



zone
Planning Group

Development Application Submission

DEVELOPMENT PERMIT
Material Change of Use for a Tourist Park

Prepared for Evan, Paul & Scott Ryan

July 2026
Q22471

Peninsula Development Rd,
Laura



Our Ref: Q22471



GOLD COAST | 07 5562 2303
GLADSTONE | 07 4972 3831

28 July 2026

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Zone Planning QLD Pty Ltd

ABN 13 660 561 704

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

Email Lodgement: mail@cook.qld.gov.au

Dear Sir/Madam,

**LODGEMENT OF A DEVELOPMENT APPLICATION
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR TOURIST PARK
PLANNING ACT 2016 S51
PENINSULA DEVELOPMENT ROAD, LAURA
(LOT 52 SP314594)**

We write on behalf of our client, Scott, Evan and Paul Ryan, in lodging this Development Application for the abovementioned purposes, over the abovementioned land.

In accordance with Section 51 of the *Planning Act 2016* and in support of the application, please find enclosed:

- A former application fee has been paid by the client on 31 January 2023. It is requested that this is transferred across to this file and the balance of the is raised for payment.
- Required documents to be lodged for the subject application:
 - i. Section 1 – Cover letter and completed DA Form 1;
 - ii. Section 2 – Supporting Documents – Planning Report including relevant Scheme Codes;
 - iii. Section 3 – Plans; and
 - iv. Section 4 – Specialist Reports.

Should you have any queries concerning the above please contact Shaunte Farrington or the undersigned on 07 4972 3831.

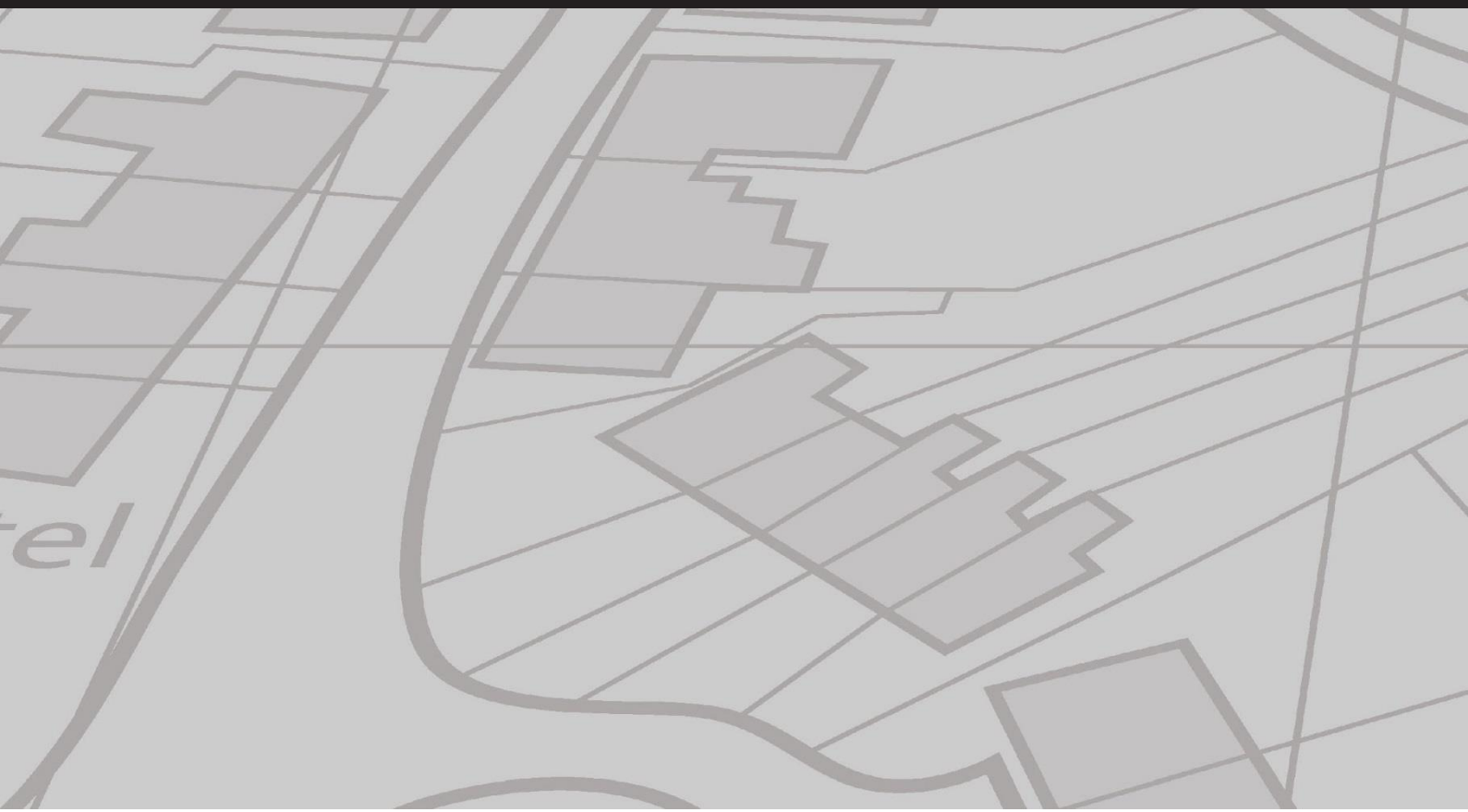
Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Enders'.

Stephen Enders | Director
ZONE PLANNING QLD



Section 1 FORMS



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	SCOTT EVAN RYAN, EVAN FRANK RYAN & PAUL BRADLEY RYAN (REGISTERED LESSEE)
Contact name (only applicable for companies)	C/- ZONE PLANNING QLD
Postal address (P.O. Box or street address)	PO BOX 5332
Suburb	GLADSTONE
State	QLD
Postcode	4680
Country	AUSTRALIA
Contact number	07 4972 3831
Email address (non-mandatory)	SFARRINGTON@ZONEPLANNING.COM.AU
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	Q22471
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

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
			PENINSULA DEVELOPMENT ROAD	LAURA
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	52	SP314594	COOK SHIRE
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

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: UNNAMED

- ☐ 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 <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

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

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

TOURIST PARK (WITHIN 6 x DEMOUNTABLES)

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ 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? *(tick only one box)*

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

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

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

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
TOURISM FACILITY	TOURIST PARK	6 DEMOUNTABLE BUILDINGS	

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

- ☒ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

--

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

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
☐ Yes – provide additional details below ☐ No				
How many stages will the works include?				
What stage(s) will this development application apply to?				
11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation

☐ SEQ northern inter-urban break – urban activity ☐ SEQ northern inter-urban break – 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 <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: - 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 ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: ☐ 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: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ 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: ☐ 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?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and 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 the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (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?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Requires an environmental authority's approval. See www.ecmcc.org.au for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala 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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the *Planning Act 2016* that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) 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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ 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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

PART 9 – FOR 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			

File / Ref number: 2026/001640

24 July 2026

Shaunte Farrington
Zone Planning Qld Pty Ltd
PO Box 5332
Gladstone Qld 4680

Department of
**Natural Resources and Mines,
Manufacturing and Regional
and Rural Development**

sfarrington@zoneplanning.com.au

Dear Shaunte

APPLICATION FOR OWNERS CONSENT TO ACCOMPANY THE DEVELOPMENT APPLICATION WITHIN PH 14/5268, DESCRIBED AS LOT 52 ON SURVEY PLAN 314594, LOCALITY OF LAURA

Reference is made to the request for owners consent required to accompany the development application for a material change of use for Nature-Based Tourism Facility (including six cabins) located within PH 14/5268, being a Rolling Term Lease for Pastoral – Low Key Tourism purposes described as Lot 52 on Survey Plan 314594, locality of Laura.

The department hereby gives owner's consent as the owner to accompany the development application for the purpose of section 51(2) of the *Planning Act 2016* for a material change of use for Nature-Based Tourism Facility (including six cabins) located within PH 14/5268, being a Rolling Term Lease for Pastoral – Low Key Tourism purposes described as Lot 52 on Survey Plan 314594, locality of Laura.

Although owner's consent for the development application has been provided, your clients are always required to comply with the purpose, terms and conditions of Rolling Term Lease PH 14/5268 for Pastoral – Low Key Tourism purposes described as Lot 52 on Survey Plan 314594 and undertake works only if and when the development application has been approved by the assessment manager or responsible entity, and in accordance with the conditions of that approval.

A copy of this letter is to be attached to your DA Form 1 as the required evidence of owners consent.

Your clients will also need to comply with all other legislative and regulatory requirements which may also include approvals that are not part of the assessment of the development application under the *Planning Act 2016* e.g. a marine park permit if in a marine park.

Further, please note that the above consent will expire on **24 January 2026**. Should the development application not be lodged with the assessment manager or responsible entity prior to this date, your clients will be required again to lodge the DA Form 1 and any attachments with this Department with a further request for owner's consent - any further request will need to be reconsidered by the Department.

It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

Finally, owner's consent is required under the *Planning Act 2016* to enable the application to be considered properly made for lodging with the assessment manager or responsible entity] and is a completely separate process to assessment of the application under the *Planning Act 2016*.

Accordingly, the State may act at a later date as assessment manager or responsible entity or referral agency or affected entity in the assessment of the development application - providing owner's consent will not influence any role the State may have in this development assessment.

If you wish to discuss this matter please contact Dianne Camilleri on (07) 4222 5427.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to LST1enq@nrmmrrd.qld.gov.au. Please quote reference number 2026/001640 in any future correspondence.

Yours sincerely



Janelle Shore
A/Senior Land Officer

A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

Section 2
SUPPORTING DOCUMENTS





zone

Planning Group

Planning Assessment Report

DEVELOPMENT PERMIT
Material Change of Use for a Tourist Park

Prepared for Evan, Paul & Scott Ryan

July 2026
Q22471

Peninsula Development Rd,
Laura





This report was prepared by



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Zone Ref	Issue	Date	Prepared by	Checked by
Z22471	Draft	13/01/2023	SF	SE
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Executive Summary

Aspects of Development

TYPE OF DEVELOPMENT	LEVEL OF ASSESSMENT	APPROVAL SOUGHT
Material Change of Use	Impact	Development Permit

Overview of Application

Our Client, EF, PB and SE Ryan, seeks a development approval to formalise a Tourist Park land use within the existing relocatable cabins to allow for short-term stays while tourists explore the site and surrounding area. The site in which the development approval has been sought for is on land along Peninsula Development Road, Laura more formally described as Lot 52 SP314594.

Pursuant to the *Cook Shire Planning Scheme 2017*, the subject site is located within the Rural Zone and has a building height limit of 8.5m. The land use proposed is listed as Impact Assessable development within the Table of Assessment for the Rural Zone. Furthermore, the level of assessment is not altered by any relevant Overlay Mapping or associated Tables of Assessment.

This report overviews the nature of the proposal and provides an assessment of the proposal against the requirements of the relevant statutory planning documents. Proposed Plans have also been submitted in support of the development and are included in **Section 3**.

The development has been assessed against the provisions of all relevant benchmarks and whilst some relatively minor Alternative Outcomes have been proposed, these have been fully justified and demonstrated to nonetheless satisfy the relevant assessment benchmarks identified as part of the bounded assessment.

In summary, the development is considered appropriate for the location by offering a tourism operation that provides short- stays at the established property without unduly impacting the amenity currently enjoyed by surrounding rural properties.

It is therefore requested that the application be approved subject to reasonable and relevant conditions.



1.0 Site & Surrounding Environment

1.1 Site & Application Details

Table 1: Site & Application Details

Address	Lot 52 Peninsula Development Road Laura QLD 4871
Real Property Description	Lot 52 SP 314594
Site Area	73,400 hectares
Tenure Type	Rolling Term Lease
Applicant & Lessee	EF, PB & SE Ryan
Applicant Contact Details	c/- Zone Planning QLD (Shaunte Farrington / Stephen Enders) 07 4972 3831 sfarrington@zoneplanning.com.au
Local Government	Cook Shire Council
Cape York Regional Plan Designation	N/A
Planning Scheme Zone	Rural Zone

1.2 Site Characteristics

The site is comprised of a large rural allotment that is intersected via various road reserves with a total site area of 73,400 hectares. The site is located on the southern outer fringe of the rural township known as Laura and obtains access from Peninsula Development Road.

The subject site is improved by an existing Dwelling House, ancillary sheds and six relocatable cabins. The subject site is currently serviced by all onsite infrastructure. **Figure 1** below contains an aerial photograph of the entire site while **Figure 2** reflects the part of the site being applied for.

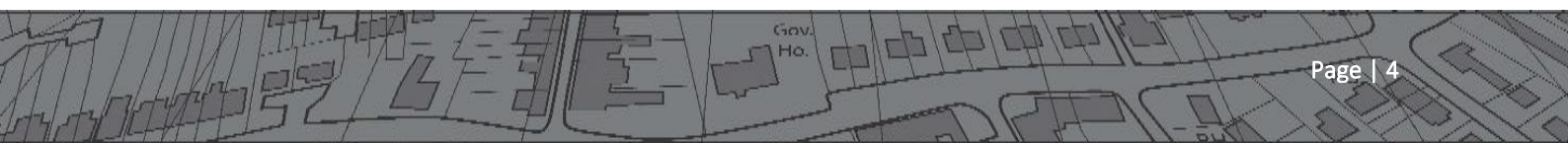




Figure 1: Aerial of Entire Site (Source: QLD Globe)



Figure 2: Aerial of the Subject Site (Source: QLD Globe)



The following information is provided in response to site investigations including searches performed.

Table 2: Site Location & Characteristics

Topography	The subject site slopes towards the north gradually with a mapped contour of 170m AHD.
Vegetation & Waterways	The subject site is applicable to a Property Map Assessable Vegetation. The PMAV notes Category X, B and C vegetation over the site. There are also several waterways located on the site. Due to the position of the development, no vegetation is being removed as part of this proposal.
Availability of Services	Urban infrastructure is not currently available to the site. Water and wastewater infrastructure are provided onsite via water tanks, dams and an onsite effluent disposal system.
Allotment Dimensions	The site is an irregular shaped allotment.
Current Use & Improvements	The site is currently improved by a Dwelling House, ancillary structures and six cabins with access from Peninsula Development Road via a single sealed crossover. The overall site is used for farming and grazing.

1.3 Site Surrounds

The subject site is located south of the Rinyirru (Lakefield) Resources Reserve and on the outer fringe of the township of Laura as illustrated in **Figure 3** below.

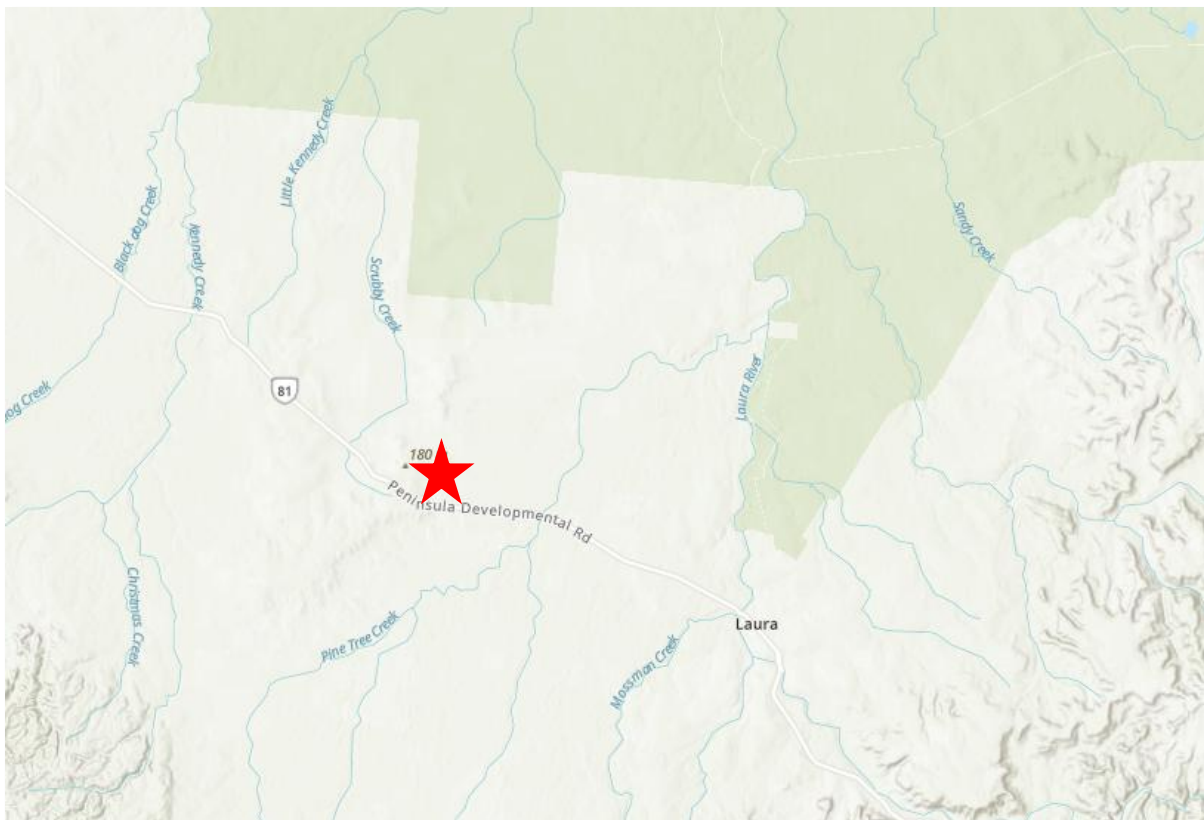


Figure 3: Locality Plan (Source: Parks DES Maps)



1.3.1 Surrounding Area Overview

The area in which the site is located is characterised by large rural allotments and bordered by a National Park known as Lakefield Resources Reserve.

The site is well located in terms of proximity to adjoining national parks, rivers, and vast scenic rural vistas on the cusp of the 'Wet Tropics', being renown for driving, camping and fishing experiences that bring tourists to the northern parts of Australia each year for a unique experience.

In summary, it is evident that the site is located within a predominately rural area and is well positioned with regard to proximity to adjoining national parks, rivers and creeks and rural landscapes.

A detailed summary of the immediately surrounding developments is summarised in **Table 3** below.

Table 3: Site Surrounds

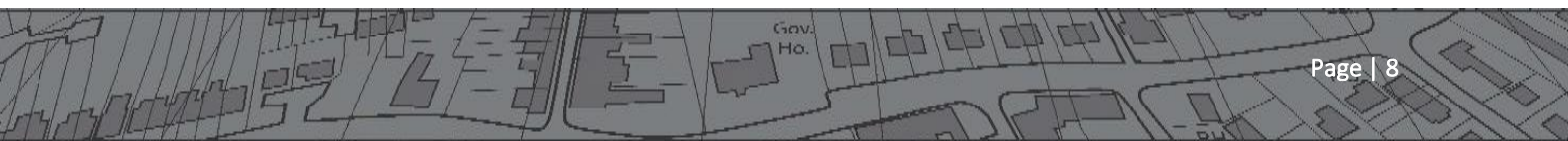
NORTH	To the north of the site is rural allotments and Lakefield Resources Reserve.
EAST	Immediately east of the site is rural allotments before reaching Laura township.
SOUTH	Further south of the site and intersecting road is large rural parcels, low order creeks, hilly terrain and Palmer Goldfield Resources Reserve.
WEST	To the west of the site is intersecting roads, rural lots, low to major intersecting creeks and rivers, Kyerrwanhdha Nature Refuge, Alwal National Park and Olkola National Park.



2.0 Background

2.1 Previous Approvals

The Applicant has since obtained a Plumbing and Drainage Works Compliance Permit for the cabins and kitchen facility from the Cook Shire Council.





3.0 Proposed Development

3.1 Development Description

This Development Application seeks to facilitate a change of use to include a Tourist Park use that will formalise the onsite cabins that received a letter from Council.

The six structures were relocated from the Gladstone region from a ceased non-resident workforce accommodation and placed at the subject site to offer a unique tourism opportunity at the *Fairview Station*. The cabins have been installed with the necessary plumbing permits obtained for the onsite effluent systems and fixtures.



Figure 4: Overhead Image (Source: Owner)

The proposed development is intended to operate as a home base for tourists to the Cape York area who are looking for a nature-based experience while they explore the site and also the wider natural areas of the northern part of Queensland. The intention is to offer tourists an insight into the *Fairview Station* as the base and ultimately offer a range of activities to enjoy in the local area, such as visits to the several surrounding national parks, fishing, driving experiences, kayaking, mountain biking and bush walking. The development includes the six cabins, footpaths, landscaped areas, surrounding homestead, laundry facility and BBQ facilities.

Each structure includes three units available for short-term stays while guests explore the site and wider region. Below is an image of the cabins with the installed footpaths and landscaping to create an ecofriendly, tranquil area for the guests attending the site.

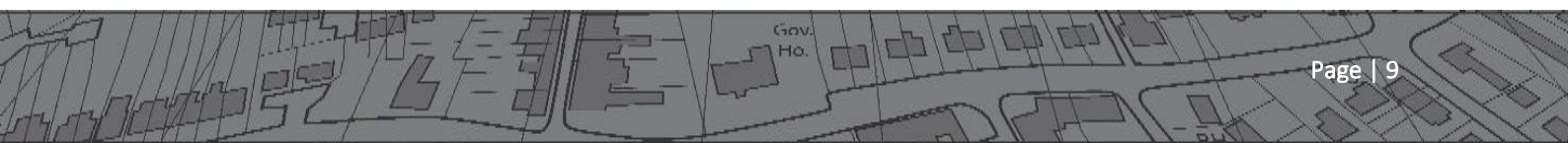




Figure 5: Image of Cabins Onsite (Source: Owner)

3.2 Overview of Development Specifics

3.2.1 Building Height

The development is a single-storey set of cabins that are slightly raised off the ground and positioned nearby the Homestead.

An extract from the proposed building elevation plans is provided in **Figures 6-8** below.

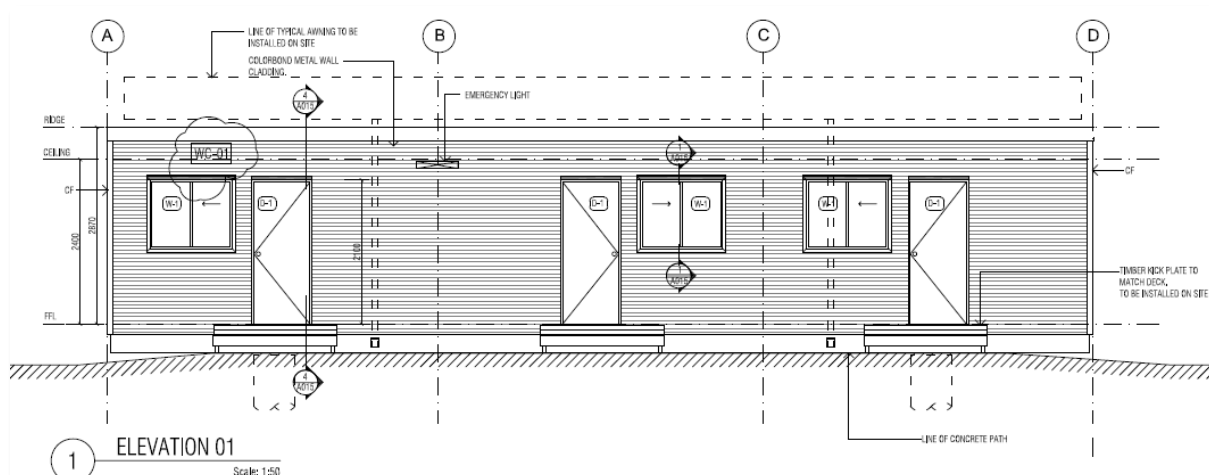


Figure 6: Proposed Elevation (Front)

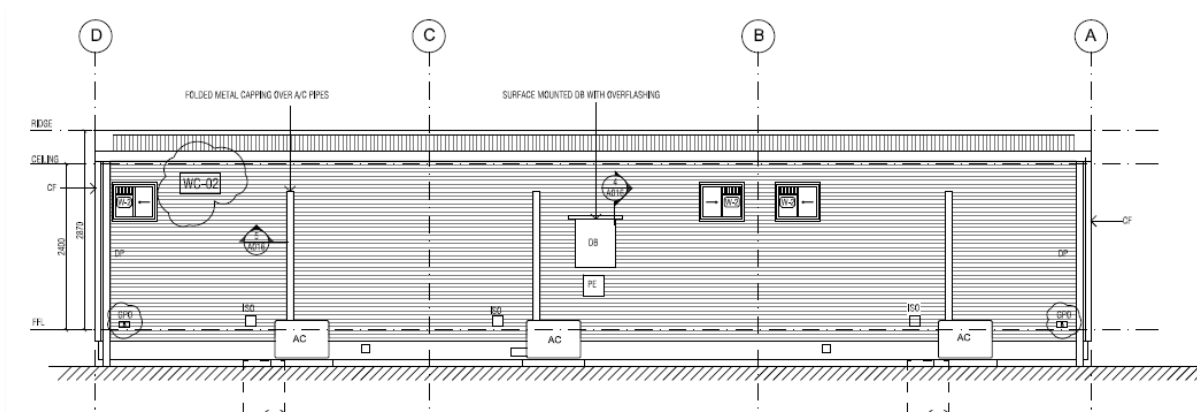


Figure 7: Proposed Elevation (Rear)

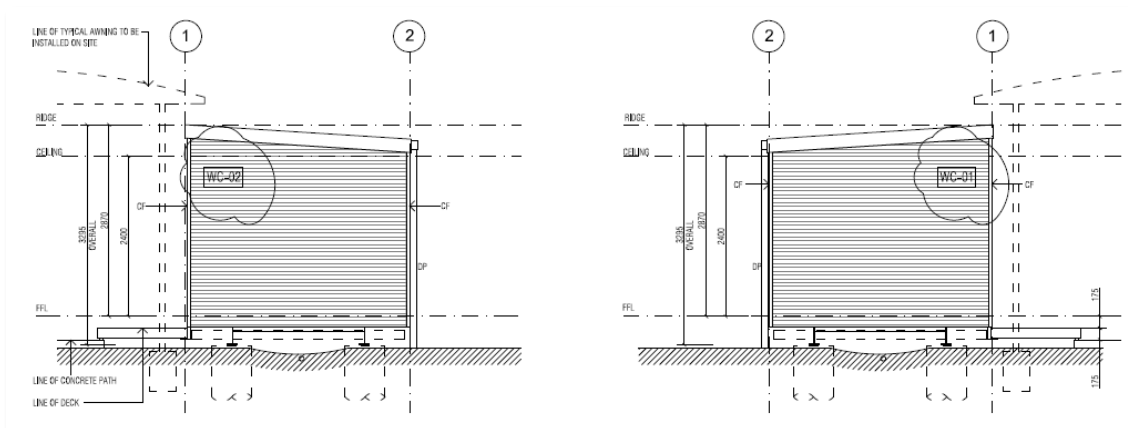


Figure 8: Proposed Elevations (Sides)

3.2.2 Residential Density & Unit Mix

The proposed development includes six structures which host 3 x 1-bedroom suite, totalling a maximum of 18 units at the site. A floor plan has been included below of a single structure.

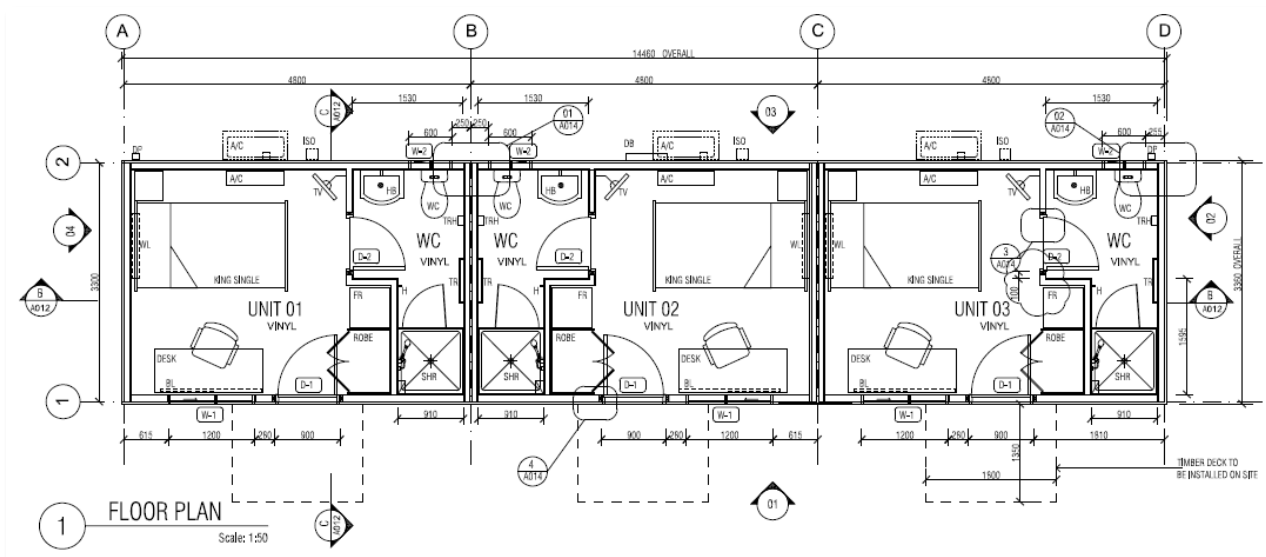


Figure 9: Floor Plan



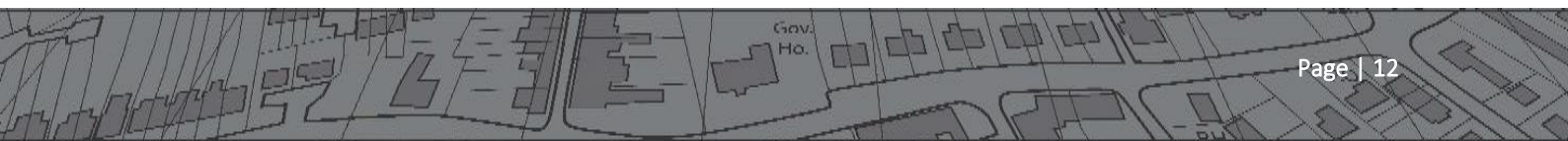
3.2.3 Vehicular Access & Car Parking

Vehicular access to the site is to be obtained via the existing two-way crossover located off Peninsula Development Road.

The car park provision for the development has been calculated based on current car parking rates for a Tourist Park use which states one space for each cabin and one space for each 10 sites for visitor parking. The site has up to 100m available for angle parking onsite which could accommodate up to 30 vehicles onsite if required.

3.2.4 Waste Management

As per the existing operation, waste will either be collected onsite and recycled, repurposed, incinerated or taken offsite to a designated waste facility.

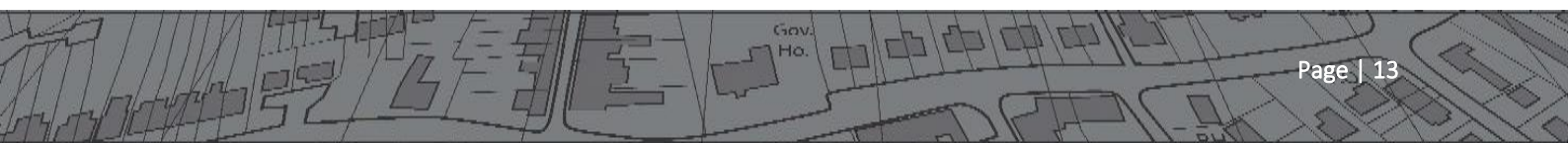




4.0 Specialist Reports

An Effluent Disposal Report has been undertaken by Earth Test to support the application and is included in **Section 4**.

A set of proposed Plans have been included within **Section 3** herein.





5.0 Statutory Planning Framework – State Legislation

5.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* (the Act) and associated *Planning Regulation 2017* (the Regulation).

5.1.1 Assessable Development

The proposed development is made assessable under section 45 of the Act by either Schedules 9 and 10 of the Regulation or a Local Government's Planning Scheme. Furthermore, given the Assessment Manager for the application is the Local Government, the application is required to be assessed against the assessment benchmarks identified within:

- the Regional Plan for the region and the State Planning Policy – Part E (to the extent that they are not identified within the Scheme);
- any temporary State Planning Policy applying to the premises; or
- the Local Government's Planning Scheme.

5.1.2 Referral Agencies

The development has been reviewed in light of Schedule 10 of the Regulation. In this regard, the application triggers referral to the Department of Infrastructure, Local Government and Planning State Assessment and Referral Agency (SARA). As per SARA's online mapping, the following referral triggers are applicable to this application.

Table 4: Referral Triggers

SCHEDULE 10 DEVELOPMENT ASSESSMENT			
Referral Type	Referral Agency	Assessment Benchmarks	Trigger
Part 9: Infrastructure Related Referrals State Transport Corridors & Future State Transport Corridors	The Chief Executive	SDAP	<i>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</i> <i>(a) are within 25m of a State transport corridor; or</i> <i>(b) are a future State transport corridor; or</i> <i>(c) are—</i> <i>i. adjacent to a road that intersects with a State-controlled road; and</i> <i>ii. within 100m of the intersection</i>

5.1.3 Public Notification

As per section 53 of the Act, this application triggers the requirement to undertake public notification given the application requires Impact Assessment.



5.1.4 Cape York Regional Plan

The subject site is not contained within the Priority Living Area designation under the Cape York Regional Plan, which broadly speaking, is intended to cater for the region's urban development needs.

5.1.5 State Planning Policy

The SPP provides interim development assessment guidelines to ensure that State interests, that are not yet appropriately integrated in Local Government Planning Schemes, are properly considered in the assessment of development applications. The proposed development has been assessed against the State Planning Policy (SPP) July 2017 to ensure all relevant State interests have been considered in this application.

In the case of the *Cook Shire Planning Scheme 2017*, State interests associated with the former July 2014 iteration of the SPP, have been integrated into the Scheme. Applicants are required to assess development applications against the current version of the SPP to the extent of the inconsistency between the current SPP and version reflected in the Planning Scheme.

The relevance of the current State Planning Policy is summarised in the table below, with a more detailed assessment following, where a particular State interest applies to the application.

Table 5: State Interests

STATE INTEREST	APPLICABLE	COMMENT
Liveable Communities	N/A	The proposed development is not located in an urban area.
Mining & Extractive Resources	N/A	This trigger does not apply to the application as it is not located in resource/ processing area of a KRA.
Water Quality	N/A	The proposed development is not for urban purposes and does not seek to achieve a land use listed in the assessment triggers.
Natural Hazards	N/A	There are a number of hazards mapped over the subject site, as identified in Appendix 2 State Mapping. However, whilst these hazards have been identified by the SPP it is considered that the site has adequately addressed these hazards through the relevant overlays. Therefore, no further assessment against the SPP has been undertaken.
Strategic Airports & Aviation Facilities	N/A	This trigger does not apply to the application as it does not trigger any of the thresholds mentioned in the SPP.



6.0 Statutory Planning Framework – Local Legislation

This Development Application is to be assessed under the provisions of the *Cook Shire Planning Scheme 2017* (the Planning Scheme). This section of the report addresses the components of the Planning Scheme that apply to the proposed development.

6.1 Land Use Definition & Level of Assessment

The proposed development being applied for is defined as Tourist Park use pursuant to the Planning Scheme, as per the following:

Tourist Park

means the use of premises for—

(a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures;
or

(b) amenity facilities, a food and drink outlet, a manager’s residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).

As identified within the Planning Scheme’s online mapping service, the subject site is located within the Rural Zone. As per the respective Table of Assessment for the Rural Zone, the proposed Tourist Park use is categorised as Impact Assessable development as the development exceeds six cabins onsite.

Furthermore, the existence of Overlays does not result in an increased level of assessment for the development.

6.2 Assessment Benchmarks

As per the s45(3) of the Act, an Impact Assessable application and its assessment must give weight to the assessment benchmarks identified in a categorising instrument.

As per the interpretation of the Planning Scheme, the assessment benchmarks identified for assessment include the following (see **Table 6**):

Table 6: Assessment Benchmarks

STRATEGIC FRAMEWORK	ZONE CODE	OVERLAY CODES	USE CODE	OTHER DEVELOPMENT CODES
• Economic Wellbeing • Land Use Pattern • Environmental Wellbeing • Infrastructure & Servicing • Strong Communities	• Rural Zone	• Biodiversity • Bushfire Hazard	• Residential Use	• Parking & Access Works, Services & Infrastructure

As per the interpretation of the Planning Scheme the assessment benchmarks identified for consideration include the full extent of the Codes triggered within the Table of Assessment. As a result, the assessment for the application has been undertaken against the Purpose Statement, Overall Outcomes, Performance Outcomes and Acceptable Outcomes of the relevant Codes.



6.3 Strategic Framework

In order to show due process in the assessment of this development, and to reinforce the suitability of the proposed development, the following provides an assessment of the proposal against the respective provisions of the Strategic Framework. The Cook Shire Planning Scheme includes five themes being:

1. Economic wellbeing
2. Land use pattern
3. Environmental wellbeing
4. Infrastructure and serving
5. Strong communities

Although there are five themes to support the policy direction of the Planning Scheme, these should be considered in their entirety and not individually.

Across all themes there is a strong nod to tourism infrastructure in appropriate locations of a scale that is complementary to the area. These potential tourism activities refer to the abundance of natural assets in the region with a strong focus on ensuring they are placed in locations with adequate infrastructure.

The proposed tourist park facility is located near the small township of Laura, which is referred to as a service centre for travellers with access to major tourism areas. The proposed rural based tourism activity at this subject site has been positioned near the homestead area of the larger rural property. The proposal is considered minor in footprint and operation due to the limited nominated area. Further the operation includes the option for guests to explore the rural operations conducted by the Applicant or provide relevant information to access the surrounding natural assets in the region.

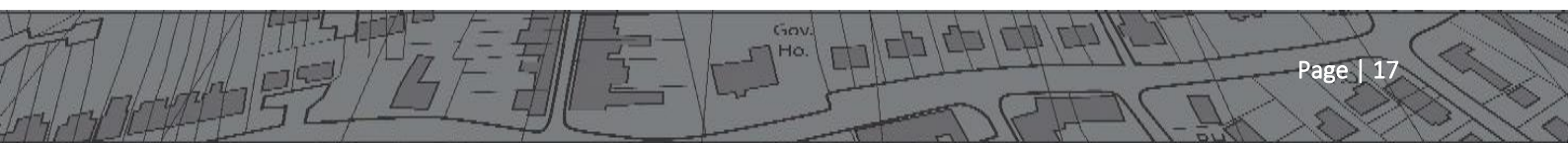
Further to the ancillary scale of the rural tourism use, the subject site obtain access from a sealed portion of road with supporting services such as onsite wastewater and water provided within the homestead site. The existing infrastructure assists in ensuring the development does not undermine the external catchment or internal function of the site.

In summary, the subject site being located near Laura assist with reinforcing the traveller centre by providing a rural tourism use that is of a scale and operation reflective the area and services available. This tourism opportunity is considered to align with the policy direction set out within the strategic framework of the Planning Scheme.

6.4 Zone Code

6.4.1 Zone Purpose & Overall Outcomes

The subject site is included in the Rural Zone as illustrated in **Figure 10** below.



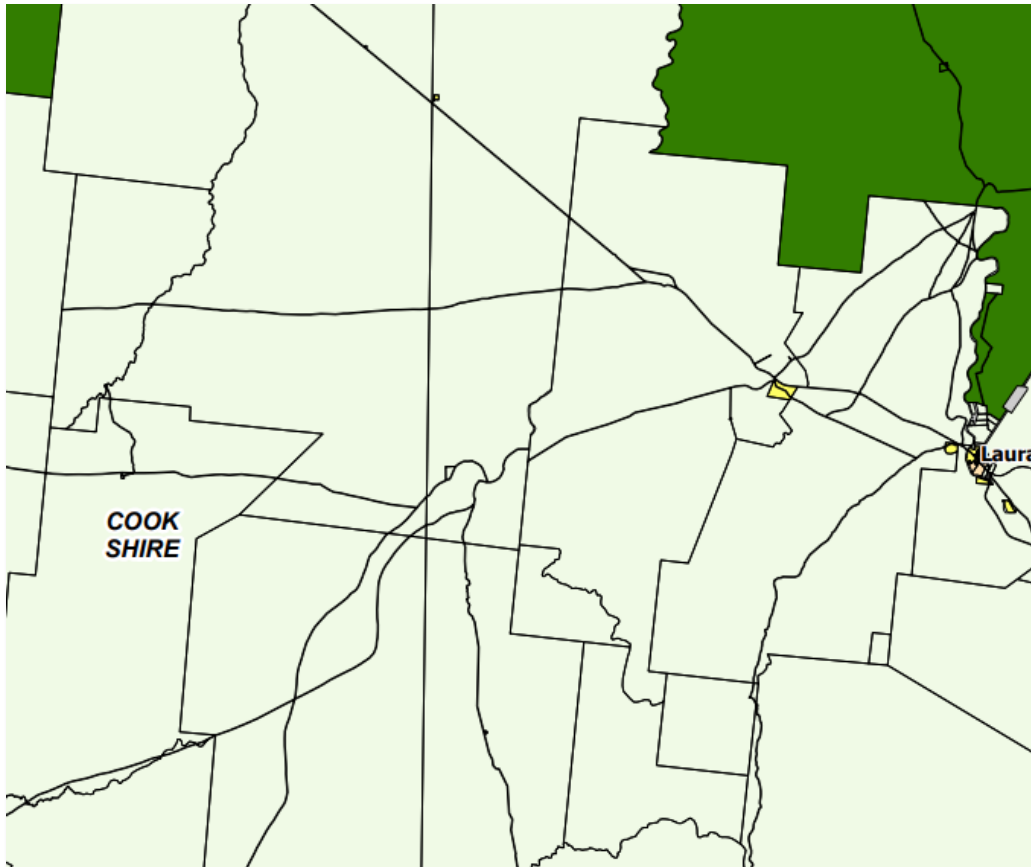


Figure 10: Zone Mapping Extract

Please refer to **Appendix 1** where the development has been assessed against the applicable assessment criteria for the Zone and provides a detailed description of the proposed alternative solutions and their compliance with the relevant Performance Outcomes.

The following assessment of the proposal against the Zone Purpose and relevant Overall Outcomes is provided to demonstrate the development does not conflict with Planning Scheme.

6.4.1.1 Zone Purpose

The purpose of the rural zone is to:

- a) provide for rural uses and activities; and*
- b) provide for other uses and activities that are compatible with—*
 - i. existing and future rural uses and activities; and*
 - ii. the character and environmental features of the zone; and*
- c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.*

This purpose is to be achieved through maintaining the primary function of the site as a large rural property and introducing a small-scale tourism use to appreciate the site and surrounding natural environment. The proposed use does not impact or reduce the existing rural operation of the site and will contribute to achieving additional tourism opportunities in the rural landscape. Further assessment against the Overall Outcomes of the Zone Code is provided in Section 6.3.1.2 below.



6.4.1.2 Zone Overall Outcomes

The following table (**Table 7**) provides an assessment of the proposal against the Overall Outcomes for the Zone.

Table 7: Zone Overall Outcomes

OVERALL OUTCOME	ACHIEVED/ N/A
a) Agricultural land is protected from fragmentation or alienation;	The development will not result in fragmentation of the rural parcel.
b) Adequate infrastructure (particularly roads) is provided to service rural communities and support the rural economy;	The large rural allotment has the opportunity to access the parcel via the Peninsula Development Road and other low order roads.
(a) Intensive rural activities and aquaculture is separated from sensitive land uses to ensure they do not have a detrimental impact on the amenity of adjoining land;	The development does not include intensive rural activities, nor will the proposed tourism use impact on the adjoining amenity of the area.
c) Existing extractive industries and known resource deposits are protected and provide opportunities for new extractive industry operations. All new and existing operations are located and designed to mitigate environmental impacts;	The existing site and proposed use do not include extractive industries.
d) Appropriate forms of tourism-based activities and associated short term accommodation are supported where at an appropriate scale and impacts can be managed;	The proposal seeks to formalise the established Tourist Park use at the subject site which provides a unique tourism opportunity to appreciate the subject site's rural activities and vast landscape and the surrounding natural environment. The development includes six cabins that have been positioned near the homestead that reflect a small-scale short-term accommodation use amongst the several surrounding structures.
e) Development in the Eastern Kuku Yalanji Local Plan is supported, including higher densities for rural zoned sites at Little Annan and South Mungumby (Precincts 4 and 5 of the Local Plan).	The subject site is not located within a Local Plan.
f) Built form is consistent with the rural character, which is typically a single dwelling house and ancillary structures necessarily associated with the rural activity, such as sheds.	The subject site is a large rural property that includes several ancillary structures surrounding the homestead. The proposed six cabins are nestled within the homestead area that reflect a built form density and scale of the site without detracting from the rural amenity.
g) Scenic landscape values and rural character are protected from the visual impacts of clearing, construction and intensive uses;	The development has been positioned within the homestead area which does not include any additional clearing.
h) Development maintains adequate separation from natural features such as prominent hills and ridges, creeks, gullies, waterways, wetlands so they are retained, managed and enhanced.	The development appropriately avoids all scenic natural features on the site and surrounding area to ensure the rural amenity is maintained.

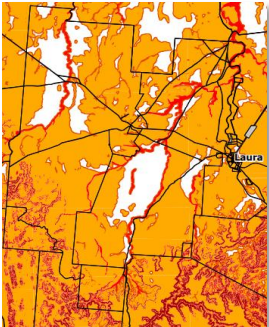


OVERALL OUTCOME	ACHIEVED/ N/A
i) Non-rural development is designed and located so it does not compromise the long-term use of the land for rural purposes.	The proposal has been designed to ensure the rural operation is not impacted, rather provides tourists the opportunity to appreciate the site and surrounding area.
j) Rural zoned land is protected from adhoc subdivision or changes of use. OM6.4 – Future Urban Expansion Overlay Map identifies Rural zoned land that may provide for the long-term expansion of the township subject to the provision of infrastructure and orderly, sequencing and assessment of constraints	The proposal does not seek to subdivide the large rural parcel.

6.5 Overlay Mapping & Codes

The applicable Overlay Mapping and associated Codes applying to the site are summarised as follows. Please refer to **Appendix 1** for assessment of the development against the relevant Codes. The following summary of the relevant Codes is provided.

Table 8: Overlays

MAPPING	OVERLAY CODE	RELEVANCE/COMMENT
	Biodiversity Overlay – MSES Category B	The proposed Tourist Park has been positioned near the existing homestead. The six cabins which are currently located onsite did not involve any clearing.
	Bushfire Hazard – Medium & Potential	The development is considered to achieve a Low bushfire risk based on the Bushfire Hazard Checklist given the location, parcel area and nearby vegetation loads and accessibility to water sources.



6.6 Use & Development Codes

The following summary of the relevant Codes is provided please also refer to **Appendix 1** which contains the detailed response to each of the relevant Use and Development Codes applying to the application.

Table 9: Use & Development Codes

USE & DEVELOPMENT CODES	RELEVANCE/COMMENT
PARKING & ACCESS CODE	The development generally complies with the Parking and Access Code which the assessment can be reviewed in Appendix 1 .
WORKS SERVICE & INFRASTRUCTURE CODE	The proposal which seeks to formalise the Tourist Park use has been determined to generally comply with the Works Service and Infrastructure Code. The full assessment has been included in Appendix 1 .
RESIDENTIAL USE CODE	The development generally complies with the Residential Use Code which the assessment can be reviewed in Appendix 1 .

6.7 Planning Policies

The development complies with all relevant policies.

6.8 Infrastructure Charges

It is noted that infrastructure charges will be levied in accordance with Council's Adopted Infrastructure Charges Resolution (Resolution).

6.9 Planning Scheme Non-Compliance & Alternative Outcomes

Minor alternative solutions were identified within the supporting Code Response in **Appendix 1**. These non-compliances were considered against the correlating Performance based solutions and considered to achieve the intent of each matter.



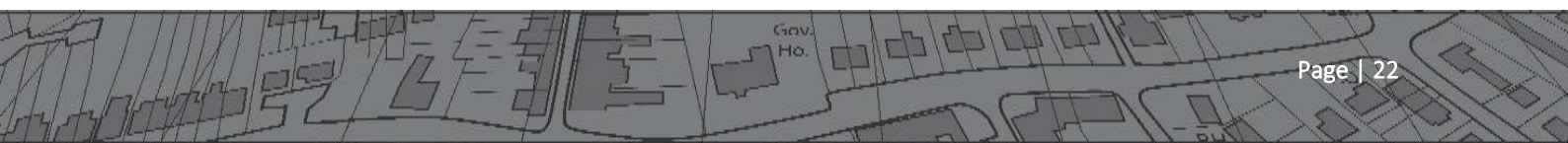
7.0 Conclusion

This Planning Report has provided an assessment of the proposed development against the relevant elements of the planning legislative framework, particularly at both the State and Local Government level.

In summary the outcome of the assessment and in particular the complimentary statutory planning, contextual and operational circumstances applying to the site and development, clearly support approval of the application. More specifically and in conclusion:

- The Tourist Park use is a listed use within the Rural Zone;
- The Tourist Park use has been assessed against the provision of all relevant assessment benchmarks of the Code, which the preceding assessment amply demonstrates that the relevant Performance and Overall Outcomes of the Code are nonetheless complied with;
- As outlined, in addition to the proposed developments' compliance with a majority of the applicable assessment benchmarks, the proposal delivers a tourism accommodation use in a low rise rural format. Therefore, the development complies with the overriding intent required for the site; and
- The development is deemed to be a desirable use having regard to the site's land use zoning, proximity to the surrounding national parks and rural natural environment.

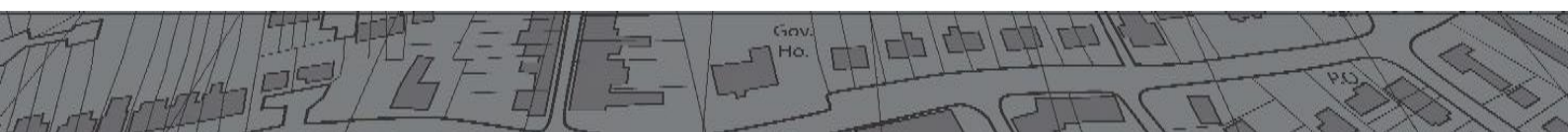
It is therefore recommended, that Council favourably consider the application and impose reasonable and relevant conditions as part of its approval.





APPENDIX 1

Development Assessment Codes



8.2.2 BIODIVERSITY OVERLAY CODE

8.2.2.3 Criteria for Assessment

Table 8.2 – Accepted Development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Section 1 Accepted development subject to requirements and assessable development		
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 .	COMPLIES – The development has been located near the existing Homestead of the rural property and does not include any vegetation clearing.
Assessable Development		
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	COMPLIES – Although the development area is located within Category A or B of least concern, the development does not involve any vegetation clearing. Additionally, the proposed location is considered to reduce any vegetation impacts compared to other site opportunities on the large rural allotment.
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.	COMPLIES – The development does not involve any vegetation clearing.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
	Editor's note: To demonstrate compliance with AO2 or PO2, Council may require the applicant to provide an ecological assessment prepared by a suitably qualified ecologist.	
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 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: (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. And AO4.3 Development minimises noise and light spillage into Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay . by: (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; (a) (c) locating artificial noise- generating activities away from the nominated areas	COMPLIES – The proposed development area is sufficiently setback from the adjoining protected areas surrounding the property.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
PO5 An adequate buffer to wetlands identified on OM1 – Biodiversity Overlay Map is provided and maintained.	AO5.1 A buffer for an area of state environmental significance (wetland protection area) has a minimum width of: (a) 200 m where the area is located outside an urban area; or (b) 50 m where the area is located within an urban area.	N/A – The development area is not located near a mapped wetland or protection area.

8.2.3 BUSHFIRE OVERLAY CODE

8.2.3.3 Criteria for Assessment

Table 8.3 – Accepted Development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Section 1 Accepted development subject to requirements and assessable development		
PO1 Development is sited in a Bushfire Hazard area only where there is no reasonable opportunity to avoid the area and where the extent of development in the Bushfire Hazard area has been minimized.	AO1.1 No acceptable outcome	COMPLIES – Upon review of the broader areas within the site, there were limited opportunities to locate the development in such a way to avoid the hazard. The development has been sited within the homestead area due to the existing cleared section and access to sufficient onsite water. This further assists in avoiding vegetation clearing under the Biodiversity Overlay Code.
Safety		
PO2 Development maintains the safety of people and property by avoiding Bushfire Hazard areas or mitigating the risk of bushfire hazard through lot design, firebreaks, emergency vehicle access, safe evacuation and adequate water supply.	AO2.1 Development will be located in an area with a Low or Very Low Bushfire Hazard Rating in accordance with the 'Bushfire Hazard Checklist' in Bushfire Hazard Analysis Planning Scheme Policy. Note: A copy of the completed Bushfire Hazard Checklist must be submitted to Council with the MCU or ROL development application. For accepted MCU development, a copy must be provided to the building certifier.	ALTERANATIVE SOLUTION – The development is located within a Medium Potential Bushfire Hazard rated area. Given the cleared areas within the homestead location and proximity to the water source, it is unknown if the mapping is reflective of the onsite vegetation and slope. A review of Council's supporting bushfire hazard checklist has been completed to support the submission of the application. The initial review suggests that the established clearing, onsite water sources and proximity to the sealed road for safe evacuation assists in maintaining safety for the property and proposed tourism development.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
PO3 Landscaping does not increase the potential bushfire risk.	AO3.1 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads in separation areas.	ALTERNATIVE SOLUTION – The established gardens around the cabin perimeter and surrounding homestead site vary in species, height and densities.
PO4 The risk of bushfire and the need to mitigate that risk is balanced against the impacts on natural processes and the protective function of landforms and/or vegetation.	AO4.1 Bushfire risk mitigation treatments do not involve vegetation clearing within an area identified on OM1 – Biodiversity Overlay Map .	COMPLIES – The development does not include vegetation clearing within the mapped Biodiversity Overlay.
Private water supply – in areas with no water reticulation		
PO5 The development provides adequate water supply for fire fighting purposes, safely located and freely accessible for fire fighting purposes at all times.	AO5.1 A water tank is provided within 10 metres of each building (other than a Class 10 building) which: (a) Is either below ground or of non-flammable construction; and (b) Provides the following capacities exclusively for fire fighting purposes: i. 10KL for residential buildings; ii. 45KL for industrial buildings; iii. 20KL for other buildings; and (c) Minimum pressure and flow of 10L per second at 200kPa; and (d) Fitted with a 50mm male camlock or, if underground, an access hole of a minimum 200mm to accommodate suction lines; and (e) Includes a hardstand area allowing a 15 tonne fire appliance access within 6 metres of the tank; Or AO5.2 The property contains: (a) Storage in an accessible location such as a dam or swimming pool installed upon construction of the dwelling.	COMPLIES – Please refer to the submitted Plumbing and Drainage Works applications pertaining to onsite water connections. In addition to the water tanks located onsite, there is a large dam source situated north of the homestead that could provide as an additional water source in the case of an emergency.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Private water supply – in areas with water reticulation		
PO6 The water supply must be reliable and have sufficient flow and pressure requirements for fire fighting purposes at all times.	AO6.1 Reticulated water supply is provided in accordance with FNQROC.	N/A – The subject site is not located within a reticulated water supply area.
Section 2 For assessable development		
Firebreaks and vehicular access for Reconfiguring a Lot applications		
PO7 Firebreaks and roads must: (a) Enable access for fire fighters, residents and equipment; (b) Mitigate against fire hazard by slowing a fire's rate of spread.	AO7.1 The subdivision design incorporates a firebreak and vehicular access that: (a) Is located between the perimeter boundary of the lots and proposed house sites; and (b) has a minimum cleared width of 6 metres; and (c) A maximum gradient of 16% with adequate drainage to prevent soil erosion and minimise ongoing maintenance; and (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. And AO7.2 Private driveways: (a) Have a maximum length of length of 60m from the street to the building; and (b) Do not exceed a gradient of 12.5%; and (c) Have a minimum width of 3.5 metres; and (d) Have a minimum of 4.8 metres vertical clearance; and (e) Serve no more than 3 dwellings or buildings. And AO7.3 Road design is capable of providing access for fire fighting and emergency vehicles in accordance with the FNQROC.	N/A – The proposal does not a Reconfiguration of a Lot component.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
	And AO7.4 Vehicular links are provided along the firebreak either to existing firebreaks or roads, and these links are designed to suit topography, fire fighter safety and access to water supplies. And AO7.5 The firebreak and/or road has vehicle access at both ends to either another firebreak or road. Or AO7.6 A turning circle, or 'T' or 'Y' shaped turning bay, is provided at the end of the firebreak/road, provided it is of sufficient size for the turning of a fire fighting vehicle. And AO7.7 The firebreak provides areas for vehicles to pass or turn at intervals of not more than 400 metres and with a maximum grade of 5% (1 in 20). And AO7.8 Firebreaks/ vehicle access located on private land have an access easement granted in favour of Council and fire brigades.	
Land use		
PO8 Vulnerable uses must not result in a high concentration of people living or congregating in a Very High, High or Medium Bushfire Hazard Area unless there	AO8.1 Vulnerable uses are not established or expanded in a Very High, High or Medium Bushfire Hazard Area unless supported by a Bushfire Hazard Management Plan. Or	NOT APPLICABLE – The proposed development is listed as a Vulnerable Use as per the planning scheme.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
is an overriding need or other exceptional circumstances.	AO8.2 Vulnerable uses proposed in a Very High, High or Medium Bushfire Hazard Areas are supported by a Bushfire Hazard Management Plan demonstrating satisfactory safety measures and have direct access to low hazard evacuation routes. Note: To demonstrate compliance with this provision, the applicant shall engage a suitably qualified person to prepare a Bushfire Hazard Management Plan; and submit the Plan with their development application to Council. Council reserves the right to refer the Plan to the Queensland Fire & Rescue Service for third party advice during their assessment of the development application. If Council approves the development, a condition may be included to require compliance with the Plan at all times.	
PO9 Development involving hazardous materials manufactured or stored in bulk does not create an increase in risk of bushfire hazard.	AO9 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area.	COMPLIES – The development does not include storage of hazardous material onsite.

9.4.2 PARKING AND ACCESS CODE

9.4.2.3 Criteria for Assessment

Table 9.7 – Accepted Development subject to requirements and assessable development

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.	COMPLIES – The homestead site has allocated a large section of sealed internal access tracks to accommodate vehicles attending the Tourism use. The nominated informal parking area is sufficient in size to accommodate vehicles onsite.
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.	COMPLIES – The proposed parking area is clearly defined by sealed footpaths and signage to assist visitors attending the site.
Access		
PO3 Access points are located to operate efficiently and safely and minimise conflicts considering the: (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 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> .	COMPLIES – The development seeks to utilize the existing access point from Peninsula Development Road which is sealed for the existing operation of the rural property.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Design and layout		
PO4 Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.	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 Standards – AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> And AO4.2 Car parking spaces are line marked.	ALTERNATIVE SOLUTION - The existing sealed section which has signage to support the preferred parking areas is not line marked. However, the size and location achieve the user requirements onsite to ensure vehicles and pedestrians have safe and functional access.
PO5 Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.	AO5.1 Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> and meet the minimum design requirements for the service vehicle specified in Schedule 2 of this code.	N/A – The site is not serviced by service vehicles.
PO6 Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.	AO6.1 The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 <i>Parking Facilities – Off-street Carparking</i> . And AO6.2 Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 <i>Design for access and mobility – General requirements for access – New building work</i> . 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.	ALTERNATIVE SOLUTION – Parking spaces and the sealed footpaths are all constructed to ensure accessible access points for people with a disability if required.

9.3.3 RESIDENTIAL USE CODE

9.3.3.3 Criteria for Assessment

Table 9.3 – Accepted Development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Section 1 For accepted and assessable development		
Scale of Use		
PO1 The site has adequate area to accommodate buildings and structures, car parking, landscaping and communal and private open space.	AO1.1 Development for Multiple Dwellings occurs on a site with the following minimum dimensions; (a) a site area of 800m²; and (b) a primary street frontage of 20m. And AO1.2 Development for Dual Occupancy occurs on a site with the following minimum dimensions; (a) a site area of 800m² where serviced by reticulated sewerage; or (b) a site area of 1000m² where not serviced by reticulated sewerage. And AO1.3 Development for a Relocatable home park or Tourist park occurs on a site; (a) with access to a sealed road of minimum 20m reserve width; (b) with a minimum area of 1ha; and (c) is well drained and flood free.	N/A – The development does not include any Multiple Dwelling components. N/A – The application does not seek to establish a Dual Occupancy use at the site. COMPLIES – The subject site has access to a sealed road, with a flood free land that exceeds the 1Ha requirement.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Caretaker's Accommodation		
PO2 The scale of the caretaker's accommodation is limited to meeting the caretaking function on the site.	AO2.1 Only one caretaker's accommodation is established on the site and does not exceed 150m ² of gross floor area.	N/A – The Tourist Park does not include a Caretaker's Accommodation.
Secondary Dwellings		
PO3 The secondary dwelling is subservient to the primary use of the existing Dwelling House on site.	AO3.1 For a Dwelling House, no more than one secondary dwelling is provided on site and: (a) is directly connected to the Dwelling House; (b) does not exceed 50% of the gross floor area of the Dwelling House; (c) is for the exclusive use of a direct relative of the owner or occupier of the lot.	N/A – The proposal does not seek to establish a Secondary Dwelling.
Non-resident workforce accommodation		
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.	AO4.1 Accommodation is provided on the same site as the place of employment of the non-resident workforce.	N/A – The proposal seeks to formalize the cabins to provide Short-Term Accommodation use for tourists only.
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.	AO5.1 No acceptable outcome specified.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
PO6 Air conditioning units and plant are; (a) not obtrusive when viewed from the public street; and (b) are acoustically screened where located in proximity to other dwellings.	No acceptable outcome specified.	
PO7 Designated areas are provided for the recreational needs of nonresident workers.	AO7.1 A minimum area of 25m² recreational space is provided for each accommodation unit. Note: Recreational open space may be provided as one area to service multiple units.	
PO8 Development mitigates against the impacts of spray drift on non-resident workforce accommodation.	AO8.1 A minimum 40m vegetated buffer is provided between the accommodation units and irrigated crops.	
PO9 Development is of a scale and character that does not detract from the character or amenity of the area.	No Acceptable Outcome specified.	
Relocatable home park or Tourist park		
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.	AO10 Minimum individual area for sites area as follows: (a) Caravan 90m² (b) Campervan 60m² (c) Tent 60m² (d) Relocatable home 120m² (e) Cabin 120m²	A/S – The current format of the cabins maintains adequate separation between each unit with surrounding open landscape to provide additional communal space within the homestead site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
	And AO10.2 The following separation distances are maintained; (a) 3m between caravans, campervans, tents, relocatable homes or cabins; (b) 6m between any accommodation type and the amenities or ablution building.	
PO11 Safe and efficient vehicle movements are facilitated both on site and on adjoining public streets.	AO11.1 Vehicle access and manoeuvring for a Relocatable home park or Tourist park; (a) Allows vehicles towing caravans are able to enter and exit the site in a forward gear; and (b) Provides a parking space for guest check-in/check-out entirely on site and adjacent to the office or Caretaker's Residence.	Complies – The existing driveway and associated parking area are of sufficient widths to accommodate larger vehicles and associated trailers/vans to accommodate turning onsite to enter and exit the site in a safe forward motion.
PO12 Landscaping: (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.	AO12 The following landscaping is provided to the standard nominated in the Landscaping Planning Scheme Policy; (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.	A/S – The frontage of the homestead site has sparse vegetation running parallel to the road reserve. All structures have been sufficiently offset from the road reserve to maintain visual amenity of the rural farming landscape.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Open space		
PO13 Private and communal open space is sufficient to meet the needs of residents and their guests.	AO13.1 For Rooming Accommodation or Short Term Accommodation development, a minimum of; (a) 35% of the site area (not including driveways, parking and service areas) is provided for private open space; (b) 50m ² is provided in one whole area with a minimum dimension of 5m. And	N/A – The development does not include any of the listed uses
	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; (a) 30m ² for each one bedroom dwelling; (b) 40m ² for each two bedroom dwelling; (c) 50m ² for each three or more bedroom dwellings. And	
	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 8m ² and a minimum dimension of 2m. And	
	AO13.4 Each dwelling unit has a minimum 60m ² of private open space accessible only from that dwelling and for the sole use of occupants of that dwelling. And	
	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.	A/S – The proposed cabin area and surrounding open space is sufficient to provide communal open space for the guests attending the site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Section 2 For assessable development		
Amenity		
PO14 Development is designed to protect the amenity of sensitive land uses on adjoining premises and future residents of the site.	AO14.1 The following is prepared to demonstrate there will be no overlooking or loss of privacy on adjoining premises; (a) A Site Analysis Plan showing; 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; i. the location and height of proposed buildings, structures, habitable rooms and private open space; and ii. the location and height of buildings and structures, habitable rooms and private open space on adjoining premises.	A/S – The adjoining allotments are of sufficient distance from the rural property which lends to acceptable buffers to minimize impacts on the surrounding amenity.

6.2.9 RURAL ZONE CODE

6.2.9.3 Criteria for Assessment

Table 6.9 – Accepted Development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Section 1 For accepted development subject to requirements and assessable development		
Built Form		
PO1 The scale, density and height of buildings and structures is consistent with the rural built form.	AO1.1 One dwelling per site. Note: A secondary dwelling is not a separate dwelling for the purpose of satisfying this outcome. And AO1.2 Building height does not exceed 8.5m. And AO1.3 Buildings have a pitched roof.	COMPLIES – The development does not seek to introduce any additional Dwelling Houses. COMPLIES – The proposed tourism development will remain under 8.5m. ALTERNATIVE SOLUTION – The cabins have a skillion style roof. This style of roof still remains low scale at the site and has colourbond cladding to reflect the surrounding storage shed structures.
Siting		
PO2 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.	AO2.1 For uses other than Rural industry, Animal Keeping, Aquaculture, Intensive Animal Industries and Advertising Devices, buildings and structures are setback: (a) 50m from the centre line of a State controlled road identified on OM10-State controlled roads; and (b) 6m from all other boundaries.	COMPLIES – The nearest cabin structure located towards the Peninsula Development Road is setback over 50m from the centre line and approximately 25m from the property boundary.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
State-controlled road - amenity		
PO3 Development achieves acceptable levels of amenity for residents and visitors.	For sites with frontage to a State controlled road as mapped on OM10 – State controlled road Overlay : AO3.1 Development uses noise attenuation measures, such as earth mounds and noise barrier fences, between the noise source and the noise sensitive place. Or AO3.2 Development maintains an appropriate buffer distance between the noise source and the noise sensitive place.	COMPLIES – The current setback from the road corridor avoids the noise voluntary areas. Notwithstanding that, the minor landscaping treatments around each cabin will assist in further reducing some noise levels. The development does not seek to construct a noise attenuation barrier between the proposed development and the state-controlled road. This is considered to be in keeping with the rural area.
Cropping		
PO4 Agricultural land is protected for agricultural production.	AO4.1 Permanent plantations do not occur on agricultural land mapped on Overlay Map 8 . Note. This does not apply to windbreaks that are grown to protect legitimate agricultural crops.	N/A – The development does not seek to include additional cropping.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Section 2 For assessable development		
Siting		
PO5 Buildings and structures are sited to protect the rural amenity of the area when viewed from roads and neighbouring	AO5.1 Rural Industry buildings and structures are setback as follows: (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	N/A – The development does not include any rural industry structures.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
properties, and to minimise the impacts of noise and dust.	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; Or AO5.2 For Intensive Animal Industries buildings and structures are setback in accordance with the minimum requirements in Schedule 1 of this code. Or AO5.3 If the use is not listed in Schedule 1 of this code, no Acceptable Outcome is specified.	N/A – The development does not include any intensive animal industries.
Rural Land Use		
PO6 Development ensures the following rural outcomes are achieved: (a) new or existing rural or extractive industries will not be prevented from establishing and/or expanding. (b) infrastructure critical to agricultural and extractive industry supply chains are protected and used sustainably; and (c) rural landscape values, water resources and environmental quality are protected.	AO6.1 Development complies with minimum lot size and dimensions identified in Schedule 1 of the Reconfiguring a Lot Code. And AO6.2 Development does not occur within the Annan River Resource Buffer on the Water Resource area identified on OM11- Water Resources Overlay.	N/A – The development does not seek a Reconfiguration of a Lot permit. N/A – The development is not located near the water resource area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Extractive Resources		
PO7 Extractive industry operations and proven resource deposits are protected from the encroachment of incompatible land uses.	AO7.1 A dwelling is not located within: (a) 200m from an extractive industry or resource not involving blasting; (b) 1,000m from an extractive industry or resource involving blasting;	N/A – The development does not seek an extractive industry use.
Stock Routes		
PO8 Development must not compromise the primary use of the stock route or capacity for stock movement.	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.	N/A – The development is not located in or near a stock route
Visual amenity		
PO9 Development maintains and enhances the scenic amenity of prominent hillsides, coastal landscapes, views and vistas.	No Acceptable Outcome specified.	COMPLIES – The development is considered to remain low scale and reflect the established ancillary structures given the use of similar cladding and colour palettes. Additionally, the site is located near the homestead and not on any prominent hillsides; further protecting the rural natural environment of the area.

9.4.3 WORKS, SERVICES AND INFRASTRUCTURE CODE

9.4.3.1 Criteria for Assessment

Table 9.8 – Accepted Development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Infrastructure services		
PO1 An adequate, safe and reliable supply of potable and general use water is provided.	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. And 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.	N/A – The site is not located within the reticulated water area. N/A – The development does not propose to install a residential dwelling unit.
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 effluent disposal system or as a result of the cumulative effect of systems in the locality.	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 with Section D7 of the Development Manual Planning Scheme Policy. 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.	N/A – The site is not located within the reticulated sewerage area. COMPLIES – The established cabins have a compliance permit submitted for the associated Plumbing and Drainage Works. The supporting Effluent Report has been attached.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
PO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.	AO3.1 A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy.	COMPLIES – The associated runoff from the site minimizes impacts on the adjoining road reserve and surrounding waterways.
PO4 Land is provided with a reliable electricity supply.	AO4.1 Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy.	COMPLIES – The existing connections will be utilized for the proposed tourism facility.
PO5 The road to the frontage of the site must be constructed to provide for the safe and efficient movement of: (a) Vehicles on the road adjacent to the site; (b) Vehicles to and from the site; (c) Pedestrians and cyclists adjacent to the site; and (d) Pedestrians and cyclists to and from the site.	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. And 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.	COMPLIES – The Peninsula Development Road is a state-controlled road that is sealed. Additionally, the proposal seeks to utilize the existing sealed crossover.
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.	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.	N/A – The development will not alter any external services.
Filling and excavation		
PO7 Filling and excavation does not result in the instability of a site or adjacent land.	AO7.1 Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level).	N/A – The development does not result in any filling and excavation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
	And AO7.2 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height. And AO7.3 Filling and excavation does not occur within 2m of the site boundary. And AO7.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1month. And AO7.5 Filling and excavation works comply with Australian Standard – AS 3798 <i>Guidelines on Earthworks for Commercial and Residential Development</i> as set out in Section D2 in the Development Manual Planning Scheme Policy.	
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.	AO8.1 Filing and excavation does not result in the ponding of water on the site or adjacent land. And 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. And 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.	N/A – The development does not result in any filling and excavation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
	And AO8.4 Filling and excavation complies with the specifications set out in Section D2 – D7 of the Development Manual Planning Scheme Policy.	
PO9 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO9.1 Water quality complies with Section D5 of the Development Manual Planning Scheme Policy.	N/A – The development does not result in any filling and excavation.
PO10 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.	No Acceptable Solution specified.	N/A – The development does not result in any filling and excavation.
PO11 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.	AO11.1 Filling and excavation and associated site works and construction activity are carried out as follows: (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 (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.	N/A – The development does not result in any filling and excavation.

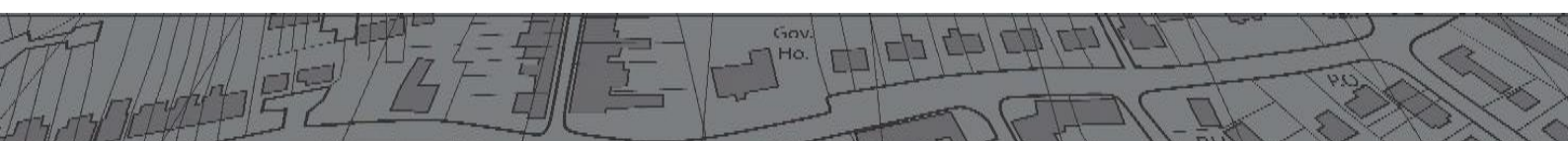
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
Major electricity infrastructure and buffers		
PO12 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO12.1 Sensitive land uses maintain the following separation distances from Major Electrical Infrastructure or Electricity Substation shown on OM7 – Infrastructure Overlay Map : (a) 20 m for transmission lines up to 132 kilovolts; or (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts; or (c) 40 m for transmission lines exceeding 275 kilovolts.	N/A – The development is not located within proximity to any major electricity lines.
PO13 Major electricity infrastructure on private land is included in an easement.	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.	N/A – The subject site is not impacted by any easements
Fire services in developments accessed by common private title		
PO14 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	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. 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.	N/A – The development will not result in any common private title.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
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.	AO15.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	N/A – The development will not result in any common private title.
PO16 Hydrants are suitably identified so that fire services can locate them at all hours.	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 http://www.tmr.qld.gov.au/business-industry/Technical-standardspublications/Traffic-and-Road-Use-Management-manual/Volume-1.aspx .	N/A – The development will not result in any common private title.



APPENDIX 2

State Planning Policy & Referral Mapping



Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works

Great artesian water resource plan area

Regulated vegetation management map (Category A and B extract)

State-controlled road

Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 52SP314594 (Area: 734000000 m²)

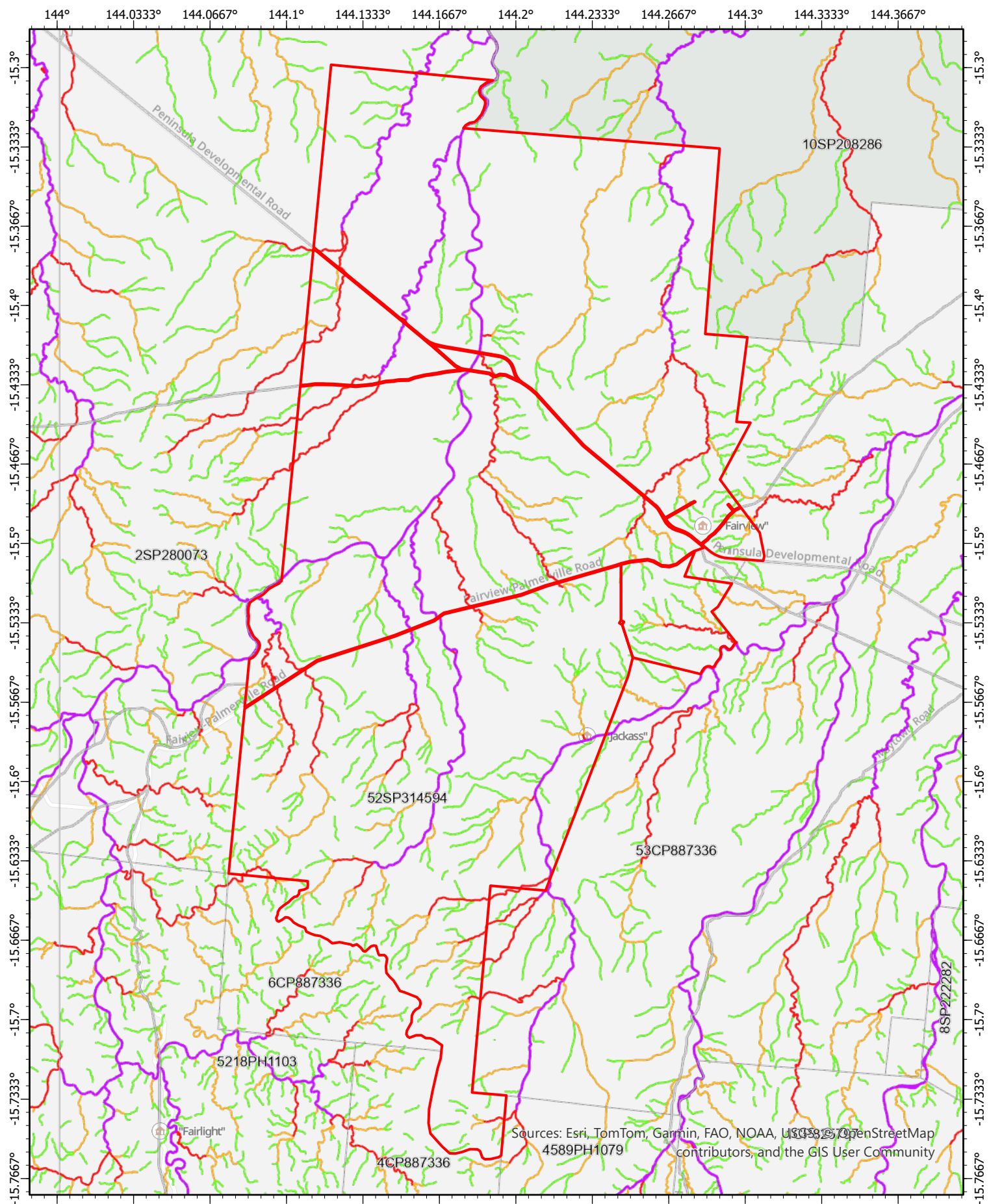
Queensland waterways for waterway barrier works

Great artesian water resource plan area

Regulated vegetation management map (Category A and B extract)

State-controlled road

Area within 25m of a State-controlled road



Queensland waterways for
waterway barrier works

Risk of impact

Low

Moderate

High

Major



Scale: 1:238,500

0 3,300 6,600 9,900
Metres

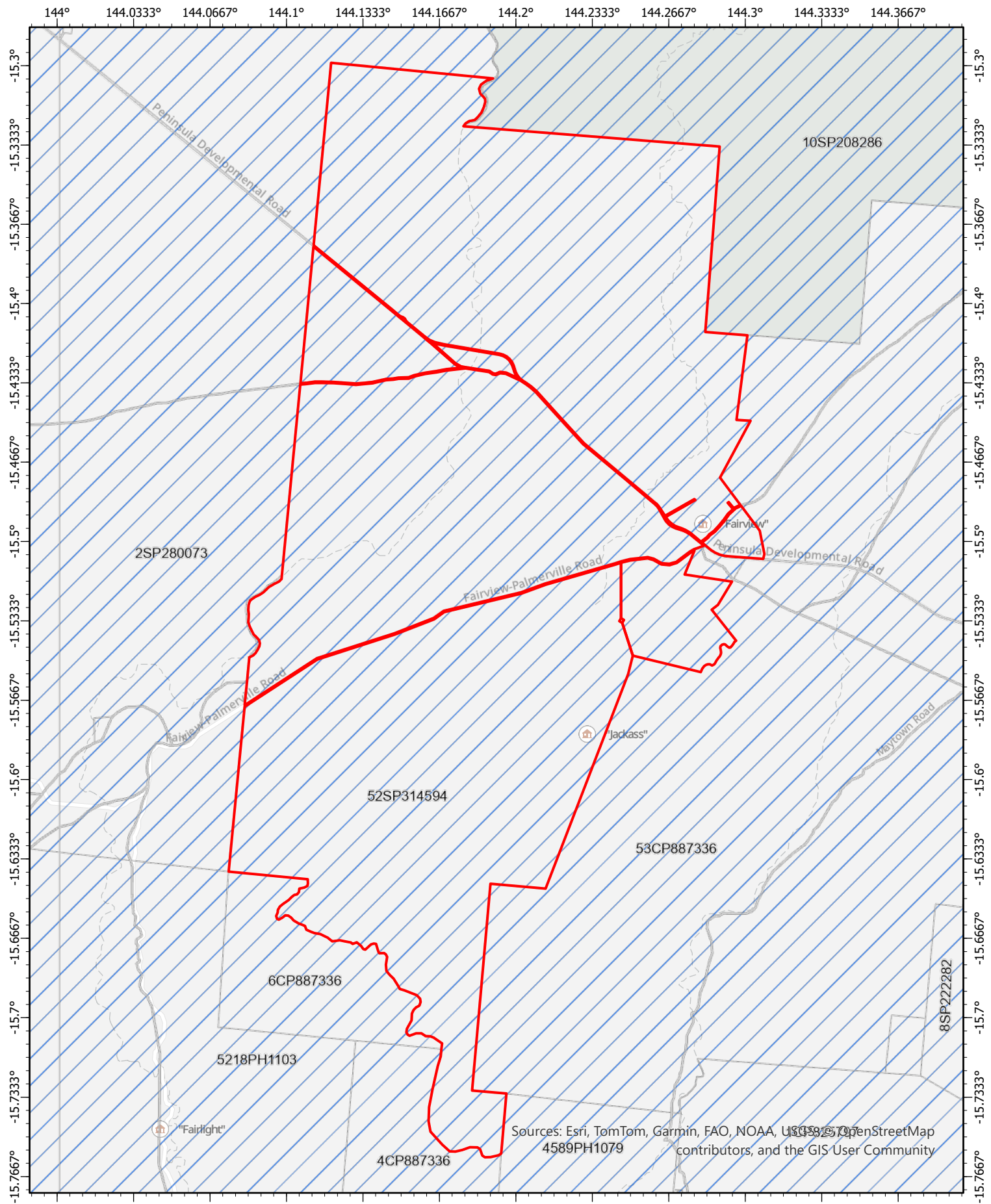
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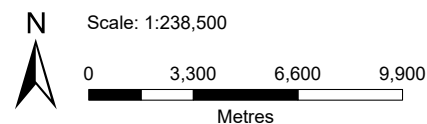
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 Great artesian water resource plan area

Date: 27/07/2026

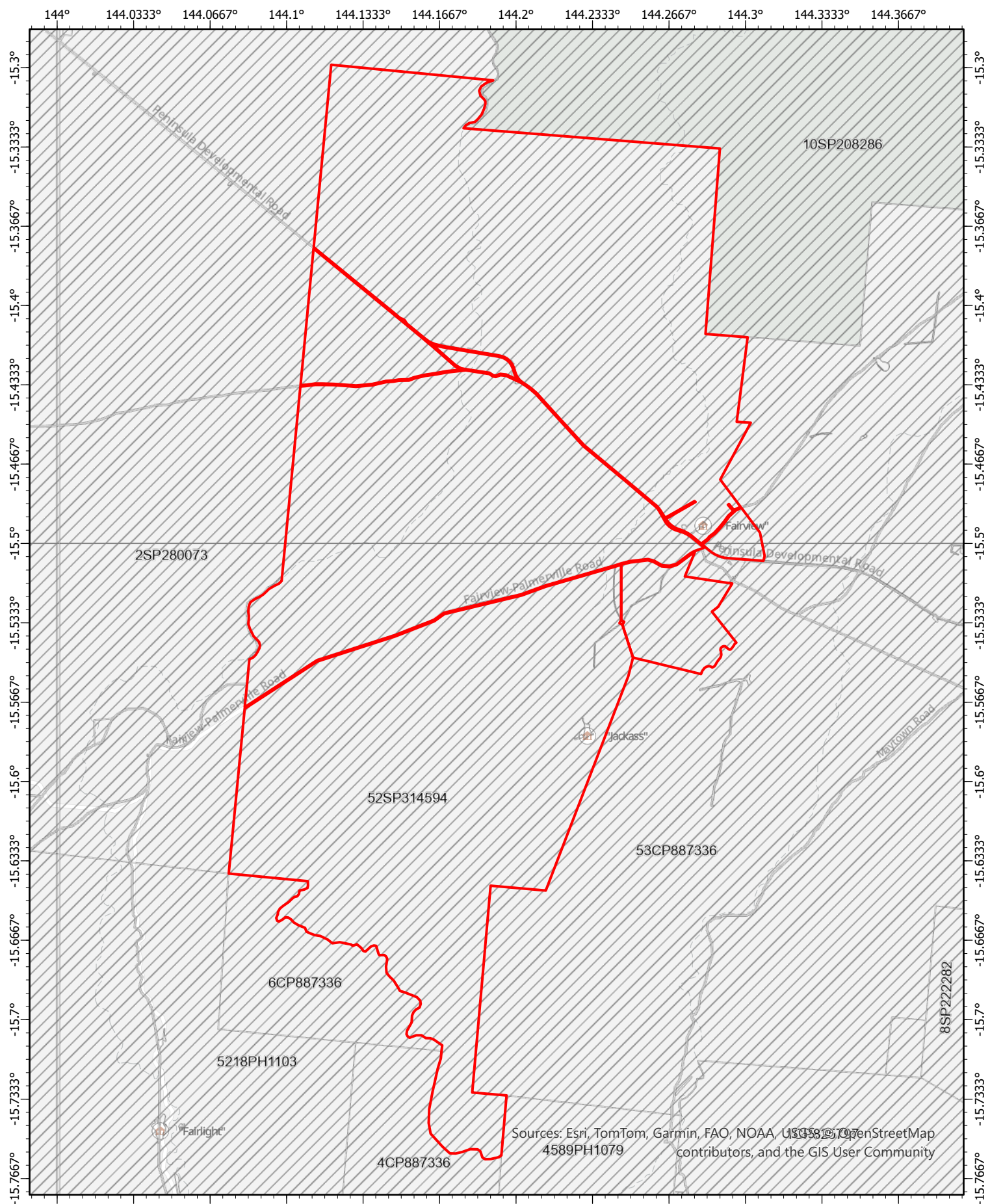


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Regulated vegetation
management map (Category A
and B extract)

Category A on the
regulated vegetation
management map

Category B on the
regulated vegetation
management map

Date: 27/07/2026



Scale: 1:238,500

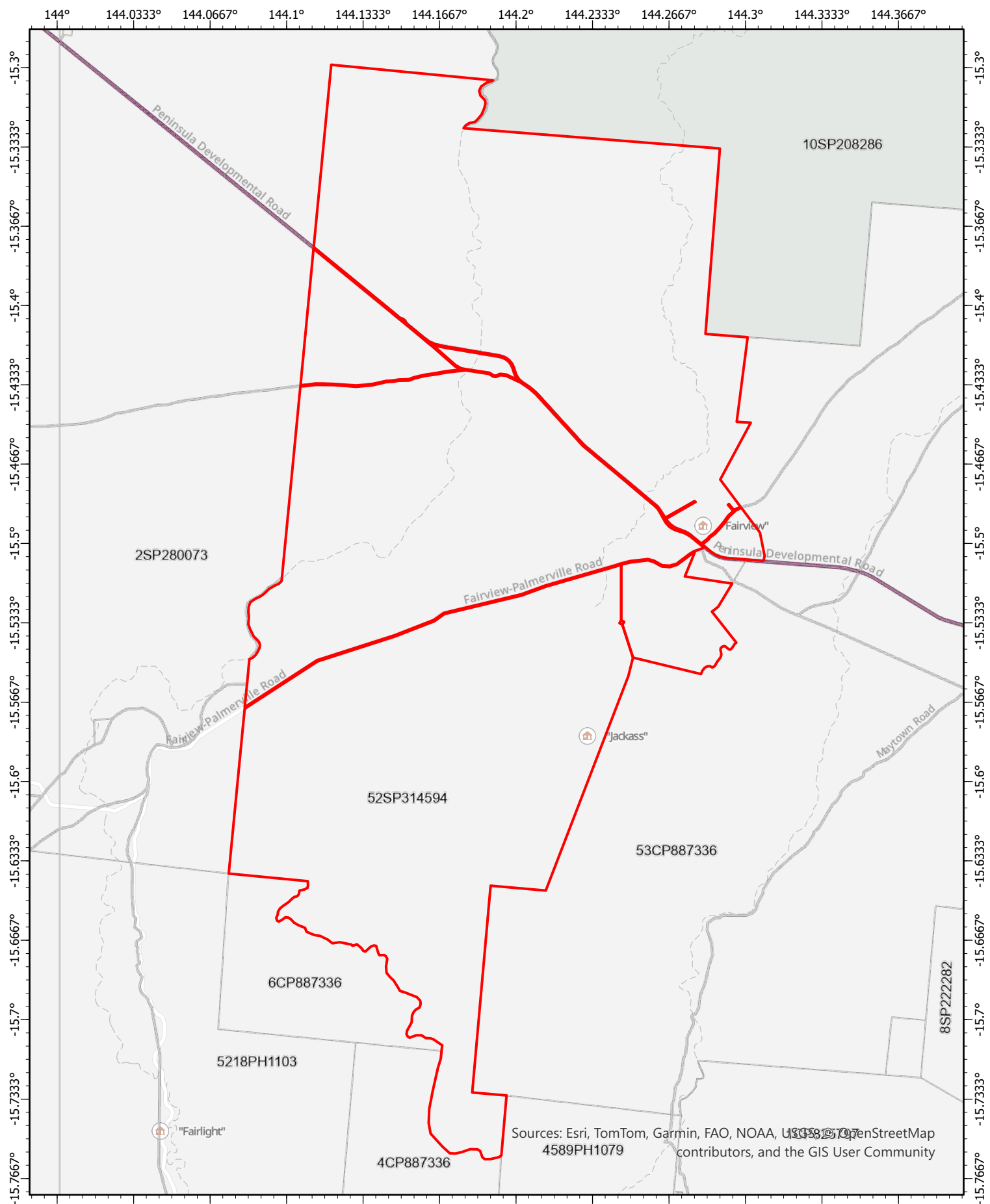
0 3,300 6,600 9,900
Metres

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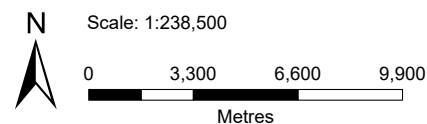
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 State-controlled road

Date: 27/07/2026

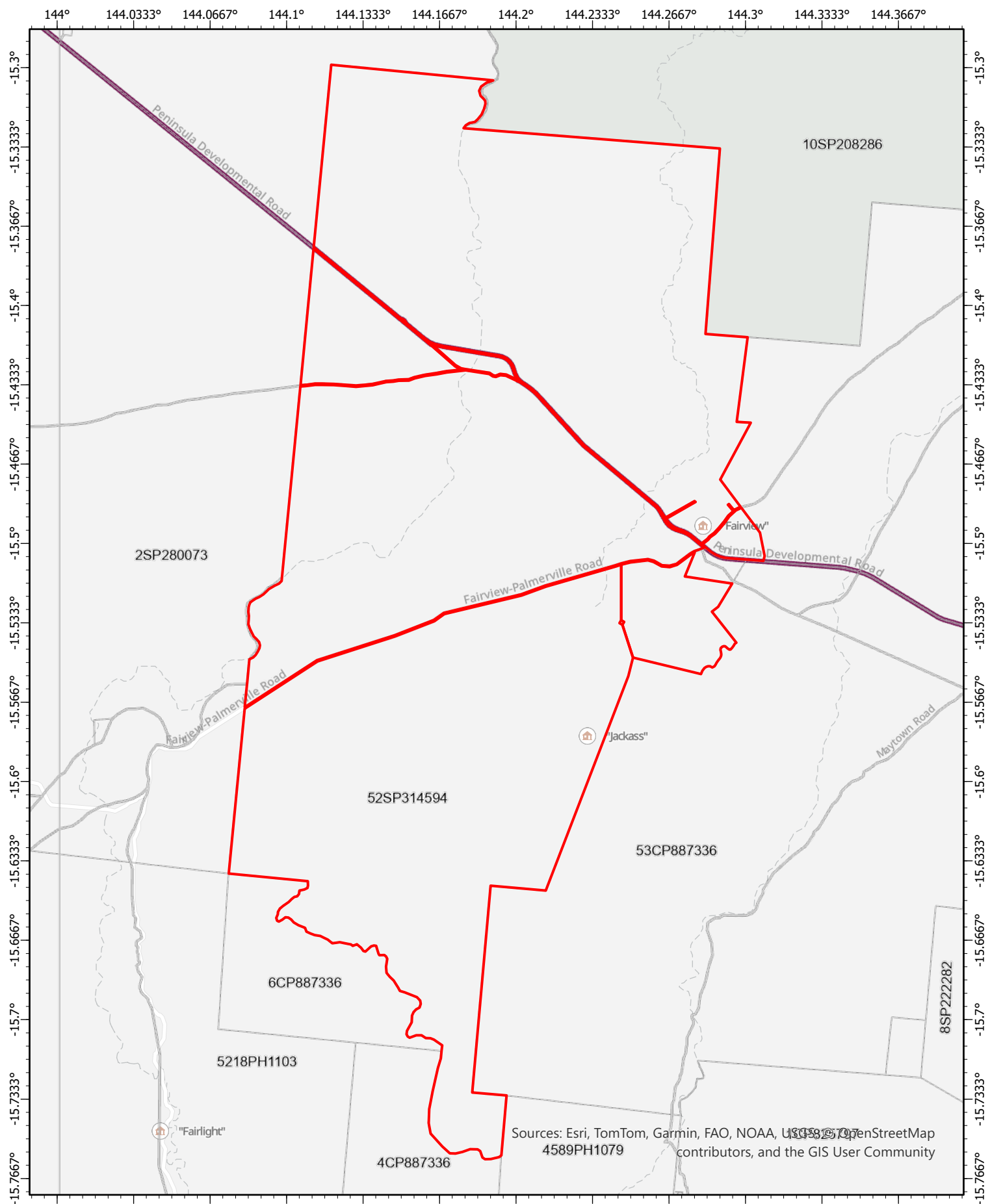


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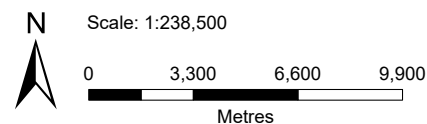
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Date: 27/07/2026

 Area within 25m of a State-controlled road



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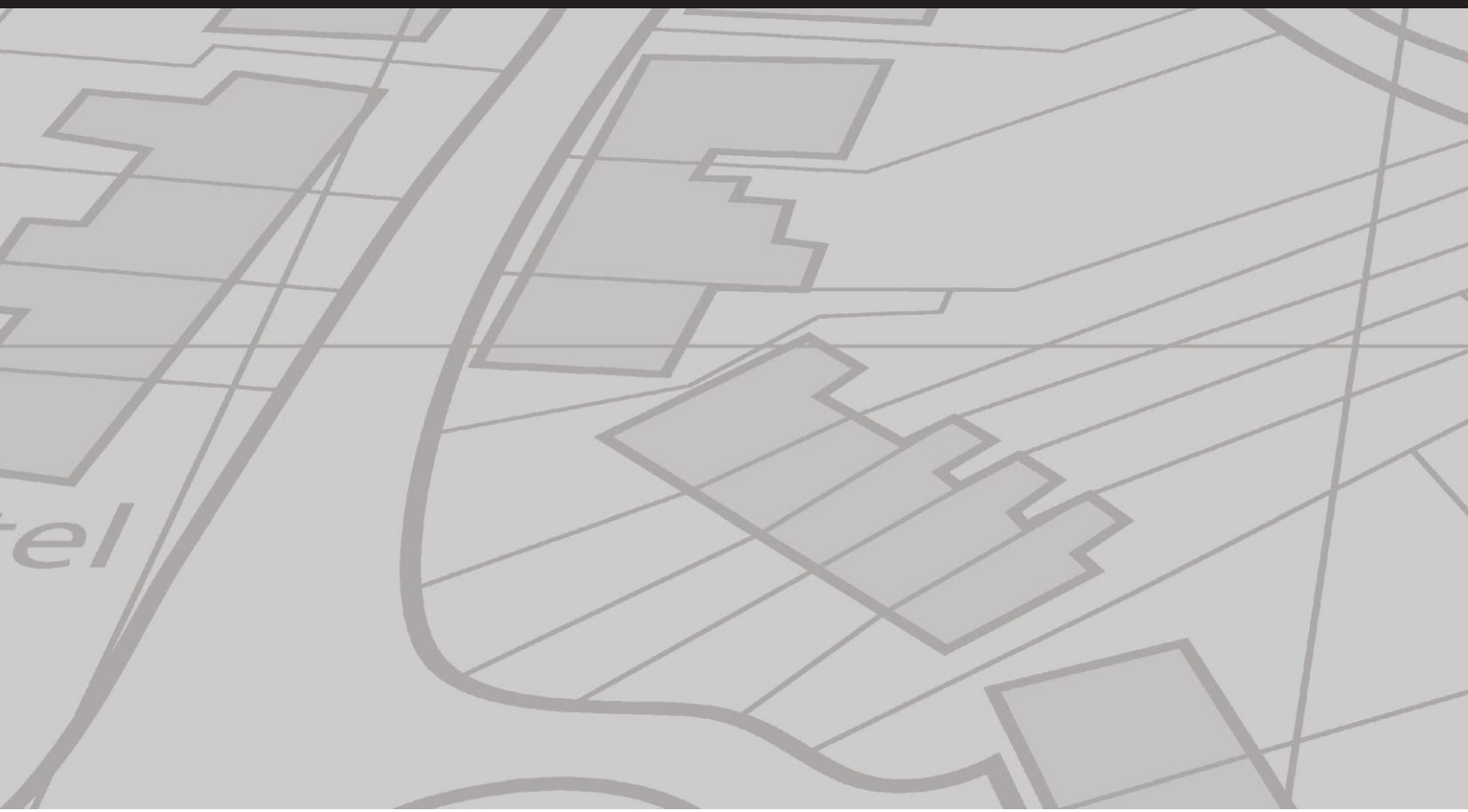
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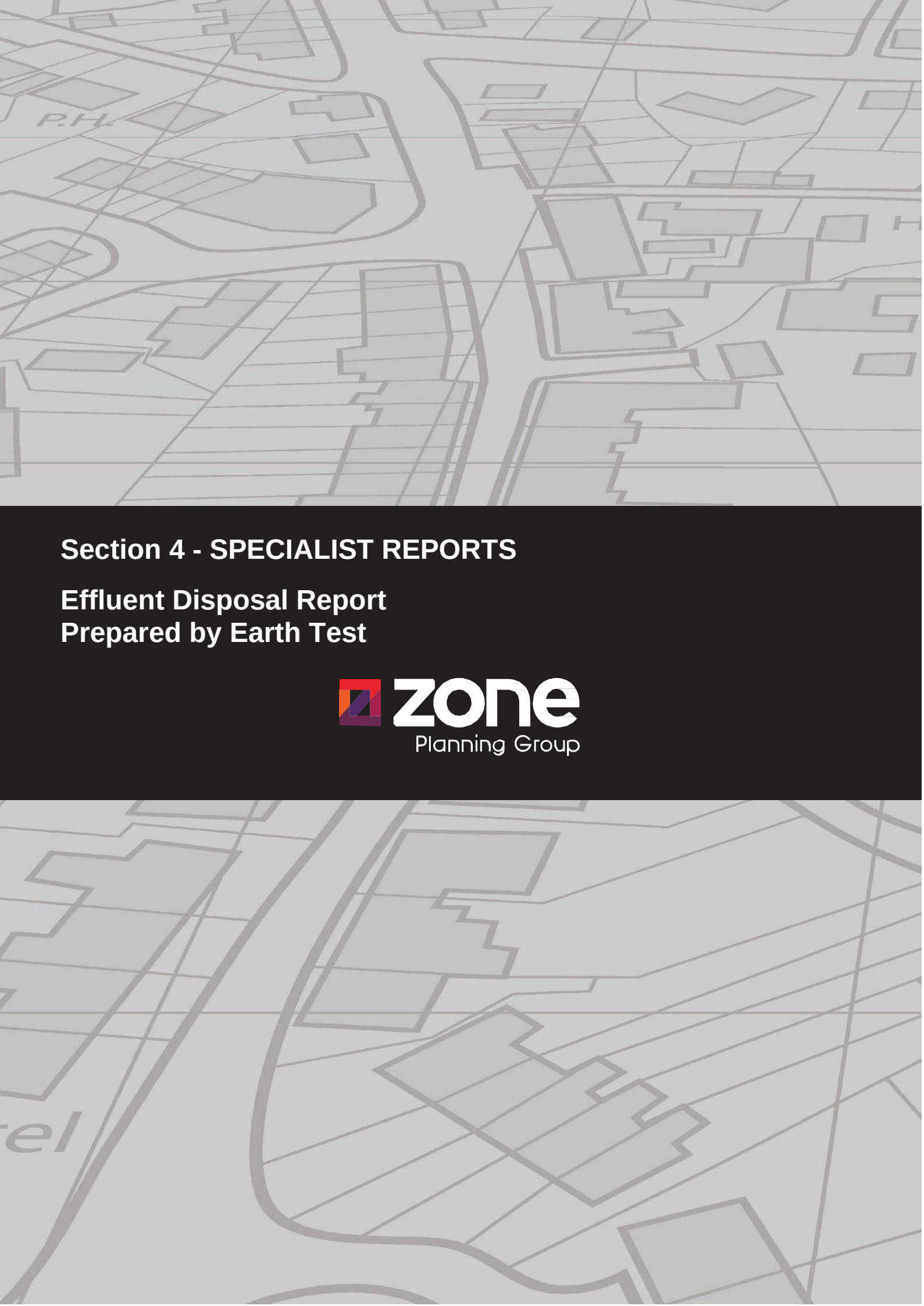


Section 3 PLANS



Section 4
SPECIALIST REPORTS





Section 4 - SPECIALIST REPORTS

Effluent Disposal Report Prepared by Earth Test





Wastewater Management System

For

EF PB & SE Ryan

At

Fairview Station

Workers Accommodation

Peninsula Development road

Laura

INTRODUCTION:

Earth Test has been engaged by EF PB & SE Ryan to design a Domestic Wastewater Management System at Fairview Station, Workers Accommodation, Peninsula Development road, Laura.

Real Property Description:-

Lot 52 on SP 296216

Local Authority: Cook Shire Council

It is understood the intention is to construct a workers accommodation at the site.

A site and soil evaluation was carried out in November 2020.

SITE FACTORS:

The site was identified during a meeting with the owner on-site.

The location of the proposed/existing structure was identified and a suitable Land Application Area selected. Existing systems were observed and noted.

No fill or rock outcrops were observed at the site.

The water supply for the site is from a bore onsite

There is no creek or channelled run off in the area affected by the system.

One constant head soil permeability test P1 and a series of borehole were performed at locations shown on the site plan.



View showing proposed Land Application Area at Fairview Station, Workers Accommodation, Peninsula Development road, Laura.



SITE AND SOIL EVALUATION

Fairview Station, Workers Accommodation, Peninsula Development road, Laura.

The site and soil evaluation carried out on 14/11/2020 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	1 Degree
Shape	Linear Planar
Aspect	North North-West
Exposure	Good
Erosion/land slip	None
Boulders/rock outcrop	Not noted.
Vegetation	Grass
Watercourse	Not in area affected by the land application area
Water table	Not encountered during investigation.
Fill	Not noted.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, moist, no noticeable cracking
Other site specific factors	Existing systems at the site.

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Red-Brown
Texture	Sandy Clay-Loam
Structure	Moderate structure.
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	P1=1.8
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	15



WASTEWATER MANAGEMENT SYSTEM

An “All-Waste” septic tank discharging into conventional trenches is considered suitable for this site.

A pump well will be required to transfer effluent from the septic tank to the land application area. The discharge pipe shall be fitted with a non-return valve. A high water alarm float switch in the pump well shall be connected to an alarm light displayed in a prominent position in the residence.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of eighteen (18) persons has been chosen for the workers accommodation.

The site is connected to a bore water supply.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

- Dual flush 6/3 L water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

The total flow was calculated using the “Department of Natural Resources and Mines (Determining Capacity of Sewage Treatment Plants based on Use Conditions) guidelines. The guide gives a flow allowance of 100 L/Person/day for Hotels/Motels - Accommodation.

The total daily flow for the workers accommodation (18 persons @ 100 L/person/day) will be 1800 L/day.

It is understood that no laundry facilities are connected to the system.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 4500 L.

The tank must be fitted with an effective outlet filter.

The existing two tanks installed at the site is deemed ok for use and complies with current sizing regulations. However more regular pump outs shall be undertaken to ensure the tanks capacity is not compromised.

The grease trap shall be maintained regularly to ensure its working capacity is not jeopardized.

A hose tap is to be installed (if not already) with-in 5 metres of the grease trap; this hose tap is to be used for grease trap cleaning purposes only. A backflow prevention device (double check valve) is to be installed immediately prior to the hose tap.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 1800/15 \times 1.5 \\ &= 80\text{m.} \end{aligned}$$

Use four 1.5m wide by 20.0m long conventional beds.

See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² be applied to the base before laying Aggregate

Currently installed is a trench of approximately 30m long by 4m wide. At the time of inspection, it seemed to be working without any sign of failure. It was discussed with local council plumbing department and was agreed that the existing system can stay in use, but as soon as any sign of failure the proposed design must be installed. It is impossible to know for sure how the construction of the bed was undertaken.

SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor.
The Land Application Area is not able to withstand traffic and must not be driven on.
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations, local government requirements and the relevant Australian Standards.

Operation and Maintenance

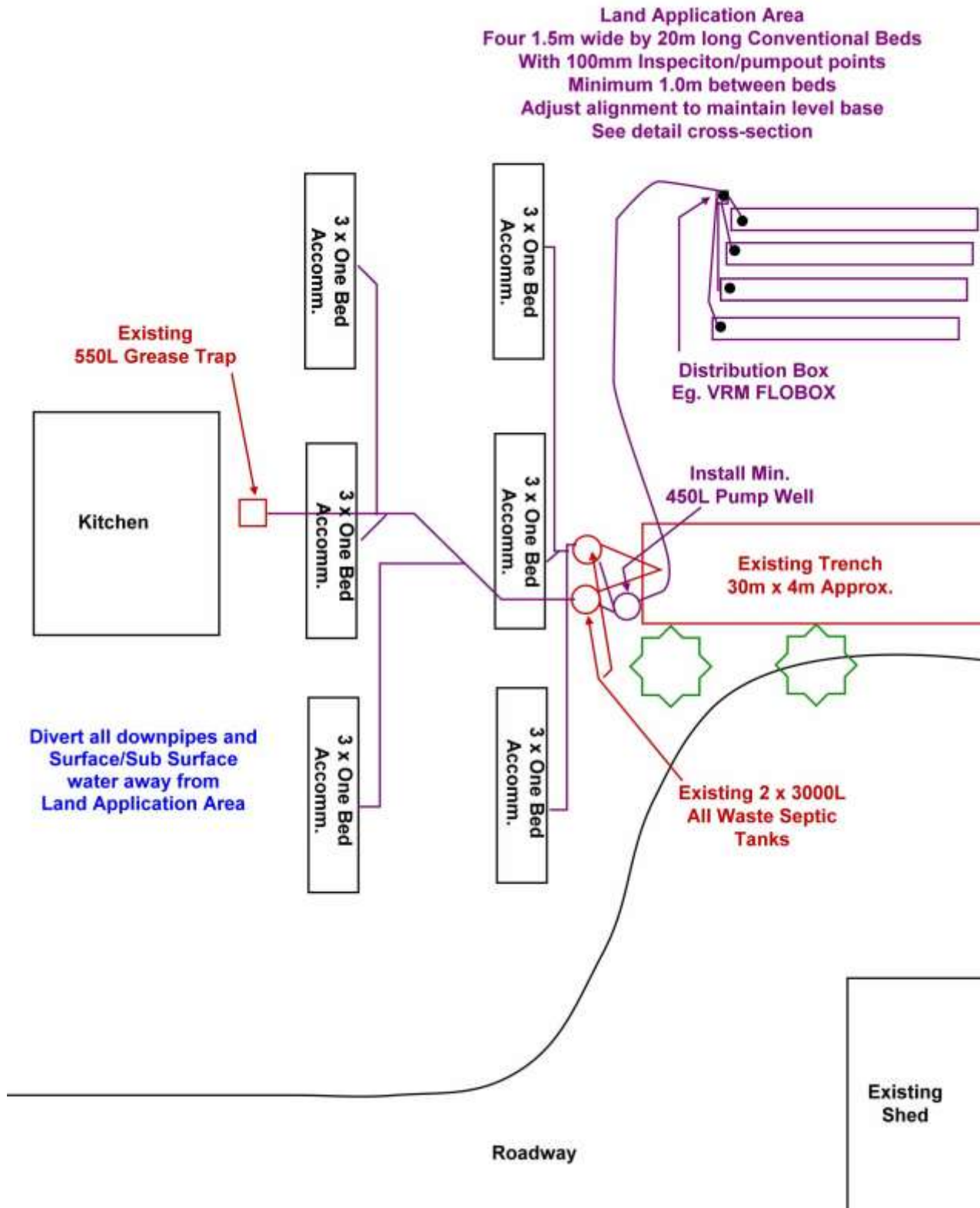
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

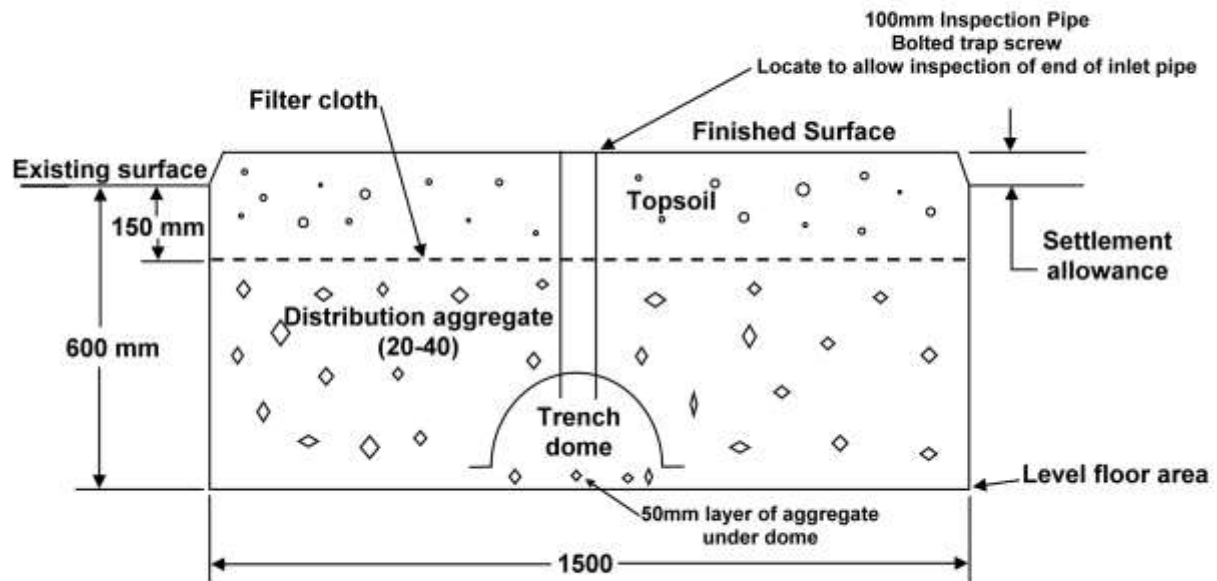
Gavin Negri
Earth Test

SITE PLAN

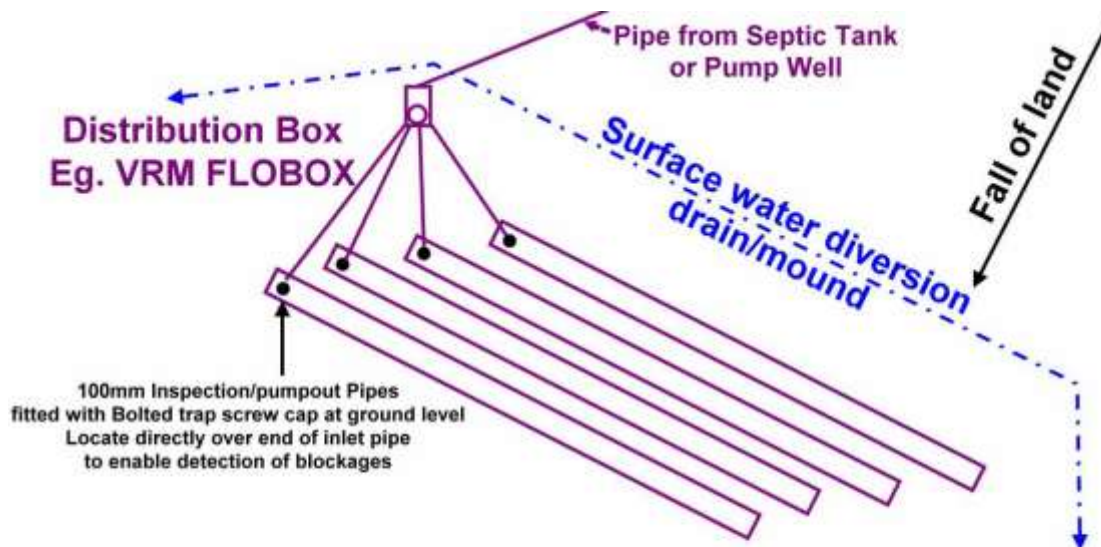
Fairview Station, Workers Accommodation, Peninsula Development Road, Laura.

NOT TO SCALE





Conventional Bed
Typical cross-section



Land Application Area
Four Conventional Trenches
Minimum 1.0m between trenches
Adjust alignment to maintain level base
See detail cross-section