application does not require assessment to be carried out against the LGIP.

5.2.5 State Development Assessment Provisions

Section 26(2)(a)(iii) of the *Planning Regulation 2017* requires that the code assessment of this application must be carried out against any temporary State planning policy applying to the premises.

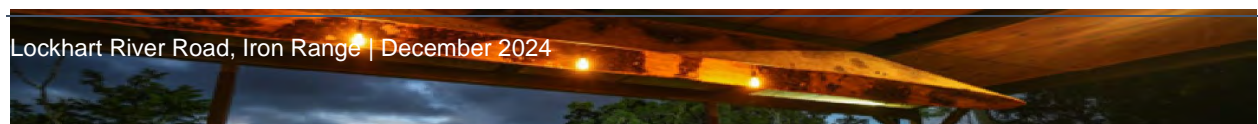
Schedules 9 and 10 of the *Sustainable Planning Act* identify the matters that referral agency assessment must have regard to and confirm the proposed development does not require referral to the Department of Local Government, Infrastructure and Planning.

5.3 Local authority assessment benchmarks

The *Cook Shire Council Planning Scheme 2017* is applicable to the assessment of this development application. The relevant provisions are identified and addressed in detail below.

5.3.1 Development Codes

The *Cook Shire Council Planning Scheme 2017* identifies the following codes as being applicable to the assessment of this application. These have been dealt with by exception below with a full response to each code provided at **Attachment E**.



5.3.1.1 Rural Zone Code

Under the *Cook Shire Council Planning Scheme 2017*, the subject site has a Rural Zone designation as illustrated on Figure 4 - **Zoning Plan** below. The purpose of the Rural zone code is to provide for rural uses that are compatible with and support the character and environmental features of the zone.

The purpose of the zone is achieved a number of overall outcomes, one of which supports tourism-based activities and short term accommodation where proposed at an appropriate scale where impacts can be managed.

The establishment of the Turtle Creek Ecolodge is considered to uphold the intent of the zone as a low impact and low intensity land use which has been designed to respond to the sensitive environment in which it is located. TCE limits its guest numbers to a maximum of ten (10) ensuring the operational responsibilities can be managed and the resultant impacts both within and outside of the site are limited.

The proposed use of the site for Nature Based Tourism is considered to satisfy the overall outcomes of the zone code as follows;

- The proposal seeks to provide temporary (short-term) accommodation that complements and promotes the natural attributes of the site;
- The sites topography and environmental attributes including presence of high value rainforest ecosystems inhibit the rural capacity of the site. The proposed use provides alternative tourism opportunities for the region whilst not compromising land for rural activities;
- The location of the cabins, in combination with the low-impact nature of the proposal ensures the use can operate without causing significant adverse impacts to any adjoining property;
- The site is not captured by the Agricultural Land Classes A or B overlay thereby ensuring the proposal does not compromise mapped agricultural land;
- The built form is reflective of the surrounding natural environment and the rural setting of the site. The built form complements the rural character by using non-contemporary building materials with 'light on ground' construction approach;
- The siting of the cabins sensitively responds to the environmental and topographical features of the site insofar as minimising the need for clearing of vegetation and avoidance of earthworks with raised floors on pier footings;
- The location and orientation of the cabins respond to the sites slope and vegetation whilst taking advantage of the surrounding views and the site's central location to the surrounding walking trails;
- Cabins contain all necessary components to be self-contained and include generous amounts of private open space to respond to the tropical climate;
- The structures are provided with adequate infrastructure including on-site effluent disposal consistent with the rural setting of the site; and
- The use of the site for nature based tourism purposes is recognised as being consistent with the Rural Zone.

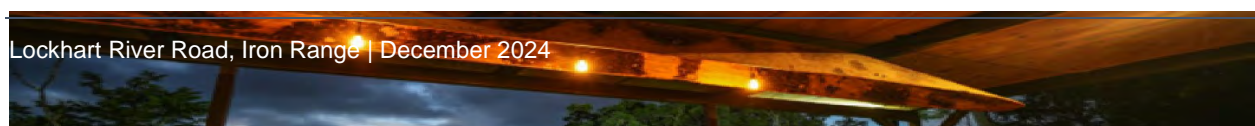




Figure 4 Zoning Plan (Rural)

5.3.1.2 Residential Use Code

In accordance with Section 9.3.3 of the *Cook Shire Council Planning Scheme 2017*, the purpose of the Residential Use Code is to facilitate a high standard of design and amenity for all residential development.

The proposal maintains sufficient separation from Lockhart River Road and adjoining properties and will not be visible from any location external to the site. The scale and intensity of development on the site can be generally described as a range of compact low impact cabins positioned centrally on the site and interspersed with dense rainforest. The development will not adversely impact the amenity of surrounding area with the siting and design of buildings on the site maintaining privacy and amenity for guests. The proposal will support economic growth and economic diversity for the Iron Range region in providing for additional high end accommodation options which are accessible all year round.

5.3.1.3 Parking and Access Code

The purpose of the Transport, parking and access code is to ensure transport, access and car parking is safe, efficient and convenient, with suitable parking and vehicle manoeuvring areas provided to accommodate the use.

The development proposes access via Lockhart River Road with parking areas available adjacent to each of the accommodation buildings.



5.3.1.4 Works Services and Infrastructure Code

The proposed development is compliant with the purpose and overall outcomes of the Works, Services and Infrastructure Code.

The development site is located outside of Council's reticulated network mapping and so will not be connected to any services. Remote site services solutions have been provided with all works on the site carried out in accordance with Council's standard requirements.

Applicable Codes	Location of response
Rural Zone Code	Appendix E – prepared by Mallee Group
Residential Use code	
Works, Services and Infrastructure Code	
Parking and Access Code	

5.3.2 Overlay Codes

The *Cook Shire Council Planning Scheme 2017* identified the following overlays as being applicable to the assessment of this application.

5.3.2.1 Bushfire Hazard Overlay Code

Pursuant to Council's overlay mapping, a portion of the site is captured by the Medium Bushfire Hazard Area Buffer.

The proposed development is located well outside of the mapped buffer hazard area and therefore preparation of a bushfire management plan is not considered to be required to support the proposed development.

5.3.2.2 Biodiversity, Waterways and Wetlands Overlay Code

The site is mapped as being affected by the Biodiversity, Waterways and Wetlands overlay mapping. The development footprint is located outside of the mapped area of the overlay code and the development is not considered to have an impact on the identified biodiversity values of the site. Moreover, the development is premised on these being recognised as an intrinsic asset to Turtle Creek Colodge with the intent being to ensure preservation of these values.



6 CONCLUSION

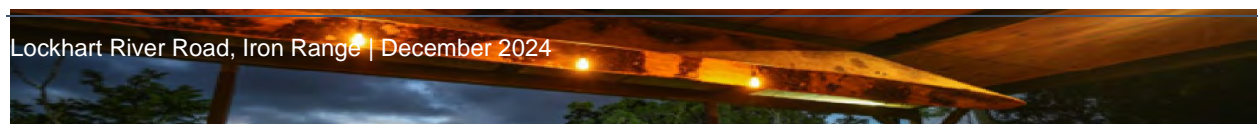
Turtle Creek Ecology has engaged Mallee Group to seek development approval for a Development Permit for the establishment of Nature Based Tourism on Lots 61-63 and 53 on SP319523. This application seeks approval for the following aspects of development:

- **Development Permit for a Material Change of Use to establish Nature Based Tourism;**

This town planning report has demonstrated that the proposed development is consistent with the Planning Scheme and other relevant instruments. The development represents a logical use of the site and presents a genuine tourism opportunity for the site insofar as:

- The proposal maximises the efficient use of the land whereby minimal clearing of vegetation is required to facilitate the proposed use;
- The built form inclusive of cabins and ancillary structures are appropriately setback from key property boundaries ensuring the development actively avoids potential land use conflicts;
- The design of the cabins and their building footprint ensure a low impact outcome is created in terms of visual appearance and scale;
- The cabins are intended to be constructed of lightweight materials with understated colours for a finish that is commensurate with the surrounding natural environment;
- The siting of the cabins is responsive to the identified slope of the property and demonstrates a 'low' impact outcome on the ground;
- The site can be adequately serviced by necessary infrastructure including ground water and rainwater tanks, an on-site effluent disposal solution, stormwater drainage and vehicle access;

Accordingly, approval is recommended subject to reasonable and relevant conditions.



Appendix A

Application Forms & Owners Consent

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Turtle Creek Eco Lodge C/- Mallee Group
Contact name (only applicable for companies)	Ben Walsh (Mallee Group)
Postal address (P.O. Box or street address)	PO Box 27
Suburb	Buddina
State	Qld
Postcode	4575
Country	Australia
Contact number	0430 011 617
Email address (non-mandatory)	ben@malleegroup.com.au
Mobile number (non-mandatory)	0430 011 617
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	PR22011.04

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Iron Range Road	Iron Range
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		61-63	SP319523	Cook Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Iron Range Road	Iron Range
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		53	SP319523	Cook Shire Council

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

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

- 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: <input type="text"/>	

- 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: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

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

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

Name of water body, watercourse or aquifer:

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

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 S

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
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>
Development Permit for Material Change of Use to establish Nature Based Tourism
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <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 DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Short Term Eco-Accommodation Cabins	Nature Based Tourism	5 x bdrms total with 10 guests maximum	N/A

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input checked="" 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? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> 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:		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

Yes – specify number of new lots: _____

No

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Cook Shire Council

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

Yes – a copy of the decision notice is attached to this development application

The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

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

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

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

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

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<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
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<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 (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
Environmentally relevant activities	
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <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 www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au 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.	
Hazardous chemical facilities	
23.2) Is this development application for a hazardous chemical facility ?	
<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 www.business.qld.gov.au for further information about hazardous chemical notifications.</i>	

Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

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

Water resources

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

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

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

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

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

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

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

Tidal work or development within a coastal management district

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- 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 DA Form 2 – Building work details 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 the 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 DA Forms Guide: Planning Report Template.</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 DA Forms Guide: Relevant plans.</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 (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>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"> • 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 • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <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 COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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

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

21 November 2024

Attn: Chief Executive Officer
Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

Via: Email (mail@cook.qld.gov.au)

Dear Sir/Madam

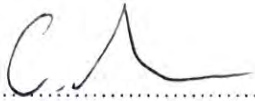
**RE: LETTER OF CONSENT OF OWNER FOR THE MAKING OF A
DEVELOPMENT APPLICATION UNDER THE PLANNING ACT 2016 BY
MALLEE GROUP
LOCKHART RIVER ROAD, IRON RANCH
LOT 63 ON SP319523**

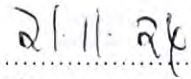
I, Cooper George Norris, owner of land described as:

LOT 53 ON SP319523

hereby consent to the making of an Application by Mallee Group (ABN [26 649 773 400](#)) to Cook Shire Council over the abovementioned landholding for a Development Application for Material Change of Use to establish Nature Based Tourism (Code Assessable)

Yours sincerely,


.....
Cooper George Norris


.....
Date

21 November 2024

Attn: Chief Executive Officer
Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

Via Email (mail@cook.qld.gov.au)

Dear Sir/Madam

**RE: LETTER OF CONSENT OF OWNER FOR THE MAKING OF A
DEVELOPMENT APPLICATION UNDER THE PLANNING ACT 2016 BY
MALLES GROUP
LOCKHART RIVER ROAD, IRON RANCH
LOTS 61 & 62 ON SP319523**

I, Peter Charles Alfred Huybers, David Edward Huybers and Roderick John Huybers,
owners of land described as:

LOTS 61 & 62 ON SP319523

hereby consent to the making of an Application by Malles Group (ABN 20 549 773 600)
to Cook Shire Council over the abovementioned landholding for a Development
Application for Material Change of Use to establish Nature Based Tourism (Code
Assessable)

Yours sincerely,



Peter Charles Alfred Huybers

2-12-24

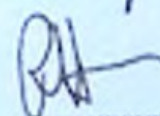
Date



David Edward Huybers

2/12/24

Date



Roderick John Huybers

2/12/24

Date

21 November 2024

Attn: Chief Executive Officer Cook Shire Council
PO Box 3
COOKTOWN QLD 4895
Via: Email (mail@cook.qld.gov.au)

Dear Sir/Madam

**RE: LETTER OF CONSENT OF OWNER FOR THE MAKING OF A
DEVELOPMENT APPLICATION UNDER THE PLANNING ACT 2016 BY MALLEE
GROUP
LOCKHART RIVER ROAD, IRON RANGE
LOT 63 ON SP319523**

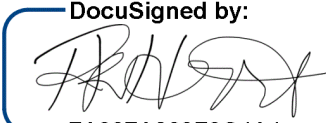
I, Ryan Kristoffer Hart, owner of land described as:

LOT 63 ON SP319523

hereby consent to the making of an Application by Mallee Group (ABN 26 649 773 400) to Cook Shire Council over the abovementioned landholding for a Development Application for Material Change of Use to establish Nature Based Tourism (Code Assessable)

Yours sincerely,

DocuSigned by:



7A337A063F3C4A4.....

Ryan Kristoffer Hart

09-12-2024

.....
Date

Appendix B

Relevant Searches

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51281637	Search Date: 21/11/2024 10:31
Date Title Created: 04/05/2022	Request No: 50093077
Previous Title: 50967510	

ESTATE AND LAND

Estate in Fee Simple

LOT 53 SURVEY PLAN 319523
Local Government: COOK

REGISTERED OWNER

Dealing No: 721866277 28/07/2022

COOPER GEORGE NORRIS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 21411200 (Lot 7 on CP WMT64)
2. EASEMENT No 721602054 06/04/2022 at 15:03 benefiting the land over EASEMENT A ON SP319523
3. MORTGAGE No 721866278 28/07/2022 at 14:07 COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference: 51281638	Search Date: 21/11/2024 10:31
Date Title Created: 04/05/2022	Request No: 50093077
Previous Title: 50967511	

ESTATE AND LAND

Estate in Fee Simple
 LOT 61 SURVEY PLAN 319523
 Local Government: COOK

REGISTERED OWNER **INTEREST**

Dealing No: 721602045 06/04/2022

PETER CHARLES ALFRED HUYBERS	1/3
DAVID EDWARD HUYBERS	1/3
RODERICK JOHN HUYBERS	1/3

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by Deed of Grant No. 21411200 (Lot 7 on CP WMT64)
- EASEMENT No 721602054 06/04/2022 at 15:03 burdening the land to LOTS 53, 62-63 ON SP319523 OVER EASEMENT A ON SP319523
- MORTGAGE No 723142851 22/03/2024 at 09:42 DAVID EDWARD HUYBERS INTEREST OF PETER CHARLES ALFRED HUYBERS ONLY
- CAVEAT No 723448184 08/08/2024 at 08:50 JOSEPHINE MARY RADOVIC against the interest of PETER CHARLES ALFRED HUYBERS

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
723656930	NTCE OF ACTN LAND TITLE ACT 1994	07/11/2024 16:27	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference: 51281639	Search Date: 21/11/2024 10:31
Date Title Created: 04/05/2022	Request No: 50093077
Previous Title: 50967510, 50967511	

ESTATE AND LAND

Estate in Fee Simple
 LOT 62 SURVEY PLAN 319523
 Local Government: COOK

REGISTERED OWNER INTEREST

Dealing No: 721602045 06/04/2022

PETER CHARLES ALFRED HUYBERS	1/3
DAVID EDWARD HUYBERS	1/3
RODERICK JOHN HUYBERS	1/3

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by Deed of Grant No. 21411200 (Lot 7 on CP WMT64)
- EASEMENT No 721602054 06/04/2022 at 15:03 benefiting the land over EASEMENT A ON SP319523
- EASEMENT No 721602067 06/04/2022 at 15:04 burdening the land to LOT 63 ON SP319523 OVER EASEMENT B ON SP319523
- MORTGAGE No 723142851 22/03/2024 at 09:42 DAVID EDWARD HUYBERS INTEREST OF PETER CHARLES ALFRED HUYBERS ONLY
- CAVEAT No 723448184 08/08/2024 at 08:50 JOSEPHINE MARY RADOVIC against the interest of PETER CHARLES ALFRED HUYBERS

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
723656930	NTCE OF ACTN LAND TITLE ACT 1994	07/11/2024 16:27	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority
 ** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51281640	Search Date: 21/11/2024 10:31
Date Title Created: 04/05/2022	Request No: 50093077
Previous Title: 50967511	

ESTATE AND LAND

Estate in Fee Simple

LOT 63 SURVEY PLAN 319523
Local Government: COOK

REGISTERED OWNER

Dealing No: 721714866 26/05/2022

TURTLE CREEK ECOLOGDE PTY LTD A.C.N. 654 498 101 TRUSTEE
UNDER INSTRUMENT 721714866

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 21411200 (Lot 7 on CP WMT64)
2. EASEMENT No 721602054 06/04/2022 at 15:03 benefiting the land over EASEMENT A ON SP319523
3. EASEMENT No 721602067 06/04/2022 at 15:04 benefiting the land over EASEMENT B ON SP319523
4. MORTGAGE No 721714867 26/05/2022 at 12:37 COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



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

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

Ben Walsh
PO Box 27
Buddina QLD 4575

Transaction ID: 50981612 EMR Site Id: 16 December 2024
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 61 Plan: SP319523

Iron Range

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



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

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

Ben Walsh
PO Box 27
Buddina QLD 4575

Transaction ID: 50981611 EMR Site Id: 16 December 2024
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 62 Plan: SP319523

Iron Range

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



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

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

Ben Walsh
PO Box 27
Buddina QLD 4575

Transaction ID: 50981610 EMR Site Id: 16 December 2024
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 63 Plan: SP319523

Iron Range

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



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

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

Ben Walsh
PO Box 27
Buddina QLD 4575

Transaction ID: 50981609 EMR Site Id: 16 December 2024
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 53 Plan: SP319523

Iron Range

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority



Appendix C

Proposal Plans Package

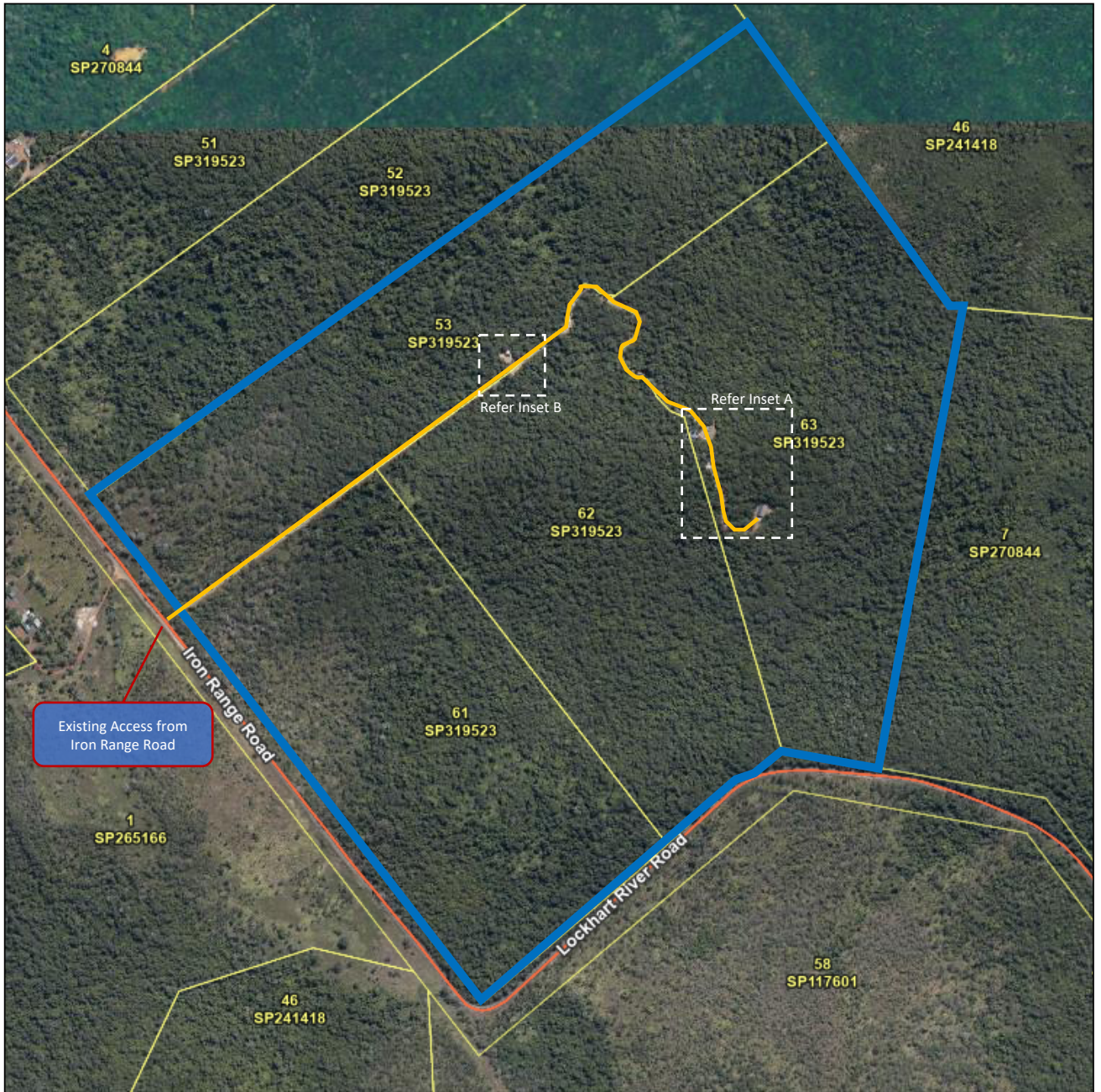
Proposed Material Change of Use – Satellite Overlay

Turtle Creek Ecologde Tourism DA – Lot 63SP319523 (encompassing lots 53, 61 and 62)

Tourism DA

12°45'39"S 143°17'16"E

12°45'39"S 143°18'15"E





12°46'36"S 143°17'16"E

12°46'36"S 143°18'15"E



Legend

-  Proposed MCU boundary
-  Property Access (2 way)


0 250 metres
Scale: 1:9074

Printed at: A4
Print date: 8/11/2024
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

Includes material © State of Queensland 2024. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

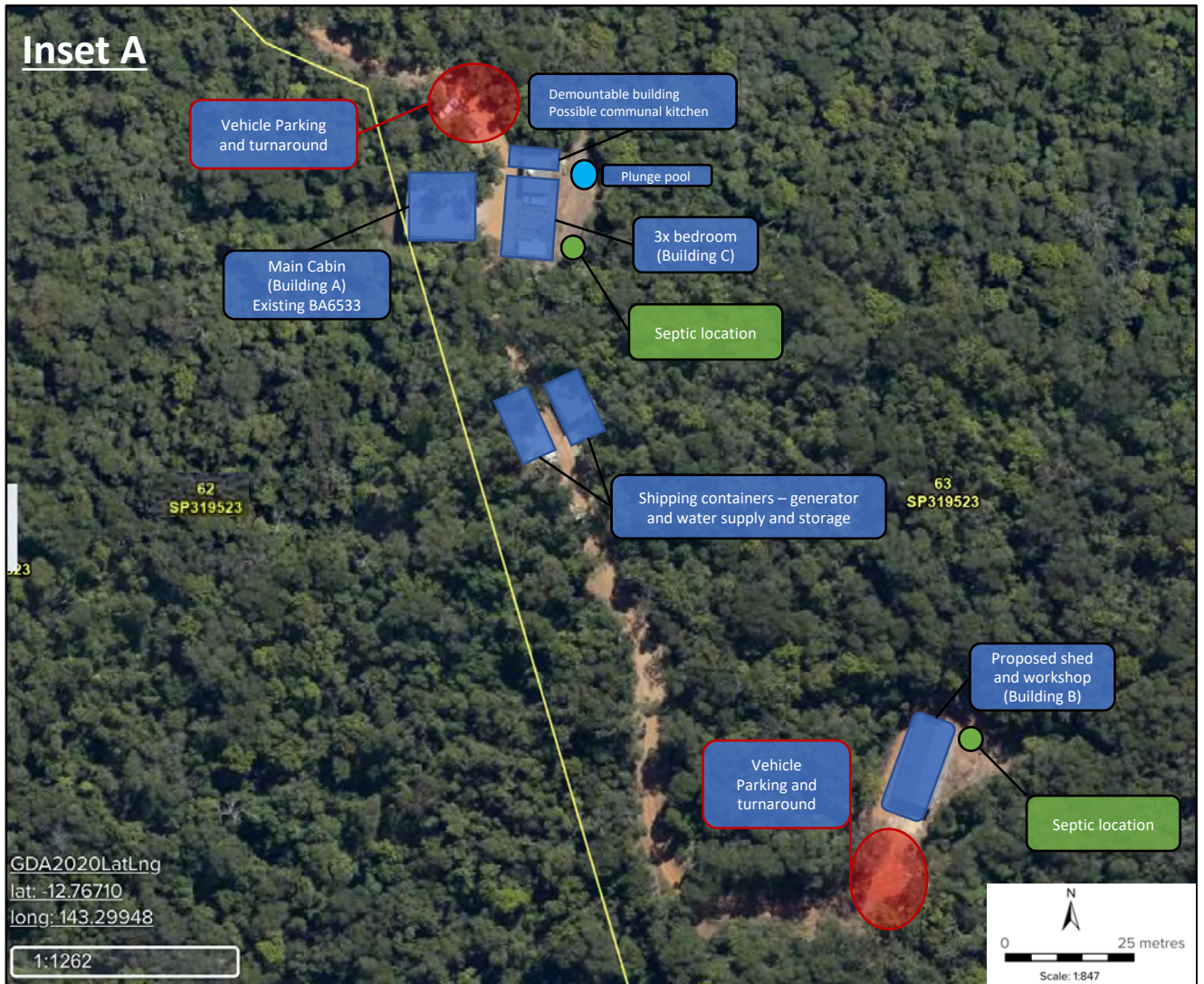
If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2023

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Proposed MCU

Turtle Creek Ecolodge Tourism DA – Lot 63SP319523 (encompassing lots 53, 61 and 62)

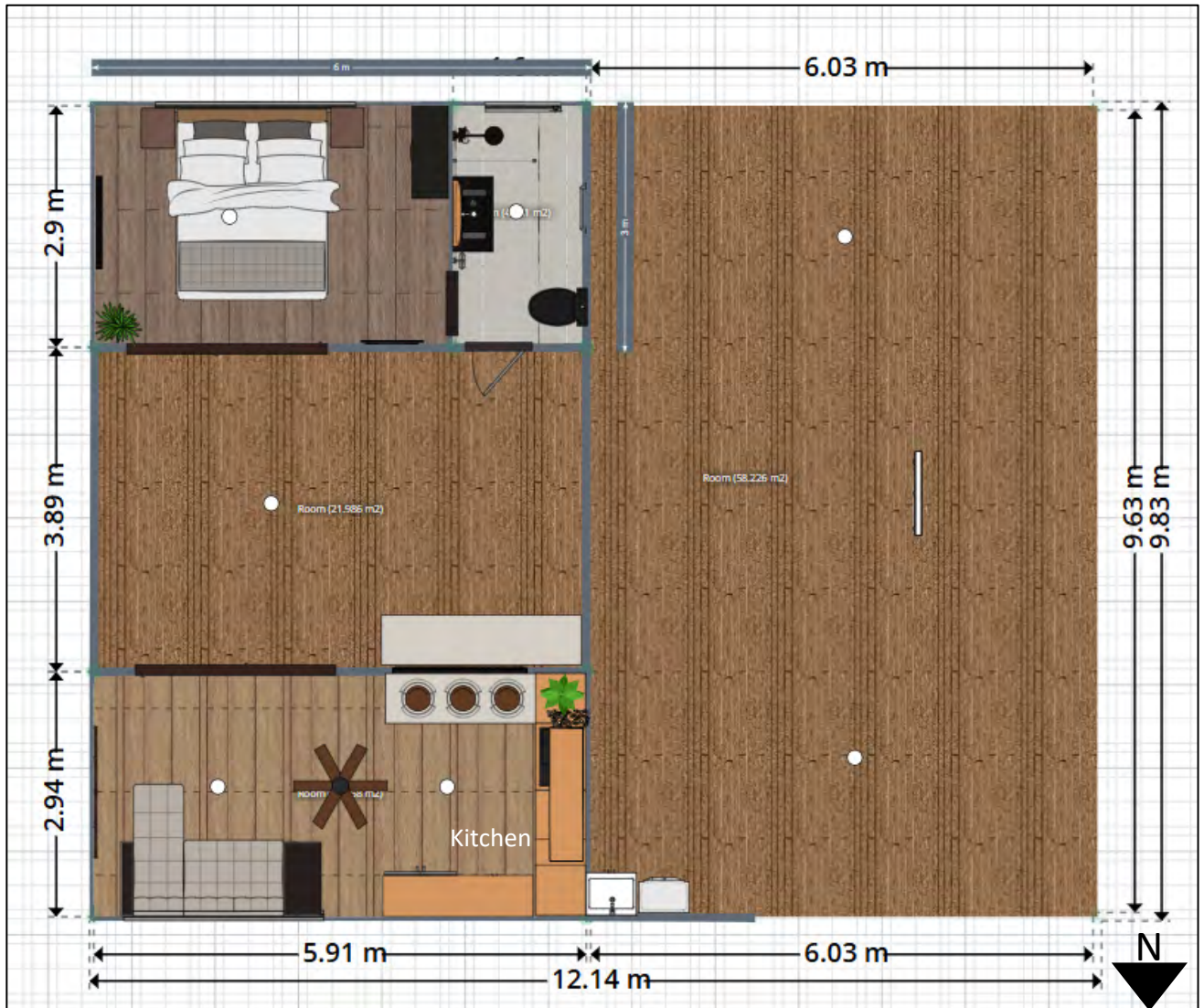


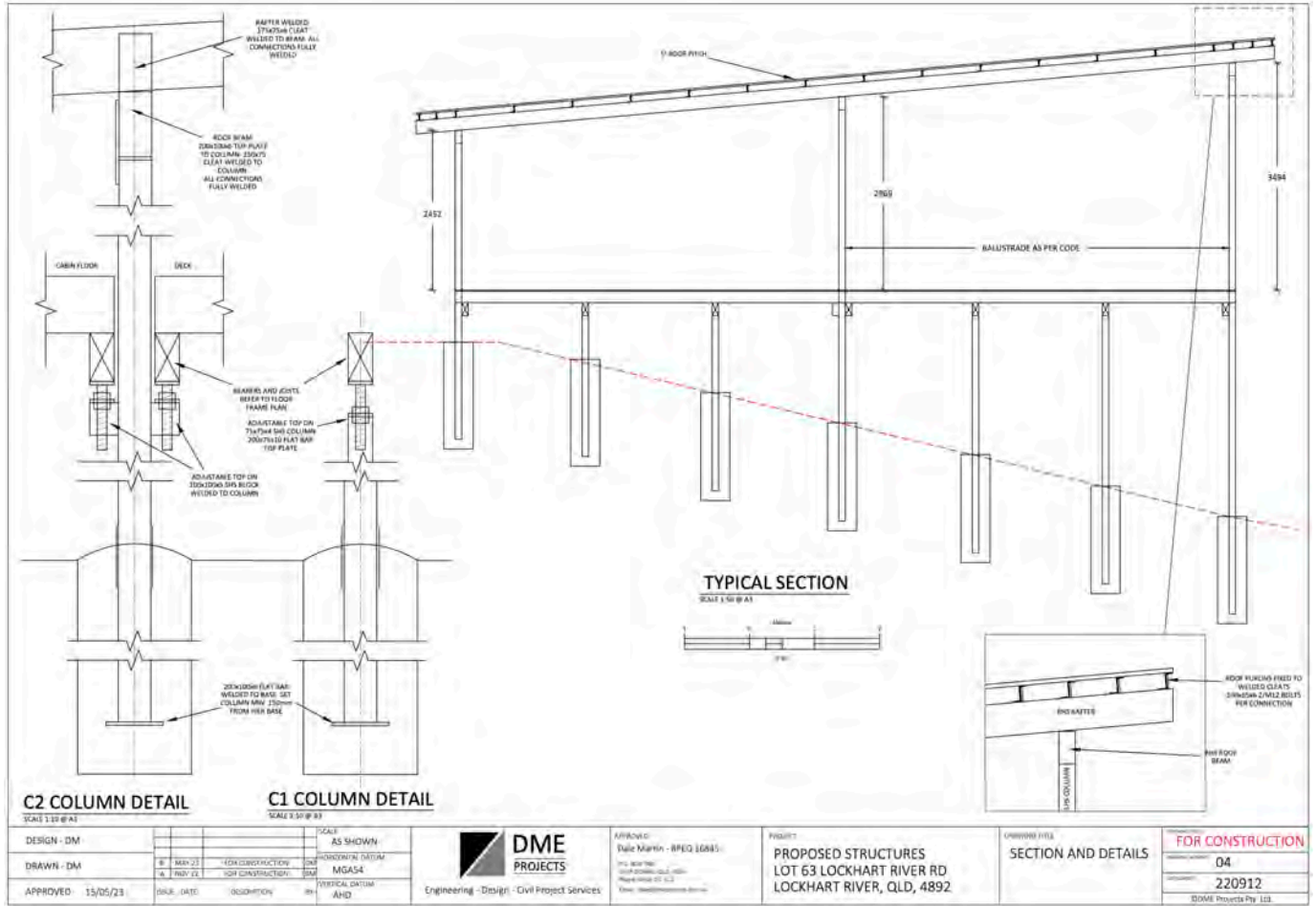
Proposed MCU

Turtle Creek Ecodge Tourism DA – Lot 63SP319523 (encompassing lots 53, 61 and 62)

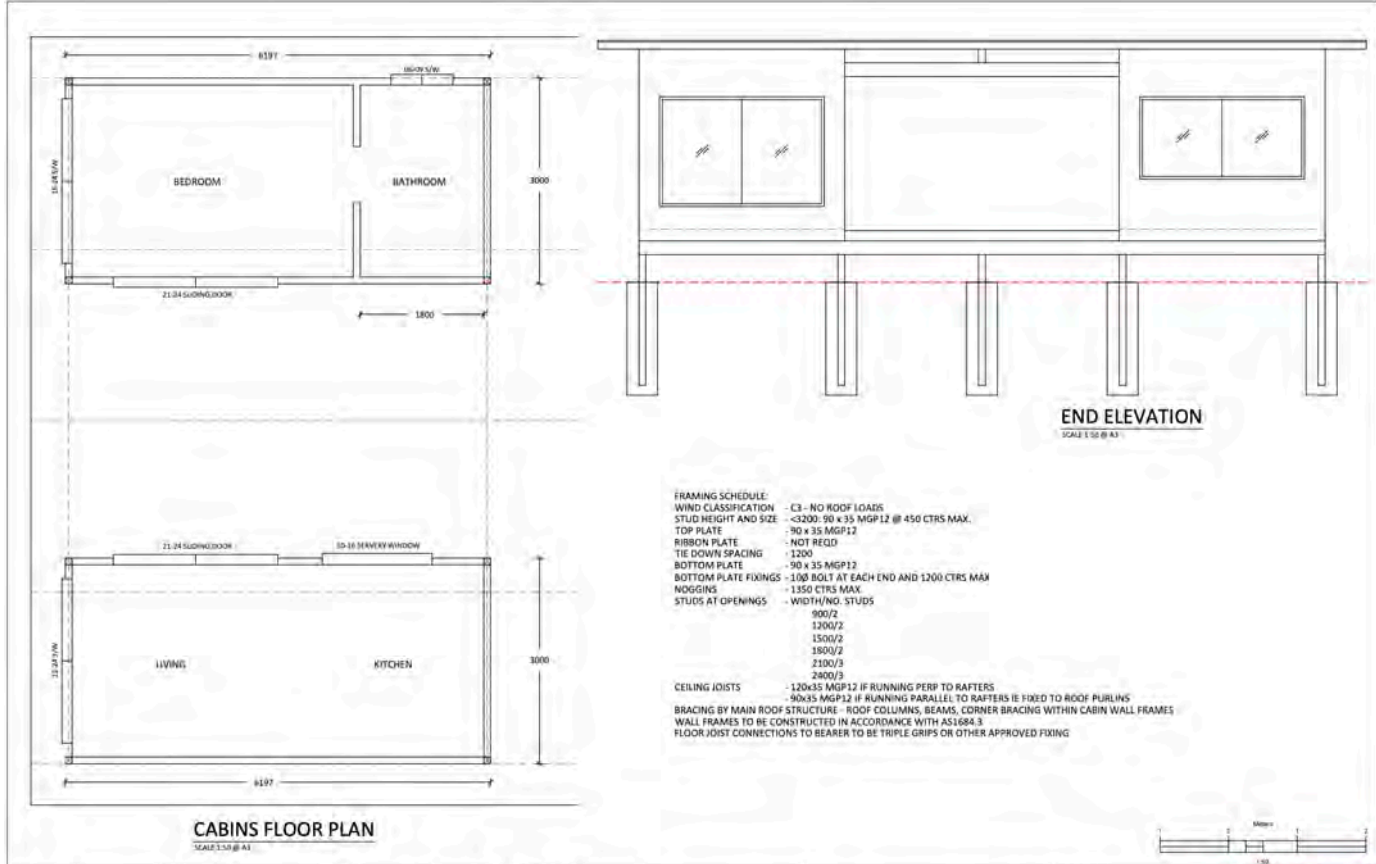
Main Cabin

Building A - Floorplan





Main Cabin
Building A - Elevation



DESIGN - DM	SCALE AS SHOWN	<p>DME PROJECTS Engineering - Design - Civil Project Services</p>	APPROVED: Dale Martin - RPED 16845	PROJECT: PROPOSED STRUCTURES LOT 63 LOCKHART RIVER RD LOCKHART RIVER, QLD, 4892	DRAWING TITLE: CABIN FRAME DETAILS	<p>FOR CONSTRUCTION</p> <p>05</p> <p>220912</p> <p>DME Projects Pty. Ltd.</p>
DRAWN - DM	PROJECT ALTERNATIVE: MGA54		DATE: 15/05/23	REVISION: 01	DATE: 15/05/23	
APPROVED: 15/05/23	SCALE: 1:50 @ A3		VERTICAL DATUM: AHD	PROJECT FROM: 220912	DATE: 15/05/23	

Shed-Workshop

Building B - Elevations

LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

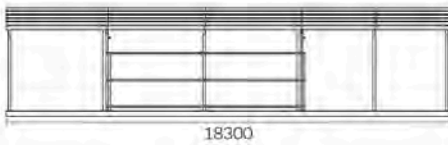


Project 9m (w) x 18.3m (l) x 3.5m (h) Gable Garage
Client hart
Site Address Lockhart River Road Lockhart QLD 4892

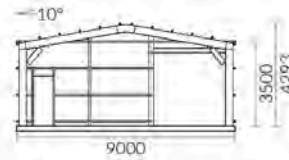
Job# 20302_HART
Date 21 Aug 2022
Page 2 of 39

Drawings by Quasar Systems Pty Ltd. All work to be in accordance with applicable regulatory provisions.

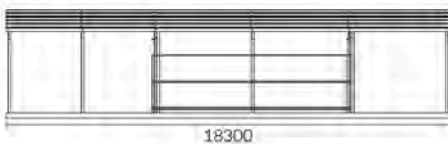
FRAME LEFT ELEVATION



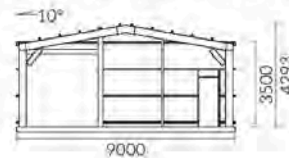
FRAME FRONT ELEVATION



FRAME RIGHT ELEVATION



FRAME BACK ELEVATION



Project 9m (w) x 18.3m (l) x 3.5m (h) Gable Garage
Client hart
Site Address Lockhart River Road Lockhart QLD 4892

Job# 20302_HART
Date 21 Aug 2022
Page 3 of 39

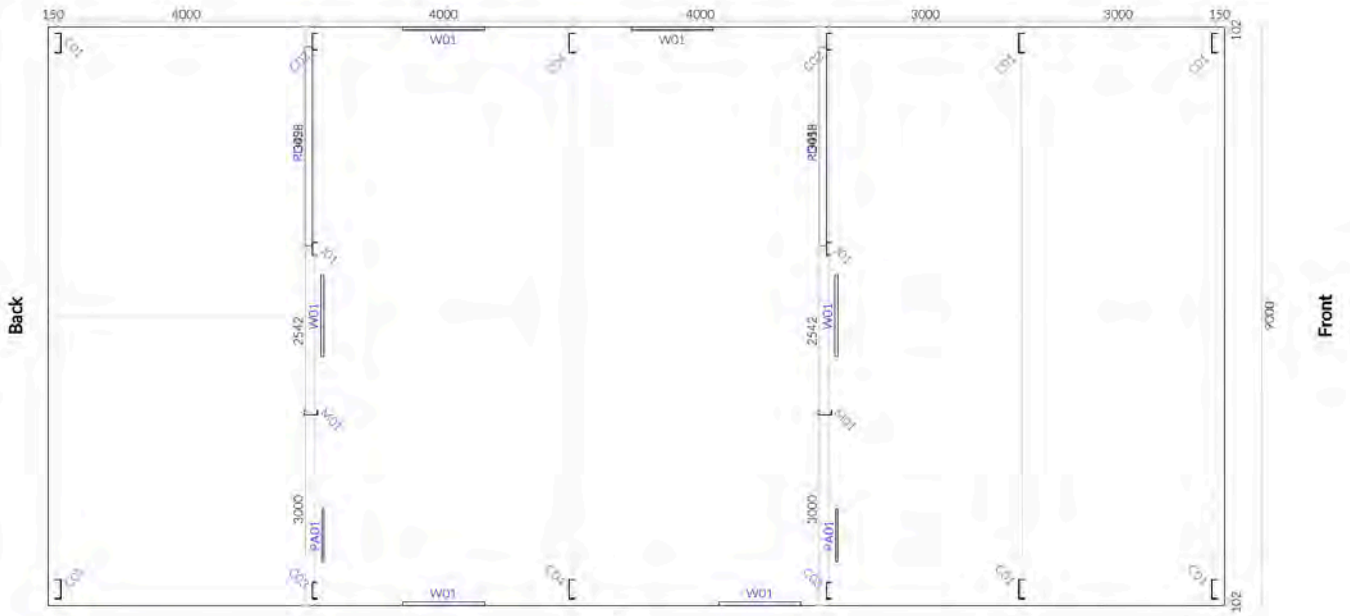
Drawings by Quasar Systems Pty Ltd. All work to be in accordance with applicable regulatory provisions.

Shed-Workshop

Building B - Floorplan

Right

18300



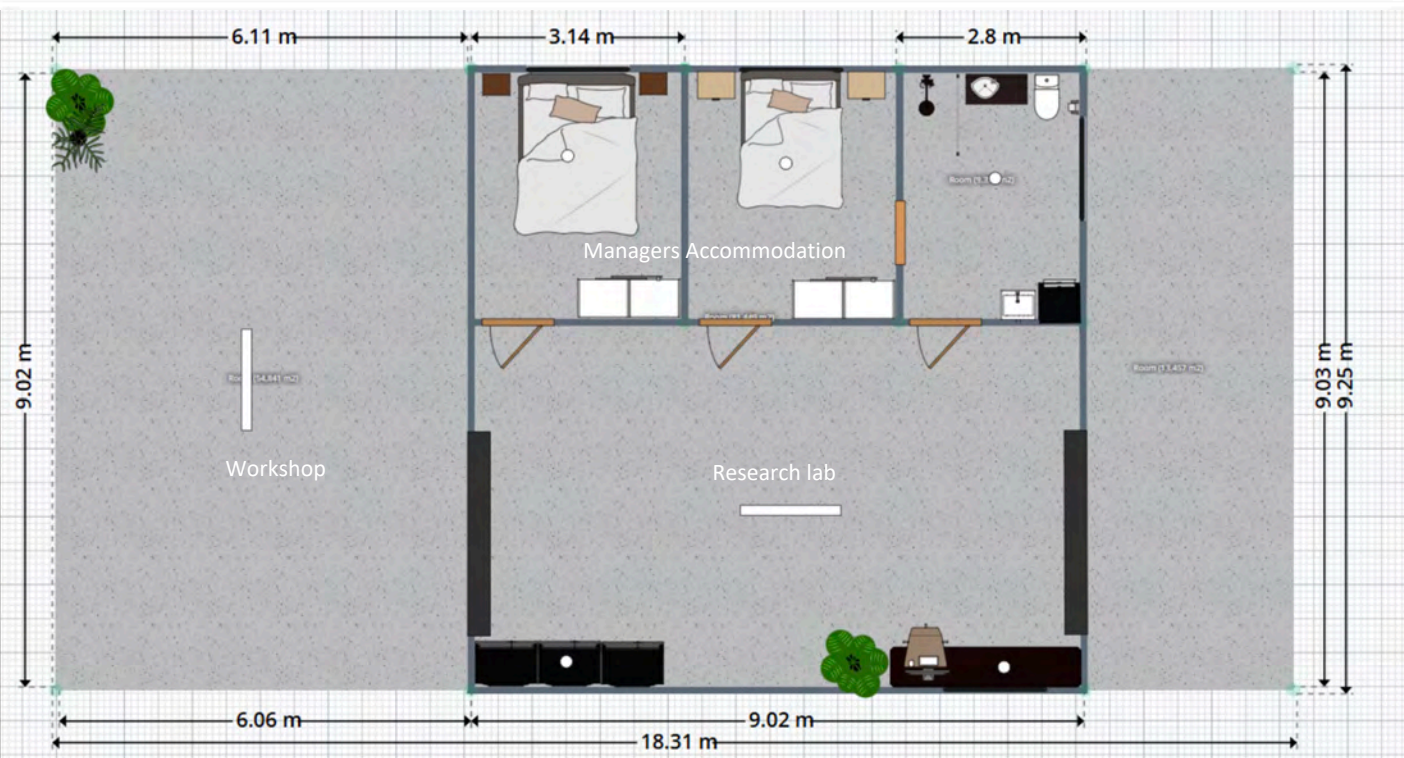
Left



Project 9m (w) x 18.3m (l) x 3.5m (h) Gable Garage
Client hart
Site Address Lockhart River Road Lockhart QLD 4892

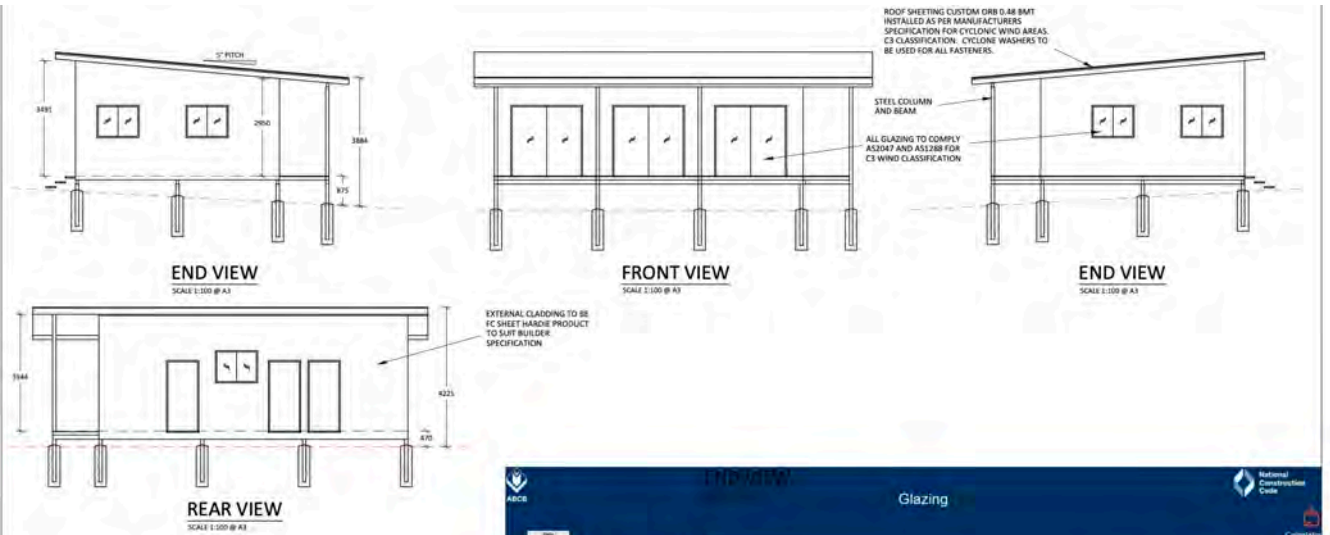
Job# 20302_HART
Date 21 Aug 2022
Page 22 of 39

Drawings by Quote System Pty Ltd. All work to be in accordance with accompanying engineer's details



Bedrooms and bathroom

Building C – Elevations and Floorplan



ENERGY EFFICIENCY

THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH NCC2019 PART 3.6 AND AS/NZS 4576:2018 AS FAR AS IS PRACTICABLE, TO MEET OR EXCEED THE REQUIREMENTS OF QUEENSLAND DEVELOPMENT CODE MP 4.1 - SUSTAINABLE BUILDINGS.

VENTILATION: NCC TABLE 3.3.2
ROOM SIZE: 15.20m² = 1 x 900mm FAN
15.20m² = 1 x 1200mm FAN

INSULATION SCHEDULE - CLIMATE ZONE 1

ELEMENT	DESCRIPTION
ROOF (TABLE 3.3.2)	REFLECTIVE INSULATION + R2.0 MIN.
EXT. WALLS +3.0m WITH 600 LAIVE MIN. (TABLE 3.3.2)	R2.0 MIN.
EXT. WALLS +3.0m(NCC2019 3.3.3.1.4)	R2.8 MIN.
FLOORS	R1.5 MIN. (TIMBER FLOOR + 0.39 + FLOOR COVERING)

ALL EXTERNAL SURFACES TO BE LIGHT COLOURED TO ACHIEVE SOLAR ABSORPTION RATING OF 0.35.

Glazing

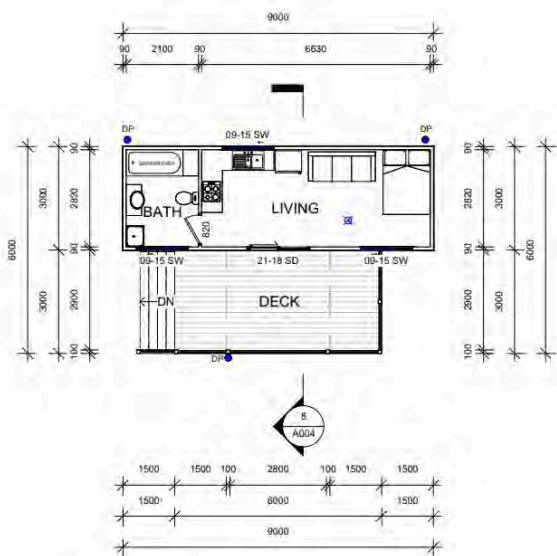
U-Value (W/m ² K)	Area (m ²)	Volume (m ³)	Weight (kg)	Volume (m ³)	Weight (kg)	Volume (m ³)	Weight (kg)	Volume (m ³)	Weight (kg)	Volume (m ³)	Weight (kg)
1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

DESIGN: DMA	SCALE: AS SHOWN	APPROVED: DALE MARTIN - RPEQ 18845	PROJECT: PROPOSED STRUCTURES LOT 63 LOCKHART RIVER RD LOCKHART RIVER, QLD, 4892	DRAWING TITLE: ELEVATIONS & ENERGY EFFICIENCY	DRAWING STATUS: FOR APPROVAL
DRAWN: DMA	HORIZONTAL DATUM: SITE	DALE MARTIN - RPEQ 18845		ENGINEERING NUMBER: 52-07	ENGINEERING NUMBER: 52-07
DESIGN CHECK: DMA	VERTICAL DATUM: SITE	DALE MARTIN - RPEQ 18845		DATE: 5.11.24	DATE: 5.11.24
DATE: 5.11.24	REV: 01	DATE: 5.11.24		DATE: 5.11.24	DATE: 5.11.24



Building D

Floorplan and elevations



- COMPLIANCE NOTES:**
1. Stairs are to comply with NCC - ABCB - Part 11.2 - Stairway and Ramp Construction
 2. Handrails/Balustrades to comply with NCC - ABCB - Part 11.3 - Barriers and Handrails
 3. WC Doors to comply with NCC - ABCB - Part 10.4 - Facilities
 4. All wet areas to comply with NCC - ABCB - Part 10.2 - Wet area waterproofing
 5. Lighting to comply with NCC - ABCB - Part 10.5 - Light
 6. Ventilation to comply with NCC - ABCB - Part 10.6 - Ventilation
 7. Termite protection to comply with NCC - ABCB - Part 3.4 - Termite risk management
 8. Masonry Construction to comply with NCC - ABCB - Part 5 - Masonry
 9. All workmanship and materials to comply with all relevant Australian Standards and the National Construction Code
 10. All glazing in buildings to comply with the requirements of Part 8 NCC - ABCB and AS 1288/1594. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion

BUILDERS TO NOTE:
 All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:

The National Construction Code (NCC), the Queensland Development Code (QDC), the building with 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.

Do not scale drawings. Figured dimensions take precedence over scale. **IF IN DOUBT, ASK!**

- NEW STEEL PFC BEAM
- SHS POST
- BEARER AS PER FRAMING PLAN
- STUD WALL
- BLOCKWORK WALL

- NOTE: ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH**
- SW SLIDING WINDOW
 - FD FRENCH DOOR
 - LVR LOUVRE WINDOW
 - FX FIXED WINDOW
 - SD SLIDING DOOR
 - AW AWNING WINDOW
 - DH DOUBLE HUNG
 - GB GLASS BRICKS
 - CASEMENT
 - OBS OBSCURE GLASS
 - SD SMOKE DETECTOR

SMOKE ALARMS TO BE IN ACCORDANCE WITH AS3786-2014

2 PROPOSED FLOOR PLAN

1: 100

FLOOR AREAS

Living Area	27.0 m ²
Deck Area	18.0 m ²
Grand total	45.0 m ²

All design, construction methods and materials to be in accordance with:

- The National Construction Code
- The Housing Provisions Standard
- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications

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ISSUE	DESCRIPTION	DATE	AUTHOR
1B	DRAFT FLOOR PLANS	23-06-2023	TN
2A	CONSTRUCTION ISSUE	24-06-2023	TN

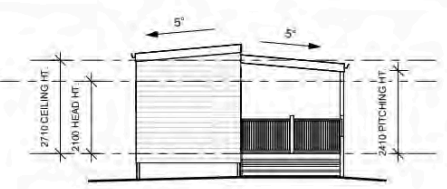
PROJECT: 1 BED CABIN
 CLIENT: COOPER NORRIS
 SITE ADDRESS: LOT 53 LOCKHART RIVER ROAD, LOCKHART RIVER

FRAME: A002
 DRAWN BY: TN
 CHECKED BY: TN
 SCALE: As Indicated
 JOB No: 24-041
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 QDCD License No: 15201263-AMN-51 138 710 898



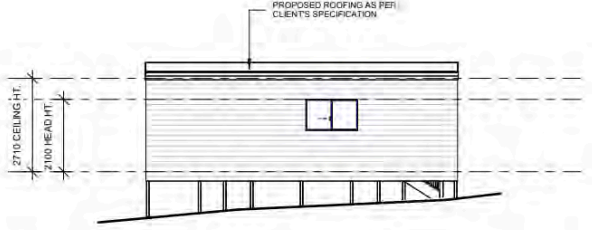
3 FRONT ELEVATION

1: 100



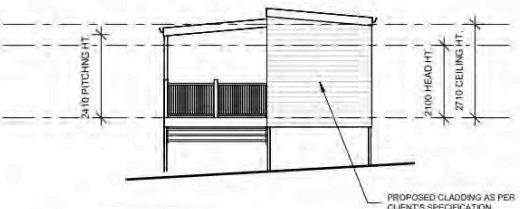
4 LEFT-SIDE ELEVATION

1: 100



5 REAR ELEVATION

1: 100



6 RIGHT-SIDE ELEVATION

1: 100

- COMPLIANCE NOTES:**
1. Stairs are to comply with NCC - ABCB - Part 11.2 - Stairway and Ramp Construction
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 3. WC Doors to comply with NCC - ABCB - Part 10.4 - Facilities
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All design, construction methods and materials to be in accordance with:

- The National Construction Code
- The Housing Provisions Standard
- The Building Code of Australia (BCA);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications

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ISSUE	DESCRIPTION	DATE	AUTHOR
1B	DRAFT FLOOR PLANS	23-06-2023	TN

PROJECT: 1 BED CABIN
 CLIENT: COOPER NORRIS
 SITE ADDRESS: LOT 53 LOCKHART RIVER ROAD, LOCKHART RIVER

FRAME: A003
 DRAWN BY: TN
 CHECKED BY: TN
 SCALE: 1: 100
 JOB No: 24-041
Copyright Designer Planning
 QDCD License No: 15201263-AMN-51 138 710 898



Appendix D

Operational Management Plan



TURTLE CREEK ECOLOGDE

Operational Plan

DEC 2024





m: PO Box 403
Edge Hill QLD 4870
ABN: 91 246 631 755
ACN: 626 690 855
www.insightecoandheritage.com

m: Lot 63 Lockhart River Road
Iron Range QLD 4892
ABN: 78 637 510 951
ACN: 654 498 101



Contents

- I. Overview*
 - II. Site Access*
 - III. Administration and Management*
 - IV. Emergency Management and First Aid*
 - V. Communications*
 - VI. Access to local services*
 - VII. Laundry facilities*
 - VIII. Waste Management*
 - IX. General Maintenance*
-



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I. Overview

Turtle Creek Ecolodge (TCE) is set to offer premium short-term accommodation for wildlife enthusiasts, researchers, adventurers, and business visitors to Iron Range. Located in one of Australia's most biodiverse and ecologically significant regions, TCE will provide an unparalleled experience for those seeking to explore the world-renowned rainforests of Cape York—soon to be officially recognized with UNESCO World Heritage status.

Our lodge, with access to 250 acres of pristine freehold land, features 15 kilometres of scenic walking tracks that weave along the lush Turtle Creek whilst taking in views of the majestic Mount Tozer Range, and along a boundary with Kutini Payamu National Park. These trails allow guests to immerse themselves in the stunning natural beauty and diverse wildlife of the area.

TCE will offer five luxurious rooms with twin-share accommodation for up to 10 guests, prioritising group bookings to provide an exclusive, all-inclusive experience. The aim is to create a unique, high-end lodging experience in a part of Cape York that currently lacks this type of accommodation.

In addition to exceptional stays, Turtle Creek Ecolodge is committed to fostering the local economy by supporting and partnering with nearby businesses. We aim to facilitate engaging cultural heritage tours, WWII infrastructure explorations, bird-watching excursions, fishing and reef tours, collaborating with local operators to promote sustainable tourism and empower new enterprises.

Ryan Hart, the owner and manager of TCE, is also the Principal Wildlife Ecologist and Cultural Heritage Manager at **Insight Eco & Heritage Pty Ltd (IEH)**. Through IEH, Ryan has cultivated strong relationships with Aboriginal groups and delivered successful wildlife research projects across Cape York and nationwide. By leveraging these skills, TCE will contribute to the development of the region's businesses and support the economic growth of the local community.

At Turtle Creek Ecolodge, we are dedicated to maintaining the highest standards of environmental responsibility. As a truly off-grid accommodation, we operate using renewable energy sources, with all power provided by solar panels, and our water supply sourced directly from rainwater collection. We are committed to minimizing our environmental impact by implementing a comprehensive waste management system, with trash being carefully separated and recycled to reduce landfill waste. Our ecolodge is designed to provide guests with an authentic and sustainable experience, ensuring that our operations contribute positively to the preservation of the stunning natural environment that surrounds us.



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I. Site Access

Access to the lodge is via Iron Range Road. The driveway 1.5kms of all-weather access allowing traffic to flow both ways. Turn arounds and parking areas are designated for extreme weather events.

TCE is just 2kms from Iron Range airport, allowing guests to fly in throughout the year and be received by the Lodge Manager. Alternatively, vehicles can be hired from 'Lockhart River Car Hire' at the airport. During the dry season (May-Dec), self-drive tourists can make their way into the lodge in private vehicles.

As the Lodge will receive a maximum of 10 guests in 5 rooms there is ample parking and manoeuvring provided for 10 vehicles at the main lodge, Building D and workshop.

II. Administration and Management

On-site managers will receive guests at front entry gate on Iron Range Road via UHF radio and escorted onto site where they'll complete check-in and orientation of the lodge, facilities and emergency protocols.

III. Emergency Management and First Aid

The main lodge and all satellite buildings will contain first-aid resources including a fully stocked RFDS Emergency kit due to the remote area. Managers are trained in remote first-aid and CPR. Should any incident require a greater level of treatment the patient can be transported to Lockhart River Medical Clinic is 7kms away with emergency evacuation coordinated by Lockhart River Medical Clinic and RFDS from IRG Airport.

IV. Communications

TCE has limited access to the Telstra network and is supported by 4x Starlink units located on each building. Starlink units provide unlimited data and voice calls from their personal voices. UHF radios are also located in all vehicles and main buildings.

V. Access to local services

Lockhart River Community is located 7kms by road from the main gate and has a grocery store, social club, post office, medical centre and access to unleaded and diesel fuel. Transport can be arranged via Lodge managers or accessed by private vehicle any time of the year. Wet season conditions do not affect access to Lockhart River Community.

VI. Laundry Facilities

A laundry is provided for Lodge management to maintain bedding and personal cleaning priorities. Due to the short stay nature of guests (2 nights) it is not envisioned that a communal laundry will be required although is available if required.

VII. Waste Management

Waste is separated into recycling and landfill status for disposal via Portland Roads Refuse, Lockhart River Shire Refuse and recyclables collection coordinated with 'Containers for Change'. Visitors will transport and separate their own personal rubbish into provided receptacles with regular collection overseen by manager.



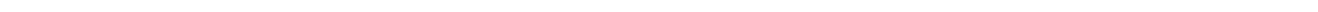
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VIII. General Maintenance

Managers will be responsible for the ongoing maintenance and operational management of the Lodge day to day. General responsibilities and scheduled maintenance will ensure a high standard of facilities is maintained particularly of lodge appearance and grounds ensuring a safe and comfortable stay.



Appendix E

Cook Shire Council Code Responses

Rural Zone Code – Assessable Development Requirements

Performance Outcomes	Acceptable Outcomes	Comments
Siting		
<p>PO5 Buildings and structures are sited to protect the rural amenity of the area when viewed from roads and neighbouring properties, and to minimise the impacts of noise and dust.</p>	<p>AO5.1 Rural Industry buildings and structures are setback as follows:</p> <ul style="list-style-type: none"> (a) Where access is from a sealed road, a minimum of 6m from all boundaries; or (b) Where access is from an unsealed road, a minimum of 20m from the road frontage; and (c) a minimum of 6m from all boundaries; and (d) a minimum of 200m from any dwelling on an adjoining premises; and (e) a minimum of 200m from any land in the Low Density Residential, Township or Rural Residential Zones; <p>Or</p> <p>AO5.2 For Intensive Animal Industries buildings and structures are setback in accordance with the minimum requirements in Schedule 1 of this code.</p> <p>Or</p> <p>AO5.3 If the use is not listed in Schedule 1 of this code, no Acceptable Outcome is specified.</p>	<p>Buildings have been sited within designated nodes which remain central to the site. The development footprint is set back substantially from any site boundary and is not visible from the road or neighbouring properties.</p>
Rural Land Use		
<p>PO6 Development ensures the following rural outcomes are achieved:</p> <ul style="list-style-type: none"> (a) new or existing rural or extractive industries will not be prevented from establishing and/or expanding. 	<p>AO6.1 Development complies with minimum lot size and dimensions identified in Schedule 1 of the Reconfiguring a Lot Code.</p> <p>And</p>	<p>The development is for Nature Based Tourism and Short Term Accommodation. The development will ensure rural landscape values including water resources are protected.</p>

<p>(b) infrastructure critical to agricultural and extractive industry supply chains are protected and used sustainably; and (a) (c) rural landscape values, water resources and environmental quality are protected.</p>	<p>AO6.2 Development does not occur within the Annan River Resource Buffer on the Water Resource area identified on OM11- Water Resources Overlay.</p>	
<p>Extractive Resources</p>		
<p>PO7 Extractive industry operations and proven resource deposits are protected from the encroachment of incompatible land uses.</p>	<p>AO7.1 A dwelling is not located within: (a) 200m from an extractive industry or resource not involving blasting; (b) (b) 1,000m from an extractive industry or resource involving blasting;</p>	<p>The development is not located within proximity to an extractive industry.</p>
<p>Stock Routes</p>		
<p>PO8 Development must not compromise the primary use of the stock route or capacity for stock movement.</p>	<p>AO8.1 Development on sites adjoining a stock route identified on OM8 Rural land use Overlay must demonstrate access is safe and protects the usability of the stock route.</p>	<p>The development is not located adjacent to the stock route nor compromise the useability of any stock route.</p>
<p>Visual Amenity</p>		
<p>PO9 Development maintains and enhances the scenic amenity of prominent hillsides, coastal landscapes, views and vistas.</p>	<p>No Acceptable Outcome specified</p>	<p>The development will not diminish the scenic values of the area and by virtue of the surrounding rainforest and landform will not be visible from external to the site.</p>

Residential Use Code – Assessable Development Requirements

Performance Outcomes	Acceptable Outcomes	Comments
Scale of Use		
<p>PO1 The site has adequate area to accommodate buildings and structures, car parking, landscaping and communal and private open space.</p>	<p>AO1.1 Development for Multiple Dwellings occurs on a site with the following minimum dimensions;</p> <ul style="list-style-type: none"> (a) a site area of 800m²; and (b) a primary street frontage of 20m. <p>And</p> <p>AO1.2 Development for Dual Occupancy occurs on a site with the following minimum dimensions;</p> <ul style="list-style-type: none"> (a) a site area of 800m² where serviced by reticulated sewerage; or (b) a site area of 1000m² where not serviced by reticulated sewerage. <p>And</p> <p>AO1.3 Development for a Relocatable home park or Tourist park occurs on a site;</p> <ul style="list-style-type: none"> (a) with access to a sealed road of minimum 20m reserve width; (b) with a minimum area of 1ha; and (a) (c) is well drained and flood free. 	<p>The site has adequate area to accommodate buildings and structures, with provision made for vehicle access and manoeuvring, landscaping and open space.</p>
Caretaker's Accommodation		
<p>PO2 The scale of the caretaker's accommodation is limited to meeting the caretaking function on the site.</p>	<p>AO2.1 Only one caretaker's accommodation is established on the site and does not exceed 150m² of gross floor area.</p>	<p>The development is not for caretaker's accommodation.</p>
Secondary Dwellings		

<p>PO3 The secondary dwelling is subservient to the primary use of the existing Dwelling House on site</p>	<p>A03.1 For a Dwelling House, no more than one secondary dwelling is provided on site and:</p> <ul style="list-style-type: none"> (a) is directly connected to the Dwelling House; (b) does not exceed 50% of the gross floor area of the Dwelling House; (b) (c) is for the exclusive use of a direct relative of the owner or occupier of the lot. 	<p>The proposal is not for a secondary dwelling.</p>
<p>Non-resident Workforce Accommodation</p>		
<p>PO4 Non-resident workforce accommodation is for the sole purpose of housing workers (including live-in housekeepers and home tutors) genuinely required for a remote business or farming operation.</p>	<p>A04.1 Accommodation is provided on the same site as the place of employment of the non-resident workforce.</p>	<p>Not Applicable</p>
<p>PO5 The site is remote from alternative sources of accommodation, or insufficient accommodation is available locally to serve the needs of the non-resident workforce</p>	<p>No Acceptable Outcome specified</p>	<p>Not Applicable</p>
<p>PO6 Air conditioning units and plant are;</p> <ul style="list-style-type: none"> (a) not obtrusive when viewed from the public street; and (b) are acoustically screened where located in proximity to other dwellings. 	<p>No Acceptable Outcome specified</p>	<p>Not Applicable</p>
<p>PO7 Designated areas are provided for the recreational needs of nonresident worker</p>	<p>A07.1 A minimum area of 25m² recreational space is provided for each accommodation unit.</p> <p><i>Note: Recreational open space may be provided as one area to service multiple units.</i></p>	<p>Not Applicable</p>



<p>PO8 Development mitigates against the impacts of spray drift on non-resident workforce accommodation.</p>	<p>AO8.1 A minimum 40m vegetated buffer is provided between the accommodation units and irrigated crops</p>	<p>Not Applicable</p>
<p>PO9 Development is of a scale and character that does not detract from the character or amenity of the area</p>	<p>No Acceptable Outcome specified</p>	<p>Not Applicable</p>
<p>Relocatable Home Park or Tourist Park</p>		
<p>PO10 Individual sites have adequate area for the comfort of guests and maintain adequate separation between individual sites and facilities to provide privacy and comfort to guests.</p>	<p>AO10.1 Minimum individual area for sites area as follows:</p> <ul style="list-style-type: none"> (a) Caravan 90m² (b) Campervan 60m² (c) Tent 60m² (d) Relocatable home 120m² (e) Cabin 120m² <p>And</p> <p>AO10.2 The following separation distances are maintained;</p> <ul style="list-style-type: none"> (a) 3m between caravans, campervans, tents, relocatable homes or cabins; (b) 6m between any accommodation type and the amenities or ablution building. 	<p>Not Applicable</p>
<p>PO11 Safe and efficient vehicle movements are facilitated both on site and on adjoining public streets.</p>	<p>AO11.1 Vehicle access and manoeuvring for a Relocatable home park or Tourist park;</p> <ul style="list-style-type: none"> (a) Allows vehicles towing caravans are able to enter and exit the site in a forward gear; and (a) (b) Provides a parking space for guest check-in/check-out entirely on site and adjacent to the office or Caretaker's Residence. 	<p>Not Applicable</p>



<p>PO12 Landscaping;</p> <ul style="list-style-type: none"> (a) Provides a pleasant visual presentation to the street frontage; (b) Reduces the impacts on adjoining properties through extensive use of boundary plantings; (c) Makes use of (and/or supplements) existing native vegetation wherever possible; and (d) Provides shade to guests. 	<p>AO12.1 The following landscaping is provided to the standard nominated in the Landscaping Planning Scheme Policy;</p> <ul style="list-style-type: none"> (a) Minimum 6m width (excluding vehicle access and egress points) is provided along the street frontage; (b) Minimum 3m wide strip is provided along all other boundaries. 	<p>Not Applicable</p>
<p>Open Space</p>		
<p>PO13 Private and communal open space is sufficient to meet the needs of residents and their guests</p>	<p>AO13.1 For Rooming Accommodation or Short Term Accommodation development, a minimum of;</p> <ul style="list-style-type: none"> (a) 35% of the site area (not including driveways, parking and service areas) is provided for private open space; (b) 50m² is provided in one whole area with a minimum dimension of 5m. <p>And</p> <p>AO13.2 For Multiple Dwelling or a Retirement Facility development, private open space is provided for each dwelling located wholly or partly on the ground floor storey, at the following rates;</p> <ul style="list-style-type: none"> (a) 30m² for each one bedroom dwelling; (b) 40m² for each two bedroom dwelling; (c) 50m² for each three or more bedroom dwellings. <p>And</p>	<p>The site provides extensive opportunity for active outdoor pursuits with many kilometres of walking tracks. Communal recreation and congregation areas are provided including a plunge pool. The provision of private and communal areas of open space are considered to exceed the code requirements.</p>



	<p>AO13.3 For Multiple Dwelling or Retirement Facility development, each dwelling located wholly above the ground floor storey is provided with a balcony with a minimum area of 8m² and a minimum dimension of 2m.</p> <p>And</p> <p>AO13.4 Each dwelling unit has a minimum 60m² of private open space accessible only from that dwelling and for the sole use of occupants of that dwelling.</p> <p>And</p> <p>AO13.5 For a Relocatable home park or Tourist park, a minimum of 75 of the site area (exclusive of boundary setback landscaping) is provided for communal open space and recreation. Such space has a length to width ratio no greater than 1:3.</p>	
Amenity		
<p>PO14 Development is designed to protect the amenity of sensitive land uses on adjoining premises and future residents of the site</p>	<p>AO14.1 The following is prepared to demonstrate there will be no overlooking or loss of privacy on adjoining premises;</p> <ul style="list-style-type: none"> (a) A Site Analysis Plan showing; <ul style="list-style-type: none"> (i) The orientation, vegetation, topography, overland flow paths and infrastructure on the subject site; and (ii) The adjoining premises, including the location and height of buildings and structures, habitable rooms and private open space; and (b) A Site Plan showing; 	<p>Please refer to the Plans Package provided as Attachment C to this report, which includes consideration of general site layout, arrangement of buildings and access together with location of plant and services. The entire site is heavily rainforested and so the development will not be visible from any vantage point external to the site.</p>



	<p>(i) the location and height of proposed buildings, structures, habitable rooms and private open space; and</p> <p>(ii) the location and height of buildings and structures, habitable rooms and private open space on adjoining premises.</p>	
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Works, Services and Infrastructure Code – Assessable Development Requirements

Performance Outcomes	Acceptable Outcomes	Comments
Infrastructure Services		
<p>PO1 An adequate, safe and reliable supply of potable and general use water is provided</p>	<p>AO1.1 If the site is located within Council’s reticulated water area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council’s reticulated water supply system in accordance with Section D6 of the Development Manual Planning Scheme Policy.</p> <p>And</p> <p>AO1.2 If the site is not located within Council’s reticulated water area as identified on OM7 – Infrastructure Services Overlay Map, rainwater tanks of minimum capacity 50,000 litres must be installed for each residential dwelling unit.</p>	<p>The site is not connected to Council’s reticulated network. Water is sourced from a bore located within the primary building envelope with water quality testing completed by Cairns Regional Council on 12/10/2023 returning potable results.</p> <p>Heavy minerals and sediment is removed from the bore water before being pumped to a Puretec SOL40-e3 water softener to remove hardness and ensure less wear on plumbing fittings. Water is then distributed via a manifold to puratec water filters in Buildings A and C.</p> <p>A second bore is located on Lot 53 SP319523 and 3000L water tank supplies Building B located on the same parcel, with an overall 8000 litres of rainwater collected by building roofs for non potable use.</p>
<p>PO2 Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the</p>	<p>AO2.1 If the site is located within Council’s reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council’s reticulated sewerage network in accordance</p>	<p>In order to minimise the extent of clearing required on the site a septic tank solution for treatment of sewerage has been identified as the least intrusive outcome. Sewerage from each of the buildings shall</p>

<p>effluent disposal system or as a result of the cumulative effect of systems in the locality.</p>	<p>with Section D7 of the Development Manual Planning Scheme Policy.</p> <p>And AO2.2 If the site is not located within Council’s reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, an on-site sewerage treatment facility must be installed.</p>	<p>be directed to a septic tanks located proximate to the building footprint. A 3500L septic tank will serve each of the three primary development footprints with tank volumes sufficient to cater to full occupancy of Turtle Creek Ecolodge.</p>
<p>PO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.</p>	<p>AO3.1 A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy.</p>	<p>The proposed habitable buildings will be raised approximately 600mm above the surrounding landform and so will be immune from local sheet flow. Swales and catch drains will direct local stormwater through and around each of the buildings without creating nuisance.</p>
<p>PO4 Land is provided with a reliable electricity supply</p>	<p>AO4.1 Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy.</p>	<p>A off grid power supply in the form of lithium battery storage with solar input is provided to each building with a combined battery storage capacity of 30kw. Each system has been designed and sized by Ecoast Electrical to cover the anticipated peak demand of the building it serves. A 21kva diesel generator provides backup power across the development together with charging capability.</p>
<p>PO5 The road to the frontage of the site must be constructed to provide for the safe and efficient movement of:</p>	<p>AO5.1 The road to the frontage of the site is constructed in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.</p>	<p>The development proposes access via the existing formed driveway extending from the Lockhart Rive Road frontage. Driveway</p>

<p>(a) Vehicles on the road adjacent to the site; (b) Vehicles to and from the site;</p> <p>(b) Pedestrians and cyclists adjacent to the site; and</p> <p>(a) (d) Pedestrians and cyclists to and from the site</p>	<p>And</p> <p>AO5.2 Vehicle crossover/s are constructed to provide access to the site in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.</p>	<p>and intersection design are considered to provide safe and efficient access to and from the site.</p>
<p>PO6 Works associated with a Material Change of Use or Operational Work must not affect the efficient functioning of public utility mains, services or installations</p>	<p>AO6.1 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Development Manual Planning Scheme Policy.</p>	<p>The development will not have any implication for public utility mains, services or installations.</p>
<p>Filling and Excavation</p>		
<p>PO7 Filling and excavation does not result in the instability of a site or adjacent land</p>	<p>AO7.1 Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level).</p> <p>And</p> <p>AO7.2 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height.</p> <p>And</p> <p>AO7.3 Filling and excavation does not occur within 2m of the site boundary.</p> <p>And</p> <p>AO7.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1month.</p> <p>And</p>	<p>Filling or excavation will not exceed 1.5m in height or depth, with buildings primarily adopting pier footing design other than Building B which is slab on ground. Building B is located within the existing cleared pad prepared as an outcome of the parent reconfiguration approval.</p> <p>No retaining walls are proposed or required to facilitate the development.</p> <p>No filling or excavation will occur within 2.0m of a site boundary.</p> <p>Stockpiling of fill will not occur onsite.</p>



	<p>AO7.5 Filling and excavation works comply with Australian Standard – AS 3798 Guidelines on Earthworks for Commercial and Residential Development as set out in Section D2 in the Development Manual Planning Scheme Policy.</p>	<p>All filling and excavation will comply with AS3798.</p>
<p>PO8 Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land</p>	<p>AO8.1 Filling and excavation does not result in the ponding of water on the site or adjacent land.</p> <p>And</p> <p>AO8.2 Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor.</p> <p>And</p> <p>AO8.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths.</p> <p>And</p> <p>AO8.4 Filling and excavation complies with the specifications set out in Section D2 – D7 of the Development Manual Planning Scheme Policy.</p>	<p>Any filling or excavation works will not result in nuisance to adjacent properties nor alter the existing stormwater regime on the site</p> <p>No increase in the volume of stormwater existing the site is anticipated, due to a combination of the limited impervious area in and the overall size of the site.</p> <p>Filling and excavation shall comply with DMPS.</p>
<p>PO9 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>AO9.1 Water quality complies with Section D5 of the Development Manual Planning Scheme Policy</p>	<p>As above, due to the size of the site stormwater detention is not proposed nor necessary. The site shall manage stormwater via a combination of bunds, catch drains and swales to divert local flows around building envelope areas.</p>

<p>PO10 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.</p>	<p>No Acceptable Solution specified.</p>	<p>Not applicable – the development is not visible from any vantage point external to the site.</p>
<p>PO11 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.</p>	<p>AO11.1 Filling and excavation and associated site works and construction activity are carried out as follows:</p> <ul style="list-style-type: none"> (a) Construction activity is timed to avoid periods of high rainfall; (b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; (c) Erosion/sediment control barriers/fences and drains are installed and maintained; (d) Hydro-mulching or similar treatment is applied to newly disturbed areas; and (b) (e) Revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least 3 months. 	<p>The development shall be completed in a single stage. Earthworks shall be carried out to avoid periods of high rainfall with appropriate control mechanisms in place to ensure no scour or damage occurs during the construction phase.</p>
<p>Major electricity infrastructure and buffers</p>		
<p>PO12 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint</p>	<p>AO12.1 Sensitive land uses maintain the following separation distances from Major Electrical Infrastructure or Electricity Substation shown on OM7 – Infrastructure Overlay Map:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; or (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts; or (c) (c) 40 m for transmission lines exceeding 275 kilovolts. 	<p>The development is not located in proximity to major electrical infrastructure or a substation.</p>

<p>PO13 Major electricity infrastructure on private land is included in an easement.</p>	<p>AO13.1 Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.</p>	<p>Not applicable</p>
<p>Fire services in developments accessed by common private title</p>		
<p>PO14 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO14.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and should be situated above or below ground.</p> <p>AO14.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>	<p>Not applicable – no fire hydrants are required.</p>
<p>PO15 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p>AO15.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles</p>	<p>The driveway provides sufficient clearances for emergency vehicle passage should it be required.</p>
<p>PO16 Hydrants are suitably identified so that fire services can locate them at all hours</p>	<p>AO16.1 Hydrants are identified as specified in the 'Traffic and Road Use Management Manual, Volume 1: Guide to traffic management, Part 10: Traffic Control and Communication Devices, section 6.7.2-1 Fire hydrant indication system' available on the Department of Transport and Main Roads Website</p>	<p>Not applicable.</p>



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	<p>http://www.tmr.qld.gov.au/businessindustry/Technicalstandardspublications/Traffic-andRoad-Use-Managementmanual/Volume-1.aspx</p>	
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Parking and Access Code – Assessable Development Requirements

Performance Outcomes	Acceptable Outcomes	Comments
Car parking provision		
PO1 Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AO1.1 Car parking for the land uses listed in the table in Schedule 1 of this code is provided as per that table	The proposed development does not generate a high level of demand for vehicle car parking due to the small number of guests. Sufficient vehicle parking areas have been provided onsite to meet demand.
Car parking location		
PO2 On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AO2.1 For residential uses, short-term visitor parking is provided at the front of the site, with direct access to the building entry.	A designated vehicle parking area is located adjacent to each of the buildings. Please refer to the Site Layout Plan provided as Attachment C to this report.
Access		
PO3 Access points are located to operate efficiently and safely and minimise conflicts considering the: <ul style="list-style-type: none"> (a) Amount and type of vehicular traffic; (b) Type of use and road traffic conditions; (c) Nature and extent of future street or intersection improvements; (d) Current and future on street parking; and (e) Available sight distances 	AO3.1 The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities	The development will gain access via Lockhart River Road via an existing formed driveway.
Design and layout		
PO4 Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and	AO4.1 The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian	Given the rural location of the development vehicle access and parking areas will be unsealed. Adequate area is available for

<p>are designed to ensure they are safe, convenient and functional.</p>	<p>Standards – AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities.</p> <p>And AO4.2 Car parking spaces are line marked</p>	<p>vehicle parking and manoeuvring without the need for designation of individual spaces.</p>
<p>PO5 Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements</p>	<p>AO5.1 Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Offstreet commercial vehicle facilities and meet the minimum design requirements for the service vehicle specified in Schedule 2 of this code</p>	<p>Given the managed nature of the land use and its remote location service vehicles will not be required to access the site. Regardless, the driveway is capable of accommodating required design vehicles with designated parking areas available. A clear area for loading is available immediately adjacent to Building A within the driveway extents.</p>
<p>PO6 Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.</p>	<p>AO6.1 The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 Parking Facilities – Off-street Carparking.</p> <p>And AO6.2 Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 Design for access and mobility – General requirements for access – New building work.</p> <p>And AO6.3 Disabled parking is directly accessible from the entrance of the premises. And AO6.4 Disabled parking is clearly identified via signage and/or line marking.</p>	<p>Parking areas are provided immediately adjacent to each of the accommodation buildings. The remote location of the site and the undulating landform requires people accessing the site to be physically fit. As such, it is highly unlikely persons with a disability will have any need to access the site.</p>

Biodiversity Overlay Code – Assessable Development Requirements

Performance Outcomes	Acceptable Outcomes	Comments
PO1 Development avoids areas of environmental significance.	AO1.1 Development does not result in the clearing of vegetation and is set back a minimum of 20 metres from a wetland or water course mapped on OM12 – Wetland and Watercourses Overlay Map.	The development footprint is not located within 20m from a wetland or water course. Clearing for building envelopes has been limited to the areas and extents already allowed under the parent reconfiguration approval DA4117, with maximum area of 4200m ² allowable clearing on lot 53 and 63
PO2 Development is sited in a State environmental area only where there is no reasonable opportunity to avoid the area and where the extent of development in the State environmental area has been minimised.	AO2.1 No Acceptable Outcome	Whilst the site is located within a State Environmental Area, the extent of development is limited to the building envelope locations approved under the parent reconfiguration approval DA4117.
PO3 Development minimises or mitigates adverse impacts on areas of environmental significance where such impacts are unavoidable.	AO3.1 Development within an area identified on OM1 – Biodiversity Overlay Map does not involve vegetation clearing. Or AO3.2 Where development within an area identified on OM1 – Biodiversity Overlay Map is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	The development footprint is not located within an area identified on OM1- Biodiversity Overlay Map.
PO4 Development is designed to avoid and minimise edge effects and other impacts to Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay.	AO4.1 Development is setback a minimum of 100m from Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay. Or	The development is not located within 100m from a protected area.



	<p>AO4.2 Development which is compatible with the long-term preservation of Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay is located within 100m of the areas, including:</p> <ul style="list-style-type: none"> (a) roads and pathways; (b) landscaping or habitat restoration areas consisting of local indigenous plant species; (c) open space land uses; (d) storage areas; (e) employee or communal recreation areas; (f) stormwater management infrastructure where adopting water sensitive urban design solutions. <p>And</p> <p>AO4.3 Development minimises noise and light spillage into Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay. by:</p> <ul style="list-style-type: none"> (a) directing light away from the nominated areas or using light shields; (b) establishing 20m dense native vegetation buffers between development and the nominated areas; (c) locating artificial noise generating activities away from the nominated areas. 	<p>As above</p>
<p>PO5 An adequate buffer to wetlands identified on OM1 – Biodiversity Overlay Map is provided and maintained</p>	<p>AO5.1 A buffer for an area of state environmental significance (wetland protection area) has a minimum width of:</p>	<p>The development footprint is not located within 200m of an area identified as being of state environmental significance</p>

	<p>(a) 200 m where the area is located outside an urban area; or (a) (b) 50 m where the area is located within an urban area</p>	
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