

*KUR-World*

# Appendix 2b

KUR World  
Plan of Development

Environmental Impact Statement



# KUR-World

Great Barrier Reef

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DRAFT **PLAN OF DEVELOPMENT**

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September 2018



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## Part 1 About the Plan of Development

### 1.1 Purpose and Application

- (1) The *KUR-World Plan of Development September 2018* ('the Plan of Development') has been prepared to guide the future development of the KUR-World site;
- (2) The KUR-World site is shown in Map KUR-001, which is provided in Schedule 2;
- (3) The Plan of Development is a local categorising instrument for the purposes of Section 43(3) of the *Planning Act 2016* ('the PA'), in that it identifies the variations provided by a variation approval over the KUR-World site;
- (4) For the purposes of Section 43(7) of the PA, the Plan of Development relates to all development on the KUR-World site;
- (5) The Plan of Development applies to development identified in Paragraph (4) in place of the *Mareeba Shire Council Planning Scheme 2016 (Version 2)* ('the planning scheme'), or any subsequent local government planning scheme applicable to the KUR-World site, except to the extent identified within the provisions of the Plan of Development; and
- (6) Where a part of the planning scheme is identified as being applicable to development by this Plan of Development, planning scheme version number 2, as adopted on 21 June 2017 and effective on 3 July 2017, is to be used to the extent identified.

Note – In the event that version 2 of the planning scheme becomes a superseded planning scheme, as defined in Section 29(2) of the PA, version 2 of the planning scheme still applies, for the purposes of Paragraphs (5) and (6), as if an amendment to the planning scheme or a new planning scheme that would otherwise be applicable had not occurred or commenced.

Note – In assessing the Plan of Development, The Coordinator-General has considered the state interests reflected in the State Planning Policy and the Far North Queensland Regional Plan 2009-2031.

## 1.2 Components of the Plan of Development

- (1) Part 2 of the Plan of Development identifies the Categories of Development and Assessment that are applicable to development, for the purposes of Sections 43(1)(a) and 43(1)(b) of the PA;
- (2) Part 2 of the Plan of Development also identifies the assessment benchmarks applicable to Assessable Development for the purposes of Section 43(1)(c) of the PA;
- (3) Parts 3 and 4 of the Plan of Development contain the assessment benchmarks referenced in Part 2, except for any parts of the planning scheme that may be prescribed as assessment benchmarks, in accordance with Section 1.1, Paragraph (6) of this Plan of Development;
- (4) Schedule 1 of the Plan of Development includes definitions that are to be used in the interpretation of the Plan of Development. In the absence of a definition in Schedule 1 or a definition derived from the text of the Plan of Development, a definition from the following documents (in order of priority) is to be used:
  - (a) the planning scheme; or
  - (b) the PA; or
  - (c) the *Planning Regulation 2017*; or
  - (d) the ordinary meaning of the term as provided by the Oxford Dictionary.

Note – Refer Schedule 1 Definitions, SC1.1 Use Definitions and SC1.2 Administrative definitions in the planning scheme.

- (5) Schedule 2 of the Plan of Development contains mapping that supports the interpretation of the Plan of Development;
- (6) Schedule 3 of the Plan of Development contains a listing of external material and documentation referenced by the Plan of Development; and
- (7) The Plan of Development divides the KUR-World site into 15 precincts, as shown in Map KUR-002. These precincts are:
  - (a) Precinct 1 – Environmental Area;
  - (b) Precinct 2 – KUR-Village;
  - (c) Precinct 3 – Business and Leisure Hotel and Function Centre;
  - (d) Precinct 4 – Five Star Eco-Resort;
  - (e) Precinct 5 – KUR-World Campus;
  - (f) Precinct 6 – Health and Wellbeing Retreat;
  - (g) Precinct 7 – KUR-Cow Park and Equestrian Centre;
  - (h) Precinct 8 – Organic Produce Garden;
  - (i) Precinct 9 – Sporting Precinct;
  - (j) Precinct 10 – Golf Clubhouse and Function Centre;
  - (k) Precinct 11 – Golf Course;
  - (l) Precinct 12 – Open Space Precinct;
  - (m) Precinct 13 – Rainforest Education Centre and Adventure Park;
  - (n) Precinct 14 – Residential Precinct; and
  - (o) Precinct 15 – Services and Infrastructure.

### 1.3 Relationship to the Environmental Impact Statement

- (1) The Plan of Development supports the development of the KUR-World site with the KUR-World Integrated Eco-Resort, as outlined in the Draft KUR-World Environmental Impact Statement ('the Draft EIS').
- (2) The Plan of Development has the following relationship to the EIS, despite any contrary provision contained elsewhere in the Plan of Development:
  - (a) in assessing a development application against the Plan of Development, the assessing authority may also have regard, to the extent it considers relevant and necessary, to all or part of the Draft EIS;
  - (b) in approving a development application that is assessable against the Plan of Development, the assessing authority may impose conditions of approval on the basis of any part of the Draft EIS;
  - (c) in refusing a development application that is assessable against the Plan of Development, the assessing authority may rely on grounds of refusal on the basis of any part of the Draft EIS;
  - (d) in requesting information or deciding a development application pursuant to this Plan of Development, an assessing authority may have specific regard to Chapter 21 – Environmental Management Plan;
  - (e) in requesting information or deciding a development application pursuant to this Plan of Development, an assessing authority may have specific regard to the proponent commitments contained in Appendix 20 of the Draft EIS; and
  - (f) where the Plan of Development explicitly references part of the Draft EIS, an assessing authority must assess development against that part of the Draft EIS as an assessment benchmark and may also have regard to any associated parts.



## Part 2 Categorisation Tables

### 2.1 Preliminary

- (1) Part 2 contains categorisation tables which identify the following for development:
  - (a) the Category of Development being Accepted Development, Assessable Development or Prohibited Development (lowest to highest);
  - (b) the Category of Assessment for Assessable Development being Code Assessment or Impact Assessment (lowest to highest);
  - (c) the Assessment Benchmarks for Assessable Development; and
  - (d) any requirements that may apply to Accepted Development.
- (2) Part 2 contains sections applicable to:
  - (a) Material Change of Use;
  - (b) Reconfiguring a Lot;
  - (c) Carrying Out Building Work;
  - (d) Carrying Out Operational Work;
  - (e) the Flood Extent Overlay;
  - (f) the Habitat Overlay; and
  - (g) Regulated Vegetation.

- (3) Development is subject to the provisions contained in a categorisation table for all precincts within which the development is located;

Note – A precinct is applicable to the extent that any aspect or feature of the development is located within the mapped area of the precinct, as shown in the mapping contained in Schedule 2.

- (4) Where development is subject to more than one Category of Development and/or Assessment, the highest Category of Development and Assessment applies;

Note – Subsection (1) outlines the hierarchy of Categories of Development and Categories of Assessment.

- (5) Where Assessable Development that is subject to Code Assessment does not comply with one (1) or more applicable Acceptable Outcome, the following parts of the Plan of Development are also prescribed as Assessment Benchmarks for the development, in addition to the Acceptable Outcomes:
  - (a) the Overall Outcomes in Part 3, unless the development would have been Accepted Development, had it complied with all applicable Acceptable Outcomes; and
  - (b) the purpose statement for an Acceptable Outcome that is not complied with.

Note – Where development complies with all Acceptable Outcomes, the purpose statement for those Acceptable Outcomes is not to be considered in the assessment of the development.

Note – Where Assessable Development that is subject to Code Assessment would have been Accepted Development, had it complied with all applicable Acceptable Outcomes, it is to be assessed against all Acceptable Outcomes applicable to the development as Assessable Development that is subject to Code Assessment, this includes any Acceptable Outcomes that are identified as being applicable to Assessable Development only.

- (6) Where the Overall Outcomes of the Plan of Development become Assessment Benchmarks for Assessable Development that is subject to Code Assessment, in accordance with Paragraph (5) above, the development is to be assessed against only those Overall Outcomes which relate to the Acceptable Outcome/s that are not complied with.

Note – As an example of the interpretation of Paragraph (6), where a development does not comply with an Acceptable Outcome relating to building height, Overall Outcomes that relate to relevant matters such as built form and amenity may be considered, while Overall Outcomes relating to car parking or environmental protection cannot be considered as these are not matters relevant to building height. This example is intended to provide guidance only and does not reflect all instances where Paragraph (6) is applicable.

- (7) Despite the provisions contained in the Categorisation Tables contained in this part, a temporary use is Accepted Development under the Plan of Development.

Note – Temporary use is defined in Schedule 2.

## 2.2 Material Change of Use

### 2.2.1 Precinct 1 – Environmental Area

Table 2.2.1 – Categorisation Table for Material Change of Use in Precinct 1 – Environmental Area

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Air Services	<b>Assessable Development - Code Assessment</b>	
	Where the extent of the use located within Precinct 1 is limited to a helipad.	Precinct 1 – Environmental Area Code (4.1.1) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Nature-Based Tourism	<b>Assessable Development - Code Assessment</b>	
	Where the extent of the use located within Precinct 1 is limited to: (a) ziplines; (b) a helipad; or (c) bush walking trails.	Precinct 1 – Environmental Area Code (4.1.1) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Outdoor Sport and Recreation	<b>Assessable Development - Code Assessment</b>	
	Where the extent of the use located within Precinct 1 is limited to: (a) a zipline; (b) a helipad; or (c) bush walking trails.	Precinct 1 – Environmental Area Code (4.1.1) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.2.2 Precinct 2 – KUR-Village

Table 2.2.2 – Categorisation Table for Material Change of Use in Precinct 2 – KUR-Village

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Bar	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Community Use	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Food and Drink Outlet	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Function Facility	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Health Care Services	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Hotel	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)



Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Indoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Market	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Outdoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Park	<b>Accepted Development</b>	
Resort Complex	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
		Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Shop	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Theatre	<b>Accepted Development</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 2 – KUR-Village Acceptable Outcomes (4.1.2) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 2 – KUR-Village Code (4.1.2) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.2.3 Precinct 3 – Business and Leisure Hotel and Function Centre

Table 2.2.3 – Categorisation Table for Material Change of Use in Precinct 3 – Business and Leisure Hotel and Function Centre

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Bar	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 3 – Business and Leisure Hotel and Function Centre Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 3 – Business and Leisure Hotel and Function Centre Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Function Facility	<b>Assessable Development - Code Assessment</b>	
		Precinct 3 – Business and Leisure Hotel and Function Centre Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Food and Drink Outlet	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 3 – Business and Leisure Hotel and Function Centre Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 3 – Business and Leisure Hotel and Function Centre Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Hotel	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 3 – Business and Leisure Hotel and Function Centre Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 3 – Business and Leisure Hotel and Function Centre Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Resort Complex	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 3 – Business and Leisure Hotel and Function Centre Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 3 – Business and Leisure Hotel and Function Centre Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Short-Term Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 3 – Business and Leisure Hotel and Function Centre Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 3 – Business and Leisure Hotel and Function Centre Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)



Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.2.4 Precinct 4 – Five Star Eco-Resort

Table 2.2.4 – Categorisation Table for Material Change of Use in Precinct 4 – Five Star Eco-Resort

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Bar	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 4 – Five Star Eco-Resort Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 4 – Five Star Eco-Resort Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Food and Drink Outlet	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 4 – Five Star Eco-Resort Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 4 – Five Star Eco-Resort Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Function Facility	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 4 – Five Star Eco-Resort Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 4 – Five Star Eco-Resort Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Hotel	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 4 – Five Star Eco-Resort Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 4 – Five Star Eco-Resort Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Place of Worship	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 4 – Five Star Eco-Resort Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 4 – Five Star Eco-Resort Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Resort Complex	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 4 – Five Star Eco-Resort Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 4 – Five Star Eco-Resort Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Short-Term Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 4 – Five Star Eco-Resort Acceptable Outcomes (4.1.3) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 4 – Five Star Eco-Resort Code (4.1.3) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

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## 2.2.5 Precinct 5 – KUR-World Campus

Table 2.2.5 – Categorisation Table for Material Change of Use in Precinct 5 – KUR-World Campus

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Educational Establishment	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 5 – KUR-World Campus Acceptable Outcomes (4.1.5) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 5 – KUR-World Campus Code (4.1.5) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Indoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 5 – KUR-World Campus Acceptable Outcomes (4.1.5) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 5 – KUR-World Campus Code (4.1.5) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Multiple Dwelling	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 5 – KUR-World Campus Acceptable Outcomes (4.1.5) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 5 – KUR-World Campus Code (4.1.5) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Outdoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 5 – KUR-World Campus Acceptable Outcomes (4.1.5) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 5 – KUR-World Campus Acceptable Outcomes (4.1.5) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work (4.2.3)
Rooming Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 5 – KUR-World Campus Acceptable Outcomes (4.1.5) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 5 – KUR-World Campus Code (4.1.5) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Short-Term Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 5 – KUR-World Campus Acceptable Outcomes (4.1.5) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 5 – KUR-World Campus Code (4.1.5) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

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## 2.2.6 Precinct 6 – Health and Wellbeing Retreat

Table 2.2.6 – Categorisation Table for Material Change of Use in Precinct 6 – Health and Wellbeing Retreat

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Health Care Services	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 6 – Health and Wellbeing Retreat Acceptable Outcomes (4.1.6) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 6 – Health and Wellbeing Retreat Code (4.1.6) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Hospital	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 6 – Health and Wellbeing Retreat Acceptable Outcomes (4.1.6) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 6 – Health and Wellbeing Retreat Code (4.1.6) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Resort Complex	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 6 – Health and Wellbeing Retreat Acceptable Outcomes (4.1.6) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 6 – Health and Wellbeing Retreat Code (4.1.6) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Research and Technology Industry	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 6 – Health and Wellbeing Retreat Acceptable Outcomes (4.1.6) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 6 – Health and Wellbeing Retreat Code (4.1.6) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Short-Term Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 6 – Health and Wellbeing Retreat Acceptable Outcomes (4.1.6) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 6 – Health and Wellbeing Retreat Code (4.1.6) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

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## 2.2.7 Precinct 7 – KUR-Cow Park and Equestrian Centre

Table 2.2.7 – Categorisation Table for Material Change of Use in Precinct 7 – KUR-Cow Park and Equestrian Centre

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Animal Husbandry	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 7 – KUR-Cow Park and Equestrian Centre Acceptable Outcomes (4.1.7) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 7 – KUR-Cow Park and Equestrian Centre Code (4.1.7) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Animal Keeping	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 7 – KUR-Cow Park and Equestrian Centre Acceptable Outcomes (4.1.7) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 7 – KUR-Cow Park and Equestrian Centre Code (4.1.7) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Caretaker's Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 7 – KUR-Cow Park and Equestrian Centre Acceptable Outcomes (4.1.7) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 7 – KUR-Cow Park and Equestrian Centre Code (4.1.7) Development Design Code (4.2.1) Planning Scheme: Works, Services and



Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
		Infrastructure Code Operational Work Code (4.2.3)
Function Facility	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 7 – KUR-Cow Park and Equestrian Centre Acceptable Outcomes (4.1.7) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 7 – KUR-Cow Park and Equestrian Centre Code (4.1.7) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Outdoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 7 – KUR-Cow Park and Equestrian Centre Acceptable Outcomes (4.1.7) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 7 – KUR-Cow Park and Equestrian Centre Code (4.1.7) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Short-Term Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 7 – KUR-Cow Park and Equestrian Centre Acceptable Outcomes (4.1.7) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 7 – KUR-Cow Park and Equestrian Centre Code (4.1.7) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Tourist Attraction	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 7 – KUR-Cow Park and Equestrian Centre Acceptable Outcomes (4.1.7) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 7 – KUR-Cow Park and Equestrian Centre Code (4.1.7) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

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## 2.2.8 Precinct 8 – Organic Produce Garden

Table 2.2.8 – Categorisation Table for Material Change of Use in Precinct 8 – Organic Produce Garden

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Caretaker's Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 8 – Organic Produce Garden Acceptable Outcomes (4.1.8) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 8 – Organic Produce Garden Code (4.1.8) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Cropping	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 8 – Organic Produce Garden Acceptable Outcomes (4.1.8) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 8 – Organic Produce Garden Code (4.1.8) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Intensive Horticulture	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 8 – Organic Produce Garden Acceptable Outcomes (4.1.8) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 8 – Organic Produce Garden Code (4.1.8) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Tourist Attraction	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 8 – Organic Produce Garden Acceptable Outcomes (4.1.8) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 8 – Organic Produce Garden Code (4.1.8) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

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## 2.2.9 Precinct 9 – Sporting Precinct

Table 2.2.9 – Categorisation Table for Material Change of Use in Precinct 9 – Sporting Precinct

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Caretaker's Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 9 – Sporting Precinct Acceptable Outcomes (4.1.9) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 9 – Sporting Precinct Code (4.1.9) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Indoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 9 – Sporting Precinct Acceptable Outcomes (4.1.9) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 9 – Sporting Precinct Code (4.1.9) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Outdoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 9 – Sporting Precinct Acceptable Outcomes (4.1.9) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 9 – Sporting Precinct Code (4.1.9) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Park	<b>Accepted Development</b>	

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.



## 2.2.10 Precinct 10 – Golf Clubhouse and Function Centre

Table 2.2.10 – Categorisation Table for Material Change of Use in Precinct 10 – Golf Clubhouse and Function Centre

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Bar	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 10 – Golf Clubhouse and Function Centre Acceptable Outcomes (4.1.10) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 10 – Golf Clubhouse and Function Centre Code (4.1.10) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Food and Drink Outlet	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 10 – Golf Clubhouse and Function Centre Acceptable Outcomes (4.1.10) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 10 – Golf Clubhouse and Function Centre Code (4.1.10) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Function Facility	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 10 – Golf Clubhouse and Function Centre Acceptable Outcomes (4.1.10) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 10 – Golf Clubhouse and Function Centre Code (4.1.10) Development Design Code (4.2.1) Planning Scheme: Works, Services and

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
		Infrastructure Code Operational Work Code (4.2.3)
Hotel	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 10 – Golf Clubhouse and Function Centre Acceptable Outcomes (4.1.10) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 10 – Golf Clubhouse and Function Centre Code (4.1.10) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Outdoor Sport and Recreation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 10 – Golf Clubhouse and Function Centre Acceptable Outcomes (4.1.10) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 10 – Golf Clubhouse and Function Centre Code (4.1.10) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.2.11 Precinct 11 – Golf Course

Table 2.2.11 – Categorisation Table for Material Change of Use in Precinct 11 – Golf Course

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Outdoor Sport and Recreation	Accepted Development – Subject to Requirements	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work; or (c) operational work.	Precinct 11 – Golf Course Acceptable Outcomes (4.1.11) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	Assessable Development - Code Assessment	
	Where not Accepted Development.	Precinct 11 – Golf Course Code (4.1.11) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Park	Accepted Development	
Assessable Development - Impact Assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.2.12 Precinct 12 – Open Space Precinct

Table 2.2.12 – Categorisation Table for Material Change of Use in Precinct 12 – Open Space Precinct

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Outdoor Sport and Recreation	Accepted Development – Subject to Requirements	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 12 – Open Space Precinct Acceptable Outcomes (4.1.12) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	Assessable Development - Code Assessment	
	Where not Accepted Development.	Precinct 12 – Open Space Precinct Code (4.1.12) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Park	Accepted Development	
Assessable Development - Impact Assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.2.13 Precinct 13 – Rainforest Education Centre and Adventure Park

Table 2.2.13 – Categorisation Table for Material Change of Use in Precinct 13 – Rainforest Education Centre and Adventure Park

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Caretaker's Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 13 – Rainforest Education Centre and Adventure Park Acceptable Outcomes (4.1.13) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 13 – Rainforest Education Centre and Adventure Park Code (4.1.13) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Educational Establishment	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 13 – Rainforest Education Centre and Adventure Park Acceptable Outcomes (4.1.13) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 13 – Rainforest Education Centre and Adventure Park Code (4.1.13) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Environment Facility	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (c) no building work; or (d) minor building work.	Precinct 13 – Rainforest Education Centre and Adventure Park Acceptable Outcomes (4.1.13) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 13 – Rainforest Education Centre and Adventure Park Code (4.1.13) Development Design Code (4.2.1) Planning Scheme: Works, Services and

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
		Infrastructure Code Operational Work Code (4.2.3)
Nature Based Tourism	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 13 – Rainforest Education Centre and Adventure Park Acceptable Outcomes (4.1.13) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 13 – Rainforest Education Centre and Adventure Park Code (4.1.13) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Outdoor Sport and Recreation	<b>Assessable Development - Code Assessment</b>	
	Where not involving: (i) a golf course; or (ii) a golf driving range; or (iii) paintball activities.	Precinct 13 – Rainforest Education Centre and Adventure Park Code (4.1.13) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Park	<b>Accepted Development</b>	
Rooming Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where complying with all the Acceptable Outcomes of the identified requirements and involving: (a) no building work; or (b) minor building work.	Precinct 13 – Rainforest Education Centre and Adventure Park Acceptable Outcomes (4.1.13) Development Design Acceptable Outcomes (4.2.1) Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 13 – Rainforest Education Centre and Adventure Park Code (4.1.13) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.



## 2.2.14 Precinct 14 – Residential Precinct

Table 2.2.14 – Categorisation Table for Material Change of Use in Precinct 14 – Residential Precinct

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Dual Occupancy	<b>Assessable Development - Code Assessment</b>	
		Precinct 14 – Residential Precinct Code (4.1.14) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Dwelling House	<b>Accepted Development</b>	
	Where complying with all Acceptable Outcomes in the identified requirements.	Precinct 14 – Residential Precinct Acceptable Outcomes (4.1.14) Development Design Acceptable Outcomes (4.2.1)
	<b>Assessable Development - Code Assessment</b>	
	Where: (a) not Accepted Development; and (b) complying with AO2 of the Precinct 14 – Residential Precinct Acceptable Outcomes.	Precinct 14 – Residential Precinct Code (4.1.14) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Multiple Dwelling	<b>Assessable Development - Code Assessment</b>	
		Precinct 14 – Residential Precinct Code (4.1.14) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
Park	<b>Accepted Development</b>	
Short-Term Accommodation	<b>Accepted Development – Subject to Requirements</b>	
	Where involving an existing building.	-
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development.	Precinct 14 – Residential Precinct Code (4.1.14) Development Design Code (4.2.1) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.2.15 Precinct 15 – Services and Infrastructure

Table 2.2.15 – Categorisation Table for Material Change of Use in Precinct 15 – Services and Infrastructure

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
Resort Complex	<b>Accepted Development</b>	
	Where involving the provision of infrastructure and services to support the activities undertaken in other precincts.	
Substation	<b>Accepted Development</b>	
Telecommunications Facility	<b>Accepted Development</b>	
Utility Installation	<b>Accepted Development</b>	
Warehouse	<b>Accepted Development</b>	
	Where limited to the storage of goods.	
<b>Assessable Development - Impact Assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the Category of Development and Assessment column. Any other undefined use.		The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.3 Reconfiguring a Lot

Table 2.3.1 – Categorisation Table for Reconfiguring a Lot

Precincts	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
All Precincts	<b>Assessable Development - Code Assessment</b>	
	All Reconfiguring a Lot	Development Design Code (4.2.1) Reconfiguring a Lot Code (4.2.4) Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.4 Carrying Out Building Work

Table 2.4.1 – Categorisation Table for Carrying Out Building Work

Precincts	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
All Precincts	<b>Accepted Development</b>	
	If associated with a Material change of use	-
	<b>Accepted Development - Subject to Requirements</b>	
	If: (a) not accepted development; and (b) complying with all Acceptable Outcomes in the identified requirements.	The Acceptable Outcomes for the applicable precinct/s (4.1)
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development subject to requirements	Applicable precinct/s code (4.1)
<b>Accepted Development (other)</b>		
Any other building work not listed in this table. Any building work listed in this table and not meeting the description listed in the "Category of Development and Assessment" column.		

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.5 Carrying Out Operational Work

Table 2.5.1 – Categorisation Table for Carrying Out Operational Work

Precincts	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
All Precincts	<b>Accepted Development - Subject to Requirements</b>	
	Where: (a) associated with a Material Change of Use; and (b) complying with all Acceptable Outcomes in the identified requirements.	Planning Scheme: Works, Services and Infrastructure Acceptable Outcomes Operational Work Acceptable Outcomes (4.2.3)
	Where: (a) for Advertising Device; and (b) and complying with all Acceptable Outcomes in the identified requirements.	The Acceptable Outcomes for the applicable precinct/s (4.1) Operational Work Acceptable Outcomes (4.2.3) Planning Scheme: Advertising Devices Acceptable Outcomes
	<b>Assessable Development - Code Assessment</b>	
	Where not Accepted Development	Planning Scheme: Works, Services and Infrastructure Code Operational Work Code (4.2.3)

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.6 Flood Extent Overlay

Table 2.6.1 – Categorisation Table for the Flood Extent Overlay

Precincts	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
All Precincts	<b>No change</b>	
	Any development on a lot that contains an area mapped as "Flood Extent" shown in Map KUR-005.	Flood Hazard Overlay Code of the planning scheme.  Note – The "Flood Extent" shown in Map KUR-005 is considered a "Potential Flood Hazard Area" for the purposes of assessing development against the Flood Hazard Overlay Code.

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.6 Habitat Overlay

Table 2.6.1 – Categorisation Table for the Habitat Overlay

Precincts	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
All Precincts	<b>No change</b>	
	Any development on a lot that contains an area mapped as “Habitat (Area 1)” or “Habitat (Area 2)” shown in Map KUR-003.	Habitat Overlay Acceptable Outcomes (4.2.2)
	<b>Assessable Development - Impact Assessment</b>	
	Where involving Building Work that is not located wholly outside the areas mapped as “Habitat (Area 1)” or “Habitat (Area 2)” shown in Map KUR-003.	The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor’s note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## 2.7 Regulated Vegetation

Table 2.7.1 – Categorisation Table for Regulated Vegetation

Precincts	Category of Development and Assessment	Assessment Benchmarks for Assessable Development and Requirements for Accepted Development
All Precincts	<b>Assessable Development - Impact Assessment</b>	
	Where development does not comply with AO10 of the Development Design Code.	The planning scheme The Plan of Development

Note – Reference should also be made to Section 1.3 of the Plan of Development in identifying assessment benchmarks and other matters relevant to development.

Editor’s note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

## Part 3 Overall Outcomes

- (1) The KUR-World site supports an integrated eco-resort incorporating leisure and business activities including active recreation, passive recreation, health, wellbeing and education.
- (2) Development promotes the protection and enjoyment of the natural environment, agriculture and the intrinsic culture of the Tablelands region.
- (3) The KUR-World site is separated into 15 precincts, with each precinct facilitating development that together forms an integrated eco-resort.
- (4) Land uses are appropriately located within a precinct that contains compatible land uses and activities;
- (5) Land uses are appropriately separated from other incompatible land uses, with screening and other design features used, where appropriate, to maximise the amenity and sense of place of each precinct.
- (6) Accommodation activities are appropriately located through the KUR-World site, being provided with a level of amenity which is commensurate with the nature of the land use proposed.
- (7) Development is designed to provide a high quality of architecture and visual appearance, with unsightly components of buildings, structures and other development components located in areas that are screened from public viewpoints and adjoining land.
- (8) Areas of environmental significance located within the KUR-World site including waterway corridors, riparian vegetation, remnant vegetation and potential *Litoria Myola* and *Litoria Dayi* habitat are protected and enhanced where appropriate.
- (9) Degraded areas of the natural environment are enhanced and improved as part of the development of the KUR-World site.
- (10) Development actively promotes the value of the natural environment of the KUR-World site and the Kuranda area, particularly through tourist related land uses.
- (11) Development reflects, promotes and includes features of local importance and significance, where practical, particularly within building design.
- (12) Areas of potential *Litoria Myola* and *Litoria Dayi* habitat are not developed, unless there is an overriding need to do so and any potential impact is minimised or is negligible.
- (13) Buildings and structures comprise a maximum height that:
  - (a) maintains a low scale appearance;
  - (b) is consistent with the prevailing building height of surrounding development, where applicable;
  - (c) reflects the proximity of the development to other buildings and structures and the use of these buildings or structures;
  - (d) does not dominate the general locality as experienced from Skyrail or surrounding public viewpoints; and
  - (e) maintains the prominence of the surrounding natural environment.
- (14) Buildings and structures are appropriately sited with regard to:
  - (a) the proximity of other buildings and structures (either existing or proposed);
  - (b) features of the natural environment within the surrounding area including topography, hydrology vegetation and potential habitat; and
  - (c) adjoining and nearby land uses.
- (15) Development, particularly buildings and structures, are designed in a manner that reflects the prevailing or intended character of the precinct within which it is located.
- (16) Development does not cause significant negative impact on the amenity of established land uses, either within or external to the KUR-World site.
- (17) Development does not prevent the future development of nearby land within the KUR-World site for purposes that are consistent with the zone within which the nearby land is located due to unacceptable impacts on amenity.
- (18) Development supports the continued economic prosperity of the land uses located on the KUR-World site and the growth of local economic activity in the Kuranda area.
- (19) Development is provided with access to a range of community services, including dedicated community facilities and open space, that is easily accessible.
- (20) Development achieves a balance between the built environment and the natural environment in a manner that is consistent with principles of low scale and environmentally sustainable development.
- (21) Development supports activation, through a combination of land use, operating hours and building design (as appropriate) of all areas of the KUR-World site within which urban development is located, to provide a sense of safety, security and casual surveillance.



- (22) Development is provided with a level of services, including water supply, sewerage, stormwater, telecommunications and power, that is commensurate with the:
  - (a) nature and scale of the land use;
  - (b) anticipated demand on infrastructure; and
  - (c) intended character of the precinct within which it is located.
- (23) Development provides a movement network within the KUR-World site that:
  - (a) is efficient and safe;
  - (b) caters for pedestrians, cyclists, private vehicles, public transport (where appropriate) and service vehicles;
  - (c) provides efficient and direct connections to key destinations within the KUR-World site;
  - (d) reflects the intended scale and nature of development within each precinct of the KUR-World site; and
  - (e) maintains the safety of all users of the network.
- (24) Development provides parking, access, circulation and servicing arrangements that appropriately cater for the nature and scale of development proposed and maintain the safety and efficiency of the movement network and the safety of all movement network users.
- (25) Development provides a range of landscape treatments that act to soften the built environment and increase the compatibility of the development with the surrounding natural environment.
- (26) Development, particularly Reconfiguring a Lot, supports the ongoing of the development of the KUR-World site in a manner that is consistent with the intent of each identified precinct.
- (27) Pedestrian connectivity is provided within precincts, through the establishment of prominent and legible footpath networks.

Note – The term “amenity” is defined in Schedule 2.

## Part 4 Codes

### 4.1 Precincts

#### 4.1.1 Precinct 1 – Environmental Area Code

##### Purpose Statement

The purpose of the Precinct 1 - Environmental Area Code is to:

- (1) protect the ecological values and ecological function of the precinct;
- (2) allow for minor development resulting in no to minimal vegetation clearing where for the appreciation of the natural environment;
- (3) allow for the provision of limited access between other precincts through Precinct 1 - Environmental Area, where appropriately located and minimising environmental impact; and
- (4) facilitate limited infrastructure, including waterways crossings (associated with a road) and stormwater infrastructure connections to waterways.

**Table 4.1.1 – Acceptable Outcomes for Precinct 1 – Environmental Area**

Accepted Development and Assessable Development	
<b>AO1</b>	Development located within Precinct 1 – Environmental Area is limited to: <ol style="list-style-type: none"> <li>(a) roads where located in accordance with the “road” location shown on Map KUR-002;</li> <li>(b) a helipad where located in accordance with the “helipad” location shown on Map KUR-002;</li> <li>(c) unsealed bush walking trails where not requiring vegetation clearing;</li> <li>(d) ziplines where located in accordance with the “zipline” location shown on Map KUR-002; and</li> <li>(e) essential stormwater (hydraulic conveyance) infrastructure.</li> </ol>
<b>AO2</b>	Vegetation clearing within Precinct 1 – Environmental Area is limited to that required for: <ol style="list-style-type: none"> <li>(a) roads where located in accordance with the “road” location shown on Map KUR-002;</li> <li>(b) a helipad where located in accordance with the “helipad” location shown on Map KUR-002;</li> <li>(c) ziplines where located in accordance with the “zipline” location shown on Map KUR-002 where limited to works required achieve a vertical and horizontal clearance of up to five (5) metres from the zipline; and</li> <li>(d) essential stormwater (hydraulic conveyance) infrastructure.</li> </ol>
<b>AO3</b>	Access to the precinct by use of helipad is limited to an average of ten (10) return flights per day or 20 one-way flights per day. Note – The average is to be calculated on a weekly basis.
<b>AO4</b>	Vegetation clearing for a zipline is limited to: <ol style="list-style-type: none"> <li>(a) works required to establish required infrastructure at each end of the zipline;</li> <li>(b) works required to achieve a vertical and horizontal clearance of up to five (5) metres from the zipline itself; and</li> <li>(c) a maximum area of 100m<sup>2</sup> per zipline tower for the construction and maintenance of the tower.</li> </ol>
<b>AO5</b>	A tower associated with a zipline constructed in the precinct is to: <ol style="list-style-type: none"> <li>(a) not exceed a height of 20 metres above natural ground level, measured to the uppermost projection; and</li> <li>(b) be designed and constructed to withstand bushfire hazards.</li> </ol>

<b>A06</b>	<p>A Bushfire Management Plan is to be prepared for any development within Precinct 1 – Environmental Area that identifies:</p> <ul style="list-style-type: none"> <li>(a) design criteria for structures to withstand bushfire hazards;</li> <li>(b) the extent to which infrastructure will be protected during a bushfire event;</li> <li>(c) the extent to which infrastructure will be sacrificed during a bushfire event; and</li> <li>(d) management controls for the protection of people and property before, during and after a bushfire event, including evacuation and protection protocols.</li> </ul>
<b>A07</b>	<p>Remnant vegetation shown on Map KUR-004 is to be:</p> <ul style="list-style-type: none"> <li>(a) cleared in accordance with a Vegetation Management Plan;</li> <li>(b) protected by a covenant, that prevents its clearing despite the provisions of the current or future vegetation management framework, where it is located outside the footprint of a zipline tower.</li> </ul> <p>Note – A covenant applied under paragraph (b) is to apply to clearing only, as defined by the <i>Vegetation Management Act 1999</i>.</p>
<b>A08</b>	Buildings are not located within Precinct 1 – Environmental Area.
<b>Assessable Development only</b>	
<b>A09</b>	<p>Development within Precinct 1 – Environmental Area is designed to protect the natural environment by:</p> <ul style="list-style-type: none"> <li>(a) avoiding, where practical, and otherwise minimising the need for the removal of vegetation; and</li> <li>(b) maintaining natural overland flows, where practical.</li> </ul> <p>Note – In demonstration of compliance with A05 an Environmental Management Plan prepared by a suitably qualified person is required to the satisfaction of the chief executive of the local government.</p>

## 4.1.2 Precinct 2 – KUR-Village Code

### Purpose Statement

The purpose of the Precinct 2 – KUR-Village Code is to:

- (1) provide for the development of a central area of commercial activity to support the daily needs of land uses located in other precincts on the KUR-World site;
- (2) support a range of land uses as part of a mixed use environment;
- (3) deliver a high level of activation along a central pedestrian core;
- (4) provide a high quality public realm through visual interest, landscaping and outdoor activity;
- (5) promote the design and location of buildings that are of a scale that is commensurate to human activity and are responsive to the surrounding natural and built environment;
- (6) support the development of landmark features that attract pedestrian activity; and
- (7) support the operation of land uses in a manner that is consistent with the intent for the precinct while protecting the amenity of nearby land uses.

**Table 4.1.2 – Acceptable Outcomes for Precinct 2 – KUR-Village**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures, other than where providing a viewing tower or architectural spire, do not exceed a maximum height of two (2) storeys and 10 metres.
<b>A02</b>	Development in Precinct 2 – KUR-Village does not result in the total gross floor area of all development in the precinct exceeding 6,400m <sup>2</sup> .
<b>A03</b>	Buildings comprise a maximum horizontal dimension of no greater than 50 metres.
<b>A04</b>	Buildings are separated by a minimum distance of five (5) metres. Note – Separation between buildings is required to facilitate pedestrian movement and landscaping and to provide a campus style central village.
<b>A05</b>	The ground level of buildings, where interfacing with a pedestrian area, are comprised of no more than 50% blank wall.
<b>A06</b>	Uses do not operate outside the following hours (where applicable): (a) Food and Drink Outlet: 6:00am to 10:00pm (b) Office: 8:00am to 6:00pm (c) Shop: 8:00am to 6:00pm
Assessable Development only	
<b>A07</b>	Development supports the creation of a central pedestrian plaza.
<b>A08</b>	The ground level of buildings, where interfacing with a pedestrian area, provide a source of pedestrian interaction such as: (a) pedestrian entrances; (b) windows; (c) outdoor dining; and/or (d) outdoor retail displays.
<b>A09</b>	Parts of buildings located above ground level, where facing a pedestrian area, comprise features such windows and balconies.
<b>A010</b>	Outdoor pedestrian spaces are improved with a range of landscape treatments to provide shade, visual interest and softening of the built environment.

### 4.1.3 Precinct 3 – Business and Leisure Hotel and Function Centre Code

#### Purpose Statement

The purpose of the Precinct 3 – Business and Leisure Hotel and Function Centre Code is to:

- (1) support the development of a hotel, function centre and associated facilities;
- (2) deliver accommodation activities through a number of buildings separated by landscaped/vegetated areas;
- (3) provide buildings that are highly articulated and provide a source of visual interest;
- (4) appropriately locate buildings and structures in relation to the natural environment and to ensure sufficient separation is achieved between accommodation activities;
- (5) provide buildings that are of a scale and size that is commensurate with the surrounding natural and built environments;
- (6) achieve an appropriate level of amenity for accommodation activities within the precinct and surrounding land uses; and
- (7) ensure appropriate access is provided to accommodation units.

**Table 4.1.3 – Acceptable Outcomes for Precinct 3 – Business and Leisure Hotel and Function Centre**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures do not exceed a maximum height of two (2) storeys and 10 metres.
<b>A02</b>	Development does not result in the total number of accommodation units located within the precinct exceeding 270. <small>Note – Where dwellings are proposed, a dwelling is considered to be equivalent to two (2) accommodation units, for the purposes of this Acceptable Outcome.</small>
<b>A03</b>	A maximum of 30 accommodation units are located in a single building.
<b>A04</b>	Uses, other than accommodation activities, do not operate outside the hours of 7:00am to 10:00pm.
<b>A05</b>	Sealed pedestrian pathways are provided between buildings containing accommodation units and any central/communal facilities.
Assessable Development only	
<b>A06</b>	Buildings comprise a highly articulated form, achieved through: <ol style="list-style-type: none"> <li>(a) variations in shape including projections and recesses;</li> <li>(b) variations in materials and colours;</li> <li>(c) roof forms that incorporate features including pitches and eaves; and/or</li> <li>(d) features such as balconies and awnings.</li> </ol>
<b>A07</b>	Vegetation clearing is only undertaken to facilitate the development of buildings and associated infrastructure.

#### 4.1.4 Precinct 4 – Five Star Eco-Resort Code

##### Purpose Statement

The purpose of the Precinct 4 – Five Star Eco-Resort Code is to:

- (1) support the development of an eco-resort;
- (2) provide for the sensitive location of appropriately designed, low scale buildings and structures within the natural environment;
- (3) provide buildings that are highly articulated and provide a source of visual interest;
- (4) ensure that land uses operate appropriately to maintain the amenity of the precinct and surrounding land uses;
- (5) provide connectivity between various land uses and buildings located within the precinct.

**Table 4.1.4 – Acceptable Outcomes for Precinct 4 – Five Star Eco-Resort**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures do not exceed a maximum height of two (2) storeys and 10 metres.
<b>A02</b>	Development does not result in the total number of dwellings located within the precinct exceeding 200. Note – Where accommodation units are proposed, a dwelling is considered to be equivalent to two (2) accommodation units, for the purposes of this Acceptable Outcome.
<b>A03</b>	Buildings and structures are setback a minimum of 10 metres from a property boundary that is adjoined by land that is not within the KUR-World site as shown on Map KUR-001.
<b>A04</b>	Communal facilities do not operate outside the hours of 6:00am and 10:00pm.
<b>A05</b>	Sealed pedestrian pathways are provided between buildings containing accommodation units and any central/communal facilities.
Assessable Development only	
<b>A06</b>	Buildings comprise a highly articulated form, achieved through: <ol style="list-style-type: none"> <li>(a) variations in shape including projections and recesses;</li> <li>(b) variations in materials and colours;</li> <li>(c) roof forms that incorporate features including pitches and eaves; and/or</li> <li>(d) features such as balconies and awnings.</li> </ol>
<b>A07</b>	Vegetation clearing is only undertaken to facilitate the development of buildings and associated infrastructure.

## 4.1.5 Precinct 5 – KUR-World Campus Code

### Purpose Statement

The purpose of the Precinct 5 – KUR-World Campus Code is to:

- (1) support the development of educational and research facilities within the precinct;
- (2) allow for the development of accommodation activities that support the education function of the precinct;
- (3) ensure that buildings and structures are appropriately located and designed having regard to the surrounding built and natural environment;
- (4) provide for buildings of a high quality of architectural design, incorporating sources of visual interest and variation; and
- (5) ensure that land uses operate in a manner that maintains the amenity of the area and that of surrounding land uses.

**Table 4.1.5 – Acceptable Outcomes for Precinct 5 – KUR-World Campus**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures do not exceed a maximum height of two (2) storeys and 10 metres.
<b>A02</b>	Development does not result in the total number of accommodation units located within the precinct exceeding 330. Note – Where dwellings are proposed, a dwelling is considered to be equivalent to two (2) accommodation units, for the purposes of this Acceptable Outcome.
<b>A03</b>	Buildings and structures are setback a minimum of 10 metres from a property boundary that is adjoined by land that is not within the KUR-World site as shown on Map KUR-001.
<b>A04</b>	Educational facilities located within the precinct do not operate outside the hours of 6:00am to 12:00am (midnight). Note – The above hours of operation do not apply to any accommodation component of an educational facility.
Assessable Development only	
<b>A05</b>	Any accommodation activities, dwellings or accommodation units established within the precinct directly support, and are linked to, educational facilities within the precinct. Note – Examples include student, staff and researcher accommodation.
<b>A06</b>	Buildings comprise a highly articulated form, achieved through: <ol style="list-style-type: none"> <li>(a) variations in shape including projections and recesses;</li> <li>(b) variations in materials and colours;</li> <li>(c) roof forms that incorporate features including pitches and eaves; and/or</li> <li>(d) features such as balconies and awnings.</li> </ol>
<b>A07</b>	Connections are provided between all buildings within the precinct by way of a network of sealed pedestrian pathways.



#### 4.1.6 Precinct 6 – Health and Wellbeing Retreat Code

##### Purpose Statement

The purpose of the Precinct 6 – Health and Wellbeing Retreat Code is to:

- (1) support the development of a health and wellbeing retreat;
- (2) allow for the development of accommodation activities;
- (3) provide for the appropriate location of buildings and structures in relation to the surrounding built and natural environment; and
- (4) ensure that land uses within the precinct operate in a manner that is commensurate with the intended amenity of the precinct and of surrounding land uses.

**Table 4.1.6 – Acceptable Outcomes for Precinct 6 – Health and Wellbeing Retreat**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures do not exceed a maximum height of one (1) storey and five (5) metres.
<b>A02</b>	Development does not result in the total number of dwellings located within the precinct exceeding 60. Note – Where accommodation units are proposed, a dwelling is considered to be equivalent of two (2) accommodation units, for the purposes of this Acceptable Outcome.
<b>A03</b>	Buildings and structures are setback a minimum of 10 metres from a property boundary that is adjoined by land that is not within the KUR-World site as shown on Map KUR-001.
<b>A04</b>	Land uses within the precinct do not operate outside the below hours: (a) Outdoor activities: 5:00am-7:00pm; or (b) Indoor activities: 7:00am-12:00am (midnight). Note – The above hours of operation do not apply to any accommodation component.
Assessable Development only	
<b>A05</b>	Buildings comprise a highly articulated form, achieved through: (a) variations in shape including projections and recesses; (b) variations in materials and colours; (c) roof forms that incorporate features including pitches and eaves; and/or (d) features such as balconies and awnings.
<b>A06</b>	Connections are provided between all buildings within the precinct by way of a network of sealed pedestrian pathways.

#### 4.1.7 Precinct 7 – KUR-Cow Park and Equestrian Centre Code

##### Purpose Statement

The purpose of the Precinct 7 – KUR-Cow Park and Equestrian Centre Code is to:

- (1) provide for the operation of a range of rural activities including (but not limited to) Animal Husbandry and Animal Keeping;
- (2) allow for the creation of an integrated tourist and educational experience associated with the rural activities undertaken in the precinct;
- (3) provide for recreational activities associated with the activities undertaken in the precinct;
- (4) maintain a rural character in all development within the precinct;
- (5) ensure buildings and structures are appropriately designed and in keeping with a rural character;
- (6) ensure development is appropriately located having regard to the surrounding natural and built environment; and
- (7) ensure development is operated in a manner that does not impact on the amenity of land uses within the surrounding area.

**Table 4.1.7 – Acceptable Outcomes for Precinct 7 – KUR-Cow Park and Equestrian Centre**

Accepted Development and Assessable Development	
<b>AO1</b>	Buildings and structures do not exceed a maximum height of two (2) storeys and 10 metres.
<b>AO2</b>	Development does not result in the total number of bedrooms provided for overnight accommodation within the precinct exceeding 130 bedrooms.
<b>AO3</b>	<p>Uses within the precinct do not operate outside the following hours:</p> <ol style="list-style-type: none"> <li>(a) outdoor sport and recreation (equestrian centre): 6:00am to 10:00pm.</li> <li>(b) tourist attraction (to the extent involving the provision of food and drink): 6:00am to 10:00pm.</li> <li>(c) function facility: 6:00am to 10:00pm.</li> </ol> <p>Note – Components of a Tourist Attraction use not involving the provision of food and drink may operate outside the hours nominated in Paragraph (b) above.</p>
<b>AO4</b>	Sealed pedestrian paths are provided between all land uses intended to support tourist activities.
<b>AO5</b>	<i>Animal Keeping</i> and <i>Animal Husbandry</i> land uses must remain at a scale that is subordinate to and/or form part of the attraction associated with any <i>Tourist Attraction</i> and/or <i>Outdoor Sport and Recreation</i> and/or <i>Short-Term Accommodation</i> land uses.

#### 4.1.8 Precinct 8 – Organic Produce Garden Code

##### Purpose Statement

The purpose of the Precinct 8 – Organic Produce Garden Code is to:

- (1) provide for the development of produce based rural activities including (but not limited to) Cropping and Intensive Horticulture;
- (2) allow for the operation of tourist experiences associated with the rural activities undertaken within the precinct;
- (3) ensure buildings and structures are in keeping with the rural character of the precinct; and
- (4) ensure buildings are appropriately located in the precinct, having regard to the surrounding built and natural environments.

**Table 4.1.8 – Acceptable Outcomes for Precinct 8 – Organic Produce Garden**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures do not exceed a maximum height of one (1) storey and five (5) metres.
<b>A02</b>	Tourist activities are undertaken between the hours of 5:30am to 10:00pm.
<b>A03</b>	Herbicides and pesticides must not be used in association with any <i>Cropping</i> and/or <i>Intensive Horticulture</i> land uses.
Assessable Development only	
<b>A04</b>	Buildings and structures have a character consistent with a rural setting, achieved through building form, scale, materials and colours.

#### 4.1.9 Precinct 9 – Sporting Precinct Code

##### Purpose Statement

The purpose of the Precinct 9 – Sporting Precinct Code is to:

- (1) support the development of a range of outdoor and indoor sporting facilities;
- (2) operate sporting facilities in a manner that protects the amenity of nearby land uses; and
- (3) ensure that sporting facilities are appropriately designed and located, having regard to the surrounding built and natural environments.

**Table 4.1.9 – Acceptable Outcomes for Precinct 9 – Sporting Precinct**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures do not exceed a maximum height of two (2) storeys and 10 metres.
<b>A02</b>	All outdoor sporting fields and indoor sporting courts are not used outside the hours of 6:00am to 9:00pm.
<b>A03</b>	Lighting is provided in accordance with <i>AS2560 – Sports Lighting</i> and <i>AS4282 – Control of Obtrusive Effects of Outdoor Lighting</i> .
<b>A04</b>	The combined site cover of all buildings in the precinct does not exceed 30% of the site area.
Assessable Development only	
<b>A05</b>	Car parking areas are distributed throughout the precinct to provide car parking proximate to all sporting fields and courts.

#### 4.1.10 Precinct 10 – Golf Clubhouse and Function Centre Code

##### Purpose Statement

The purpose of the Precinct 10 – Golf Clubhouse and Function Centre Code is to:

- (1) provide for the development of a golf clubhouse;
- (2) allow for the development of complementary facilities including (but not limited to) a function centre, bar and restaurant;
- (3) ensure buildings and structures are appropriately designed and located in relation to the surrounding built and natural environments;
- (4) ensure buildings are designed in a manner that reflects their intended function, whilst supporting the integration of compatible land uses; and
- (5) ensure that land uses operate in a manner that does not impact on the amenity of nearby land uses within the surrounding area.

**Table 4.1.10 – Acceptable Outcomes for Precinct 10 – Golf Clubhouse and Function Centre**

Accepted Development and Assessable Development	
<b>A01</b>	Buildings and structures do not exceed a maximum height of two (2) storeys and 10 metres.
<b>A02</b>	Uses within the precinct do not operate outside the following hours: (a) Outdoor Sport and Recreation (and ancillary facilities): 5:00am to 7:00pm. (b) Bar, Food and Drink Outlet, Function Facility and Hotel: 7:00am-12:00am (midnight).
<b>A03</b>	Buildings comprise a maximum dimension of 50 metres.
<b>A04</b>	A porte-cochere is provided at the entrance to the primary building.
Assessable Development only	
<b>A05</b>	Buildings comprise a highly articulated form, achieved through: (a) variations in shape including projections and recesses; (b) variations in materials and colours; (c) roof forms that incorporate features including pitches and eaves; and/or (d) features such as balconies and awnings.

#### 4.1.11 Precinct 11 – Golf Course Code

##### Purpose Statement

The purpose of the Precinct 11 – Golf Course Code is to:

- (1) provide for the development of a golf course;
- (2) allow for the development of small-scale buildings and structures that directly support the primary use of the precinct as a golf course; and
- (3) appropriately locate the features of the golf course in a manner that is responsive to the surrounding natural environment.

**Table 4.1.11 – Acceptable Outcomes for Precinct 11 – Golf Course**

Accepted Development and Assessable Development	
<b>A01</b>	Building and structures have a maximum height of one (1) storey and five (5) metres.
<b>A02</b>	Buildings have a maximum dimension of eight (8) metres.
<b>A03</b>	Development is for a golf course or ancillary facilities.
<b>A04</b>	The golf course does not operate outside the hours of 5:00am to 7:00pm.
Assessable Development only	
<b>A05</b>	Vegetation clearing is avoided where possible, with the natural environment used as features of development within the precinct, where practical.
<b>A06</b>	<p>Golf course design:</p> <ol style="list-style-type: none"> <li>(a) conforms with the natural landform and vegetation, wherever possible;</li> <li>(b) includes planting areas that are compatible with existing vegetation communities and utilise locally native species;</li> <li>(c) does not include barrier netting where adjoining fairways or greens.</li> </ol> <p>Note – where barrier netting is proposed adjoining fairways or greens, a report from suitably qualified persons must be prepared to determine the impact on fauna species and mitigation measures required to avoid any significant residual impact.</p>

## 4.1.12 Precinct 12 – Open Space Precinct Code

### Purpose Statement

The purpose of the Precinct 12 – Open Space Precinct Code is to:

- (1) provide land for public parkland and outdoor recreation activities;
- (2) allow for the development of low scale buildings and structures that support the parkland and recreational uses within the precinct; and
- (3) appropriately design and locate parkland features, including building and structures, to develop a sense of place and to respond to existing environmental features.

**Table 4.1.12 – Acceptable Outcomes for Precinct 12 – Open Space Precinct**

Accepted Development and Assessable Development	
<b>A01</b>	Land is used for public open space, comprising Outdoor Sport and Recreation and Park land uses only.
<b>A02</b>	Building and structures have a maximum height of one (1) storey and five (5) metres.
<b>A03</b>	Buildings have a maximum dimension of eight (8) metres.
<b>A04</b>	A maximum of 30% of the land area of the precinct is provided as formal landscaping.
Assessable Development only	
<b>A05</b>	Buildings and structures incorporate a lightweight appearance, commensurate with the parkland character and setting of the precinct.
<b>A06</b>	Buildings and structures are appropriately separated from nearby land uses, particularly residential land uses.



### 4.1.13 Precinct 13 – Rainforest Education Centre and Adventure Park Code

#### Purpose Statement

The purpose of the Precinct 13 – Rainforest Education Centre and Adventure Park Code is to:

- (1) provide for the sensitive establishment of activities that allow for the appreciation of the natural environment, either through recreation or education;
- (2) allow for the development of a number of low scale buildings that are in keeping with the natural setting of the precinct;
- (3) appropriately locate buildings and structures within the precinct having regard to surrounding natural features and other buildings and structures; and
- (4) provide for the operation of land uses in a manner that is appropriate for the natural setting of the precinct.

**Table 4.1.13 – Acceptable Outcomes for Precinct 13 – Rainforest Education Centre and Adventure Park**

Accepted Development and Assessable Development	
<b>A01</b>	Building and structures have a maximum height of one (1) storey and five (5) metres.
<b>A02</b>	Development does not result in the total number of beds provided for overnight accommodation within the precinct exceeding 370 beds.
<b>A03</b>	Buildings and structures are setback a minimum of 10 metres from a property boundary that is adjoined by land that is not within the KUR-World site as shown on Map KUR-001.
<b>A04</b>	Buildings have a maximum dimension of 10 metres.
<b>A05</b>	<p>Uses within the precinct do not operate outside the following hours:</p> <p>(a) Educational Establishment and Environmental Facility: 5:00am-7:00pm</p> <p>(b) Nature Based Tourism and Outdoor Sport and Recreation: 7:00am-6:00pm</p> <p>Note – The above hours do not apply to any accommodation component of the use.</p>

## 4.1.14 Precinct 14 – Residential Precinct Code

### Purpose Statement

The purpose of the Precinct 14 – Residential Precinct Code is to:

- (1) provide for the development of land for residential purposes, comprising either short-term or permanent accommodation;
- (2) provide for the development of land primarily with single dwellings on single lots;
- (3) allow for the development of units and apartments on land that is appropriately located and sufficiently sized to accommodate all necessary infrastructure and achieve an appropriate level of amenity;
- (4) to support residential development that is designed and sited to promote a high level of residential amenity, having regard to matters of noise emissions, light emissions, solar access and overlooking;
- (5) to promote the development of highly articulated and varied built forms that provide visual interest and reduce evident building bulk;
- (6) to support the development of residential neighbourhoods with a distinct and identifiable character; and
- (7) to ensure development is appropriately sited in relation to the surrounding natural environment.

**Table 4.1.14 – Acceptable Outcomes for Precinct 14 – Residential Precinct**

Accepted Development and Assessable Development	
<b>AO1</b>	<p>The ultimate potential ratio of <i>Dwelling Houses</i> to <i>Short-Term Accommodation</i> does not exceed a ratio of 3 <i>Dwelling Houses</i> for every 7 <i>Short-Term Accommodation</i> units (whether self-contained or not).</p> <p>Note – Satisfaction of this requirement may be demonstrated by either retention of 70% of the Residential Precinct area for Short-Term Accommodation (including future Short-Term Accommodation) or by provision of a detailed master plan that identifies that Short-Term accommodation yield (in the ultimate layout) will satisfy the 3:7 ratio requirement.</p> <p>Note – Where the proportion of Short-Term Accommodation exceeds 70%, this is taken to satisfy the requirement.</p> <p>Note – Where the proportion of Dwelling Houses exceeds 30%, this is taken to not satisfy the requirement.</p>
Where involving a secondary dwelling on a single lot	
<b>AO2</b>	Any secondary dwelling for a Dwelling House has a maximum gross floor area of 100m <sup>2</sup> .
Assessable Development only	
Where involving Dual Occupancy, Multiple Dwelling development	
<b>AO3</b>	<p>Development is only located:</p> <ol style="list-style-type: none"> <li>(a) in the Premium Villa sub-precinct; and</li> <li>(b) on a lot with an area exceeding 3,000m<sup>2</sup>.</li> </ol>
<b>AO4</b>	Development does not result in the number of dwellings provided within the precinct as part of a Multiple Dwelling use exceeding 60 dwellings.
<b>AO5</b>	<p>A private open space area is provided to each dwelling, comprising a minimum area of:</p> <ol style="list-style-type: none"> <li>(a) 15m<sup>2</sup> for a ground floor dwelling; and</li> <li>(b) 9m<sup>2</sup> for an above ground dwelling.</li> </ol>
<b>AO6</b>	<p>All buildings are setback a minimum of three metres from all side boundaries.</p> <p>Note – All boundaries of a corner lot that are not a road frontage are considered a side boundary.</p>
<b>AO7</b>	<p>Buildings comprise a highly articulated form, achieved through:</p> <ol style="list-style-type: none"> <li>(a) variations in shape including projections and recesses;</li> <li>(b) variations in materials and colours;</li> <li>(c) roof forms that incorporate features including pitches and eaves; and/or</li> <li>(d) features such as balconies and awnings.</li> </ol>

#### 4.1.15 Precinct 15 – Services and Infrastructure Code

##### Purpose Statement

The purpose of the Precinct 15 – Services and Infrastructure Code is to:

- (1) allow for the development of a range of infrastructure to support land uses and activities located in other precincts across the KUR-World site;
- (2) ensure that infrastructure is appropriately located having regard to the surrounding built and natural environment; and
- (3) maintain the character and amenity of the area surrounding the precinct.

**Table 4.1.15 – Acceptable Outcomes for Precinct 15 – Services and Infrastructure**

Assessable Development only	
<b>A01</b>	Infrastructure, other than movement infrastructure, is appropriately screened from publicly accessible places (such as roads, pathways and parkland) and adjoining lots.
<b>A02</b>	Infrastructure is appropriately located to ensure the amenity of nearby land uses is maintained having regard to emissions of: <ol style="list-style-type: none"> <li>(a) noise;</li> <li>(b) light;</li> <li>(c) odour; and</li> <li>(d) dust and other particulate matter.</li> </ol>

## 4.2 Other Codes

### 4.2.1 Development Design Code

#### Purpose Statement

The purpose of the Development Design Code is to ensure that all development is:

- (1) provided with parking, access and servicing arrangements that appropriately cater for the demand anticipated to be generated by development and maintain the safety and efficiency of the road network and the safety of road users;
- (2) provided with landscaping treatments that appropriately soften the proposed building environment and reflect the surrounding natural environment; and
- (3) designed in a manner that is responsive to the surroundings, having regard to landscape character, existing and proposed vegetation/landscaping, visibility and sightlines and scenic amenity.

**Table 4.2.1.1 – Acceptable Outcomes for Development Design**

Accepted Development and Assessable Development	
Parking and Access requirements	
<b>AO1</b>	Land uses are provided with no less than the number of car parking spaces specified in Table 4.2.1.2. Note – Where a supply is not specified by Table 4.2.1.2, the required supply is to be determined based on the anticipated demand for car parking generated by the development.
<b>AO2</b>	Car parking areas, other than those associated with a Dwelling House, are designed in accordance with <i>AS2890.1 – Parking Facilities – Part 1: Off Street Car Parking</i> .
<b>AO3</b>	Car parking for a Dwelling House may be located in perpendicular, tandem or separated arrangements and may be enclosed, partly enclosed or open.
<b>AO4</b>	Unless involving a Dwelling House, car parking and circulation areas are not located within three (3) metres of a dwelling or accommodation unit, unless provided as part of an enclosed garage.
<b>AO5</b>	All access driveways to public roads are to be designed in accordance with the FNQROC Regional Development Manual.
<b>AO6</b>	Unless for a Dwelling House, access driveways allow for vehicles to enter and exit land from/to a public road in a forward gear.
<b>AO7</b>	Service vehicle bays are: (a) provided to meet the anticipated servicing demand for the proposed land use/s; and (b) designed to accommodate the required service vehicle/s.
<b>AO8</b>	Service vehicle bays are: (a) located a minimum of 10 metres from any accommodation activity; and (b) are screened from view from any public place or adjoining lot.
<b>AO9</b>	All car parking, service vehicle and internal circulation areas are to be of an imperviously sealed pavement unless located in Precincts 1, 8 or 13.
Remnant vegetation / Building Separation requirements	
<b>AO10</b>	Buildings, structures and infrastructure, other than a fence, road or vehicular track, are not located within the “Infrastructure Exclusion Area” shown in Map KUR-004 unless: (a) “Regulated Vegetation” shown in Map KUR-004 that is located within 20 metres or 1.5 times the height of the tallest vegetation (whichever is greater), is protected by a covenant; and (b) the covenant in paragraph (a) prevents the clearing of “Regulated Vegetation” shown in Map KUR-004 despite the provisions of the current or future vegetation management framework applicable to the KUR-World site; and (c) is supported by a bushfire assessment, prepared by appropriately qualified persons and to the satisfaction of the Queensland Fire Service, including any Bushfire Management recommendations.

Habitat retention	
<b>AO11</b>	<p>Development does not prevent the retention of the following minimum areas of habitat:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 2.7 hectares to be located within Precincts 4, 5, 6 and 11 for habitat retention; and</li> <li>(b) a minimum area of 12.6 hectares to be located within Precincts 4, 5, 6, 11 and 15 for additional habitat retention.</li> </ul> <p>Note – The above land areas are a combined total that is to be provided across the combined precincts nominated.</p>
Assessable Development only	
Landscaping requirements	
<b>AO12</b>	<p>Landscaping is provided throughout development:</p> <ul style="list-style-type: none"> <li>(a) that is in keeping with the surrounding natural environment;</li> <li>(b) to screen service areas;</li> <li>(c) to prevent overlooking and provide privacy, where appropriate;</li> <li>(d) to provide separation between public and private areas;</li> <li>(e) to provide delineation in pedestrian and vehicular movement areas;</li> <li>(f) that consists of a variety of plants and trees in consideration of heights, species and colours;</li> <li>(g) within open space areas and parkland;</li> <li>(h) to provide shade to pedestrian areas;</li> <li>(i) to maintain the prevailing scenic amenity of the local area; and</li> <li>(j) to reduce the visibility of development from adjoining properties, external public areas and regional scenic viewpoints.</li> </ul> <p>Note – Refer planning scheme Schedule 6, Planning Scheme Policy 6, Schedule A: Preferred plant species for guidance on suitable flora species.</p>
<b>AO13</b>	<p>Irregular native planting is provided along both sides of each roadway and pedestrian / buggy paths within the development.</p> <p>Note – Refer planning scheme Schedule 6, Planning Scheme Policy 6, Schedule A: Preferred plant species for guidance on suitable flora species.</p>
<b>AO14</b>	<p>Any visually exposed retaining walls are appropriately treated with screening shrubs and vines planted at the base.</p> <p>Note – Refer planning scheme Schedule 6, Planning Scheme Policy 6, Schedule A: Preferred plant species for guidance on suitable flora species.</p>
<b>AO15</b>	<p>Roadside vegetation is to be retained wherever possible and any clearings for earthworks and infrastructure (including clearing for the proposed access road to Myola Road, the additional water reservoir adjacent to the existing Myola Road reservoir and proposed zip line towers) is to be rehabilitated using appropriate local native species.</p> <p>Note – Refer planning scheme Schedule 6, Planning Scheme Policy 6, Schedule A: Preferred plant species for guidance on suitable flora species.</p>
<b>AO16</b>	<p>An appropriate vegetated screening buffer is provided to all infrastructure located within Precinct 15 - Services and Infrastructure, particularly where adjoining property external to the Plan of Development area.</p> <p>Note – Refer planning scheme Schedule 6, Planning Scheme Policy 6, Schedule A: Preferred plant species for guidance on suitable flora species.</p>
Building design requirements	
<b>AO17</b>	<p>Buildings and structures comprise materials and finishes that include:</p> <ul style="list-style-type: none"> <li>(a) not highly reflective surfaces for roofs and surfaces;</li> <li>(b) Recessed dark glazing and low reflectivity solar panels to reduce potential glare; and</li> <li>(c) compatible with the prevailing rural and/or natural character of the site and surrounds.</li> </ul>

<b>AO18</b>	Buildings comprise a highly articulated form, achieved through: <ul style="list-style-type: none"> <li>(a) variations in shape including projections and recesses;</li> <li>(b) variations in materials and colours; and</li> <li>(c) features such as balconies and awnings.</li> </ul>
<b>AO19</b>	Buildings and structures have a reduced roof mass by incorporating flat or low pitched open gables.
<b>Infrastructure design requirements</b>	
<b>AO20</b>	Appropriate changes in road alignment and elevation will be incorporated in the design to avoid vegetation clearing where possible and roads (including vegetation clearing associated with roads) meander up hillsides to reduce the visibility of road infrastructure from both within and external to the Plan of Development area.
<b>AO21</b>	<p>Roads through vegetated areas must be designed to minimise the barrier effects to fauna movements and to reduce the likelihood of fauna being hit by vehicles.</p> <p>Note - A suitably qualified and experienced ecologist should be involved with the design of roads through vegetated areas. All fauna groups should be considered, though specific attention should be given to threatened stream-dwelling frogs and Southern Cassowary. Clearing widths (construction and operation) should be kept as low as possible and strategies to reduce the impact of light and acoustic pollution, especially near streams, should be incorporated into designs. Bridges should be used over larger streams and designed to permit fauna movements (including Southern Cassowary) and minimise ground disturbance. A maximum 50km/hour speed limit should apply to the access roads, though the need for further speed reductions, and speed reduction furniture, should be considered during the design phase (for example lower speeds due to poor line of sight along roadways).</p>
<b>AO22</b>	Underground power is provided within the Plan of Development area, except where the requirements of the electricity authority are alternate to this requirement.
<b>AO23</b>	<p>The detailed design of the proposed zip line towers will ensure that the tower structures are visually unobtrusive and additional tree planting will be investigated within the vicinity of the eastern tower, to reduce possible views to the upper portions of the tower.</p> <p>Note – Any vegetation clearing (including pruning) associated with the proposed zip line must be identified and substantiated by a Visual Impact Assessment prepared by suitably qualified persons.</p>
<b>AO24</b>	<p>Mitigation of lighting impacts is to include:</p> <ul style="list-style-type: none"> <li>(a) Vegetation retention and proposed screen planting adjacent to lit built form structures, in particular lit built form located within: <ul style="list-style-type: none"> <li>i. Precinct 2 – KUR Village;</li> <li>ii. Precinct 3 – Business and Leisure Hotel and Function Centre;</li> <li>iii. Precinct 4 – Five Star Eco-Resort;</li> <li>iv. Precinct 5 – KUR World Campus;</li> <li>v. Precinct 6 – Health and Wellbeing Retreat; and</li> <li>vi. Precinct 13 – Rainforest Education Centre and Adventure Park.</li> </ul> </li> <li>(b) Use of downward lighting with minimal glare spillage;</li> <li>(c) Movement sensitive lighting, and/or timers to be used where appropriate;</li> <li>(d) Rooms fitted with light dimmers and timers; and</li> <li>(e) Use of warm (yellow) lights rather than cool (white) bulbs and lamps.</li> </ul>

Table 4.2.1.2 Car Parking Rates

Precinct	Minimum Car Parking Rate
<b>Residents and Visitors</b>	
2	Seven (7) spaces per every 10 anticipated private vehicle trips generated by the development. Note – Anticipated private vehicle trips are to be identified by a RPEQ traffic engineer.
3	0.4 spaces per room
4	0.4 spaces per room
5	Seven (7) spaces per every 10 anticipated private vehicle trips generated by the development associated with non-resident students and staff Note – Anticipated private vehicle trips are to be identified by a RPEQ traffic engineer.
	0.2 spaces per room (for accommodation)
6	0.4 spaces per room
7	0.05 spaces per bed provided as part of farm-stay accommodation
	0.4 spaces per room (for other accommodation)
	Seven (7) spaces per every 10 anticipated private vehicle trips generated by the development (for non-residential development) Note – Anticipated private vehicle trips are to be identified by a RPEQ traffic engineer.
10	Seven (7) spaces per every 10 anticipated private vehicle trips generated by the development. Note – Anticipated private vehicle trips are to be identified by a RPEQ traffic engineer.
11	0 spaces Note – Demand for parking spaces associated with development in Precinct 11 is to be considered in Precinct 10.
13	0.05 spaces per bed provided as part of a Rainforest Education Centre
	0.4 spaces per room (for other accommodation)
14	Where involving a Dwelling House, one (1) space per dwelling
	Where involving a Multiple Dwelling, 0.4 spaces per dwelling
	Where involving Short-Term Accommodation involving a single dwelling on a single lot, one (1) space per dwelling
	Where involving Short-Term Accommodation otherwise, 0.4 spaces per dwelling.
<b>Staff</b>	
All	One (1) space per every two (2) anticipated private vehicle trips generated by the development Note – Anticipated private vehicle trips are to be identified by a RPEQ traffic engineer.

Note – Where an applicable parking rate is not provided, the required number of parking spaces is to be determined by an assessment of parking demand undertaken by a RPEQ traffic engineer.

Note – All parking requirements are applied on a pro rata basis and rounded up to the next whole number.



## 4.2.2 Habitat Overlay Code

### Purpose Statement

The purpose of the Habitat Overlay Code is to ensure that:

- (1) Areas of existing wildlife habitat are protected and, where practical, enhanced to allow the environmental values of the site to be maintained;
- (2) Areas of potential wildlife habitat are avoided to provide for their future restoration;
- (3) Areas of potential *Litoria Myola* and *Litoria Dayi* habitat are protected from inappropriate development;
- (4) Buildings, structures and other improvements are located, having regard to their size, design and intended use, in a manner that is compatible with the protection of existing, potential and future habitat;
- (5) Outdoor lighting is designed and located in a manner that supports the protection of habitat, whilst ensuring public safety within development;
- (6) The efficient functioning of any development is supported, where any impacts on existing and potential habitat are negligible or mitigated.

**Table 4.2.2 – Acceptable Outcomes for the Habitat Overlay**

Accepted Development and Assessable Development	
<b>A01</b>	Outdoor lighting: (a) is not located in areas mapped as Habitat (Area 1) or Habitat (Area 2) shown in Map KUR-003, unless associated with the lighting of a road or pedestrian pathway where the lighting is required for safety and cannot be otherwise located; and (b) is directed away from and otherwise shaded from areas mapped as Habitat (Area 1) or Habitat (Area 2) shown in Map KUR-003.
<b>A02</b>	Compliance is achieved with the dark surrounds requirements of AS4282 – <i>Control of Obtrusive Effects of Outdoor Lighting</i> at the edge of any area of one (1) hectare or greater wholly mapped as Habitat (Area 1) shown in Map KUR-003.
<b>A03</b>	Advertising devices are not located in an area mapped as Habitat (Area 1) or Habitat (Area 2) shown in Map KUR-003.
<b>A04</b>	Vegetation clearing is not undertaken within the area mapped as Habitat (Area 1) shown in Map KUR-003 unless in compliance with the Acceptable Outcomes for Precinct 1 – Environmental Area.
<b>A05</b>	Vegetation clearing is not undertaken within the area mapped as Habitat (Area 2) shown in Map KUR-003, unless required to construct a pedestrian pathway or vehicular accesses that provide immediate access to adjoining development.
<b>A06</b>	Any vegetation clearing proposed with the area mapped as Habitat (Area 1) or Habitat (Area 2) shown in Map KUR-003 is minimised.
<b>A07</b>	Where development involves Reconfiguring a Lot, lot boundaries are not located within an area mapped as Habitat (Area 1) or Habitat (Area 2) shown in Map KUR-003.
<b>A08</b>	Physical improvements are not located within an area mapped as Habitat (Area 1), unless involving a zipline located in compliance with the Acceptable Outcomes for Precinct 1 – Environmental Area.
<b>A09</b>	Physical improvements are not located within an area mapped as Habitat (Area 2) shown in Map KUR-003 other than pedestrian pathways or vehicular accesses that provide immediate access to adjoining development.
<b>A010</b>	A minimum area of 12.6 hectares of Habitat (Area 2) is maintained on the KUR-World site.
<b>A011</b>	Direct pedestrian access is not provided within verified habitat of <i>Litoria myola</i> (Kuranda Tree Frog) or <i>Litoria serrata</i> (Tapping Green-eyed Frog) as shown in Map KUR-003.

## 4.2.3 Operational Work Code

### Purpose Statement

The purpose of the Operational Work Code is to:

- (1) allow for advertising devices to be placed throughout the KUR-World site, where these are in keeping with the prevailing character of the surrounding area and do not form a dominant feature of a streetscape, vista or view;
- (2) ensure that the disposal of sewerage is sufficient capacity to service the demand generated by the development;
- (3) provided with a method of managing the interface between stormwater and the development which ensures that the natural environment is not severely impacted by altered stormwater conditions; and
- (4) provided with infrastructure services that are designed and located in a manner that maintain the amenity and character of nearby land uses and the surrounding area.

**Table 4.2.3 – Acceptable Outcomes for Operational Work**

Accepted Development and Assessable Development	
Advertising Devices additional / overriding requirements	
<b>AO1</b>	Advertising devices are not located in Precincts 1, 11, 13 or 14.
<b>AO2</b>	Advertising devices have a maximum face area of: <ol style="list-style-type: none"> <li>(a) where located at a vehicular entrance to the KUR-World site, 30m<sup>2</sup>; or</li> <li>(b) otherwise, 5m<sup>2</sup></li> </ol> Note – Face area is the rectangular area measured between the outermost vertical and horizontal projects of the advertising device. Note – A vehicular entrance to the KUR-World site is a location where a public road provides access to the KUR-World site.
<b>AO3</b>	Lighting provided for an advertising device is designed in accordance <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i> .
<b>AO4</b>	No more than two (2) advertising devices are located within a five metre radius of a proposed advertising device.
Infrastructure locational requirements	
<b>AO5</b>	Infrastructure is to be provided generally in accordance with the infrastructure plans provided in Schedule 2.
Wastewater disposal additional / overriding requirements	
<b>AO6</b>	Premises are provided with a connection to a sewerage network/system that provides for the on-site treatment of sewerage by way of: <ol style="list-style-type: none"> <li>(a) a series of small scale biological wastewater treatment systems, with a centralised collection and irrigation system, where the development of the KUR-World site generating demand on the sewerage network is limited to development within Precinct 7 and Precinct 14 (up to 21 lots); or</li> <li>(b) an advanced wastewater treatment plant producing class A+ non-potable water otherwise.</li> </ol>
Stormwater additional / overriding requirements	
<b>AO7</b>	Development includes water quality interception devices or a combination of interception devices that: <ol style="list-style-type: none"> <li>(a) ensure removal of suspended matter (litter) and treatment of contaminated stormwater prior to crossing the boundary of the development or discharge into downstream roadside gutters, stormwater drainage systems or waterways;</li> <li>(b) remove at least 90% of total suspended solids (litter) of size greater than 3.0mm as well as sand, 60% of total phosphorus, and 40% of nitrogen and shall be configured to prevent re-injection of captured contaminants; and</li> <li>(c) treat all first flush runoff, defined as that volume of water equivalent to the runoff from the three-month average recurrence interval (ARI) storm event (60% of the one-year ARI storm event).</li> </ol>

<b>A08</b>	<p>Stormwater infrastructure is generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) Rainwater tanks are installed within all residential lots (5kL per dwelling) and major commercial facilities (20kL per precinct) to attenuate runoff and facilitate rainwater harvesting and re-use.</li> <li>(b) Gross Pollutant Traps (GPTs), are used to provide pre-treatment of stormwater generated from all significant road and hardstand areas across the site, and will be located, sized and designed in accordance with the FNQROC Regional Development Manual.</li> <li>(c) Swales and vegetated buffer strips are provided for the pre-treatment of all stormwater across the site, with an average treatment length of a minimum of 90 metres.</li> <li>(d) Bio retention basins are integrated throughout the site, with a minimum treatment area equivalent to at least 1% of the catchment area for Precinct 11 and 2% of the catchment area for all other catchments.</li> <li>(e) Stormwater detention is integrated through bio-retention and other stormwater detention basins as required. This infrastructure is designed to attenuate the peak 100-year average recurrence interval (ARI) flows to pre-development conditions.</li> </ul>
<b>A09</b>	<p>Stormwater quality achieves the Water Quality Objectives stated in the Draft KUR-World Environmental Impact Statement.</p> <p>Note – Stormwater Quality analysis undertaken by suitably qualified persons, to the satisfaction of the Chief Executive, is prepared in substantiation of each stage of KUR-World.</p>

## 4.2.4 Reconfiguring a Lot Code

### Purpose Statement

The purpose of the Reconfiguring a Lot Code is to:

- (1) provide appropriately designed lots that support the development of the KUR-World site in a manner that is consistent with the provisions of this Plan of Development; and
- (2) allow for the provision of a safe and efficient movement network to service development.

**Table 4.2.4 – Acceptable Outcomes for Reconfiguring a Lot**

Assessable Development	
<b>AO1</b>	Lots in Precinct 14 comprise a minimum land area of: <ol style="list-style-type: none"> <li>(a) 600m<sup>2</sup> where located in the Premium Villa sub-precinct</li> <li>(b) 800m<sup>2</sup> where located in the Queenslander sub-precinct; and</li> <li>(c) 2,000m<sup>2</sup> where located in the Lifestyle Villa sub-precinct.</li> </ol>
<b>AO2</b>	Lots in Precinct 14 include a minimum road frontage of 15 metres.
<b>AO3</b>	In all precincts, other than Precinct 14, lots are designed to ensure that: <ol style="list-style-type: none"> <li>(a) lot boundaries are responsive to, and reflective of (where relevant), precinct boundaries;</li> <li>(b) sufficient separation can be achieved between future buildings and structures and proposed lot boundaries;</li> <li>(c) sufficient land area is provided to accommodate all necessary services associated with future land uses; and</li> <li>(d) lot boundaries are appropriately located in relation to any building footprints specified in mapping in Schedule 2, that would be applicable to the future development of the lots.</li> </ol>
<b>AO4</b>	Roads and pedestrian footpaths are to be designed and constructed in accordance with: <ol style="list-style-type: none"> <li>(a) the FNQROC Regional Development Manual; and</li> <li>(b) the Manual of Uniform Traffic Control Devices.</li> </ol>
<b>AO5</b>	Roads are designed to reduce operational speeds and are generally in accordance with one of the following typical cross sections (refer to Schedule 4): <ol style="list-style-type: none"> <li>(a) Type 1 Road – An arterial type road with a typical cross section consisting of two 3.5 metre traffic lanes, centre median (where possible) and 1.5 metre bike lanes.</li> <li>(b) Type 2 Road – A collector type road with a typical road width of 7.5 metres.</li> <li>(c) Type 3 Road – An access street type road with a typical road width varying between 5.5 metres and 6.5 metres.</li> </ol>
<b>AO6</b>	All roads are to be of an imperviously sealed pavement unless: <ol style="list-style-type: none"> <li>(a) located in Precincts 1, 8 or 13; or</li> <li>(b) providing access to development located in Precincts 1, 8 or 13 (and no development in other precincts).</li> </ol>
<b>AO7</b>	The design standard of any sealed pavement is to be determined by way of reference to the FNQROC Regional Development Manual.
<b>AO8</b>	The movement network provides for the logical movement of vehicles, pedestrians and cyclists having regard to: <ol style="list-style-type: none"> <li>(a) the location of key destinations;</li> <li>(b) surrounding land uses;</li> <li>(c) likely traffic generation;</li> <li>(d) required travelling distances;</li> <li>(e) the suitability of the colocation of different transport modes; and</li> <li>(f) the need to provide access for service vehicles or buses.</li> </ol>

**Assessable Development**

<b>A09</b>	<p>A building envelope plan is prepared that demonstrates that any lot created in Precinct 14 contains dimensions that are sufficient to accommodate required setbacks and separation distances applicable for future development under the provisions of the Plan of Development.</p> <p>Note – The building envelope plan is to demonstrate that future development of the proposed lot can achieve compliance with the Acceptable Outcomes for Precinct 14 – Residential Precinct.</p>
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## Schedule 1 Definitions

Table SC1.1.1 lists the definitions that are applicable to the Plan of Development.

Table SC1.1.1 – Definitions

Term	Definition
<b>Architectural spire</b>	An element of the roof form of a building which is intended as a feature element due to its overall height being greater than the balance of the roof form.
<b>Amenity</b>	The consideration of the experience provided by a place and its consistency with the nature of surrounding land use having regard to: <ul style="list-style-type: none"> <li>(a) noise emissions;</li> <li>(b) odour emissions;</li> <li>(c) light conditions and emissions;</li> <li>(d) dust and other particulate emissions;</li> <li>(e) shadowing and overlooking opportunities;</li> <li>(f) the scale, size and design of buildings and structures; and</li> <li>(g) the prevailing use of landscaping.</li> </ul>
<b>Dwelling</b>	All or part of a building that— <ul style="list-style-type: none"> <li>(a) is used, or capable of being used, as a self-contained residence; and</li> <li>(b) contains—               <ul style="list-style-type: none"> <li>(i) food preparation facilities; and</li> <li>(ii) a bath or shower; and</li> <li>(iii) a toilet; and</li> <li>(iv) a wash basin; and</li> <li>(v) facilities for washing clothes.</li> </ul> </li> </ul>
<b>KUR-World site</b>	Land to which this Plan of Development applies in accordance with Part 1, Section 1.1, Paragraph (2) as depicted in Map KUR-001.
<b>Minor building work</b>	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50m <sup>2</sup> , whichever is the lesser.
<b>Physical improvement</b>	Any component of development which is a built or constructed feature. Physical improvements include buildings, structures, roads, pathways and service infrastructure. Landscaping and unsealed walking paths are not physical improvements.
<b>Planning Scheme</b>	<i>Mareeba Shire Council Planning Scheme 2016 (Version 2)</i> as adopted on 21 June 2017 and effective on 3 July 2017
<b>Temporary use</b>	As defined by the Planning Scheme.

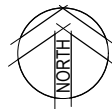
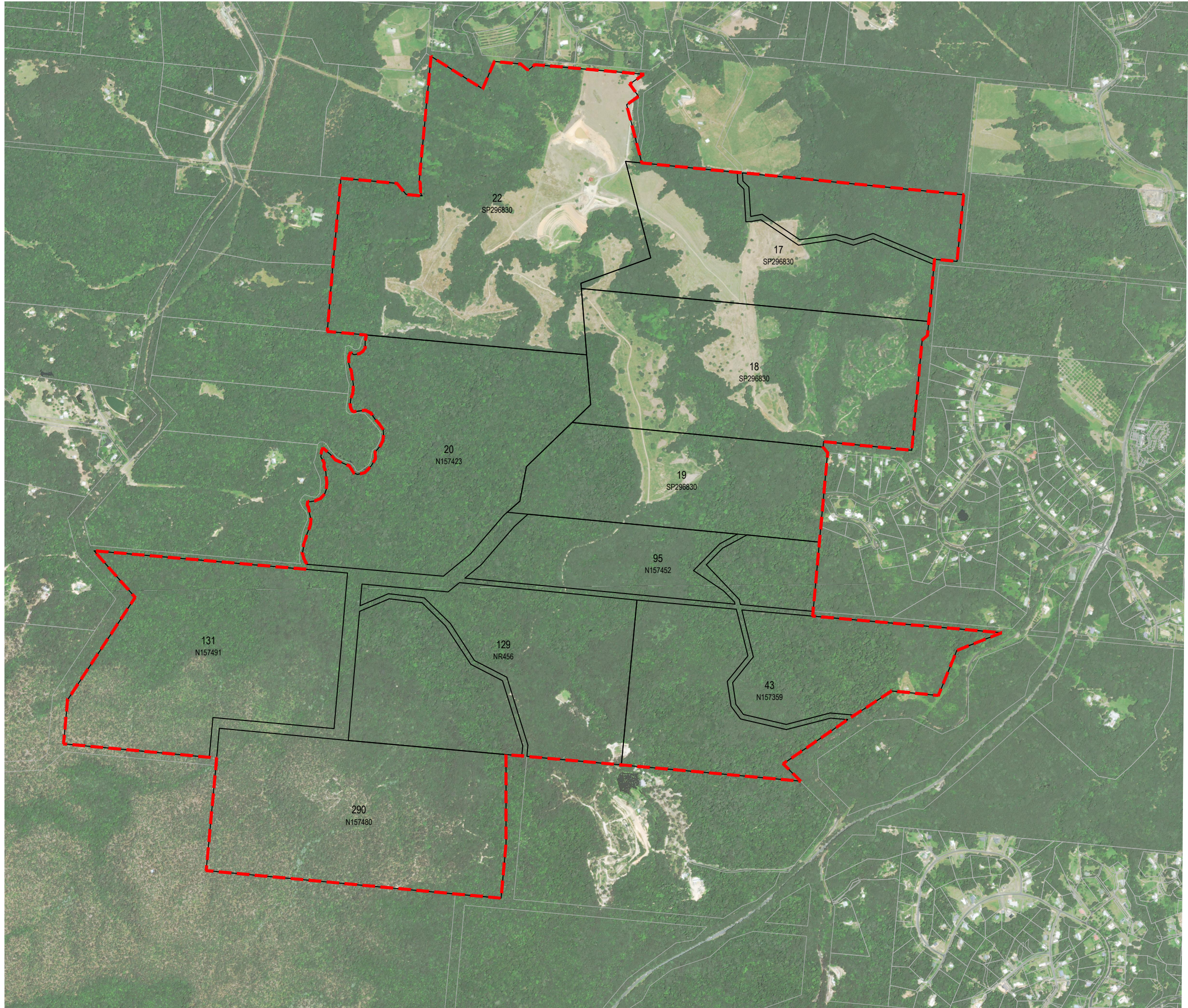
## Schedule 2 Mapping

Table SC2.1.1 lists the maps that are applicable to the Plan of Development.

**Table SC2.1.1 – Mapping**

Number	Title
KUR-001	KUR-World Site
KUR-002	Precincts
KUR-003	Habitat Overlay
KUR-004	Regulated Vegetation
KUR-005	Flood Extent Overlay

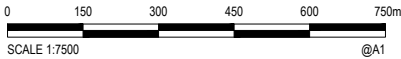




KUR-WORLD PLAN OF DEVELOPMENT

Plan Number: KUR-001  
KUR-World Site

LEGEND:



Date: 8th January 2018  
Scale: 1 : 7,500 @ A1  
Drawn: MLC  
Job No.: Q174093  
Plan No.: KUR-001

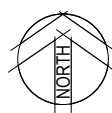
This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.



DATE PLOTTED: 21 September 2018 3:10 PM

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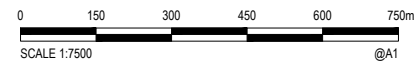
KUR-WORLD PLAN OF DEVELOPMENT

Plan Number: KUR-002

Precincts

LEGEND

- Precinct 1 - Environmental Area
  - Precinct 2 - KUR-Village
  - Precinct 3 - Business and Leisure Hotel and Function Centre
  - Precinct 4 - Five Star Eco-Resort
  - Precinct 5 - KUR-World Campus
  - Precinct 6 - Health and Wellbeing Retreat
  - Precinct 7 - KUR-Cow Park and Equestrian Centre
  - Precinct 8 - Organic Produce Garden
  - Precinct 9 - Sporting Precinct
  - Precinct 10 - Golf Clubhouse and Function Centre
  - Precinct 11 - Golf Course
  - Precinct 12 - Open Space Precinct
  - Precinct 13 - Rainforest Education Centre and Adventure Park
  - Precinct 14.1 - Residential Precinct - Premium Villas
  - Precinct 14.2 - Residential Precinct - Lifestyle Villas
  - Precinct 14.3 - Residential Precinct - Queenslander Lots
  - Precinct 15 - Services and Infrastructure
- Zipline
  - Road
  - Helipad
  - Site Boundary





**Cardno**  
Shaping the Future  
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Date: 21st September 2018

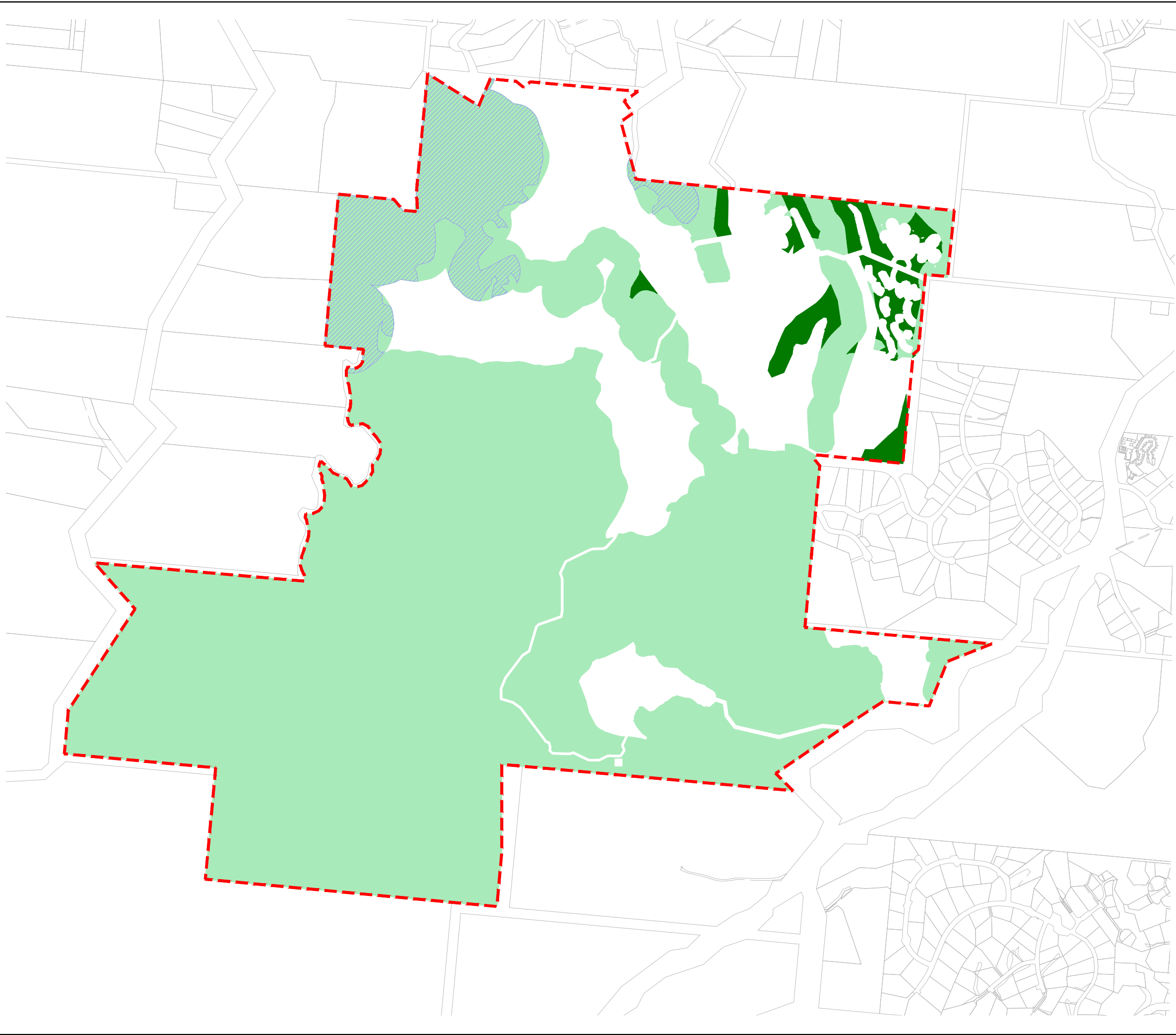
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Drawn: MLC

Job No.: Q174093

Plan No.: KUR-002

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KUR-WORLD PLAN OF DEVELOPMENT

Plan Number: KUR-003  
Habitat Overlay

LEGEND:



HABITAT (AREA 1)



HABITAT (AREA 2)



VERIFIED HABITAT OF LITORIA MYOLA  
(KURANDA TREE FROG) OR LITORIA  
SERRATA (TAPPING GREEN-EYED FROG)



Date: 19th July 2018  
Scale: 1 : 7,500 @ A1  
Drawn: MLC  
Job No.: Q174093  
Plan No.: KUR-003



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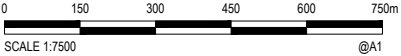


KUR-WORLD PLAN OF DEVELOPMENT

Plan Number: KUR-004  
Regulated Vegetation

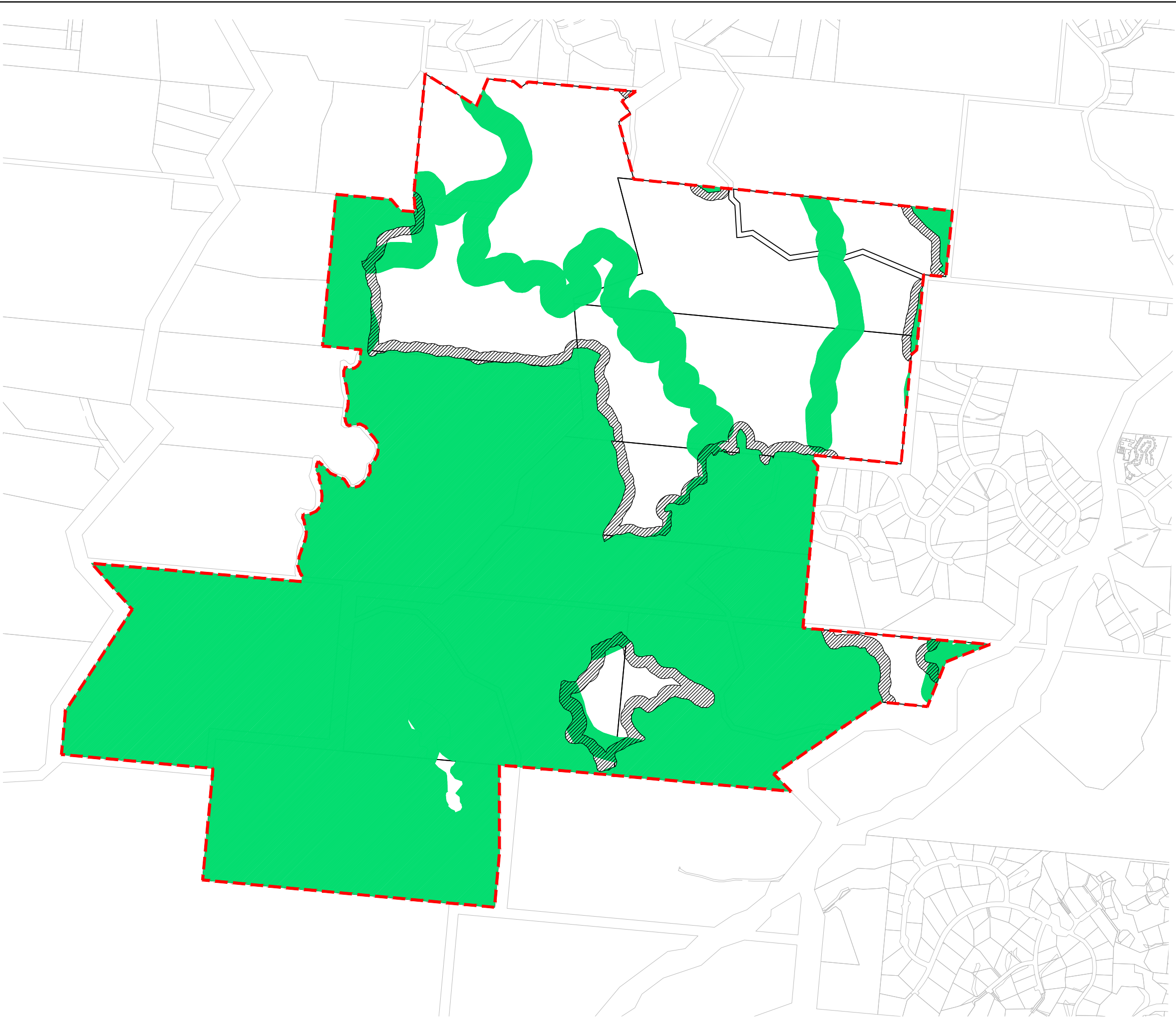
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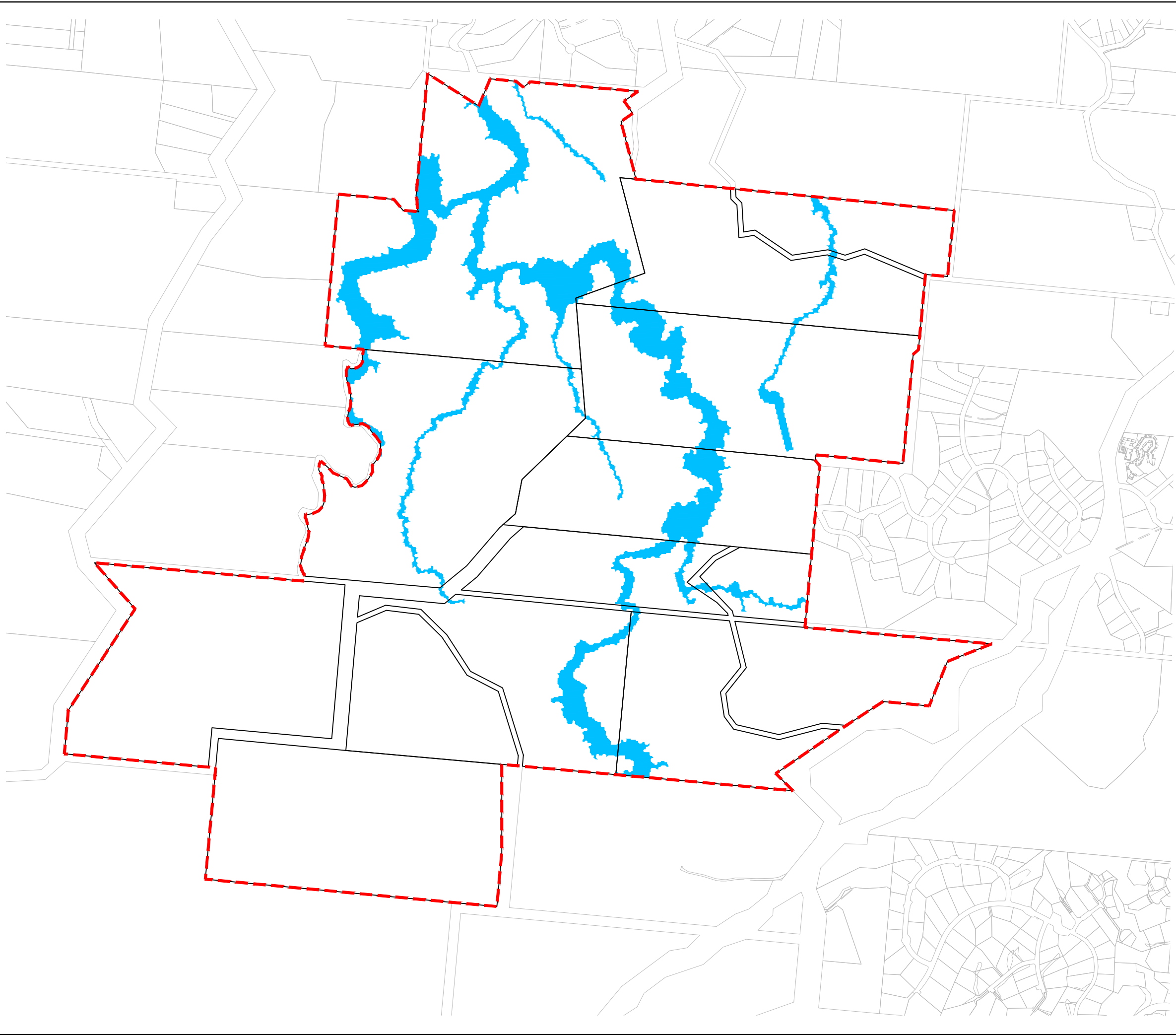
-  Regulated Vegetation
-  Infrastructure Exclusion Area



Date: 21st September 2018  
Scale: 1 : 7,500 @ A1  
Drawn: MLC  
Job No.: Q174093  
Plan No.: KUR-004

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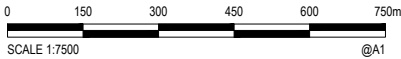




KUR-WORLD PLAN OF DEVELOPMENT  
Plan Number: KUR-005  
Flood Extent Overlay

LEGEND:

 Flood Extent



Date: 8th January 2018  
Scale: 1 : 7,500 @ A1  
Drawn: MLC  
Job No.: Q174093  
Plan No.: KUR-005

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



## Schedule 3 Reference Material

Table SC3.1.1 lists external material that is referenced by the Plan of Development.

**Table SC3.1.1 – Reference Material**

Title	Author	Date	Version/Revision
AS2560 – Sports Lighting	Standards Australia International	2003	2003
AS4282 – Control of Obtrusive Effects of Outdoor Lighting	Standards Australia International	1997	1997
AS2890.1 – Parking Facilities – Part 1: Off-Street Car Parking	Standards Australia International	2004	Amendment 1 2005
AS2890.2 – Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities	Standards Australia International	2002	Second Edition
Draft KUR-World Environmental Impact Statement Note – Refer to Section 1.3 of the Plan of Development for further detail	Reever and Ocean	2018	Draft
FNQROC Regional Development Manual	FNQROC	2014	Issue 6
Mareeba Shire Council Planning Scheme 2016 ('planning scheme')	Mareeba Shire Council	July 2017	Version 2
Manual of Uniform Traffic Control Devices	Department of Transport and Main Roads	November 2017	November 2017

Note – Where a standard is referenced in Table SC3.1.1, the current standard is to be referred to.

Note – Reference material does not form part of the Plan of Development and should be obtained from the applicable external source.

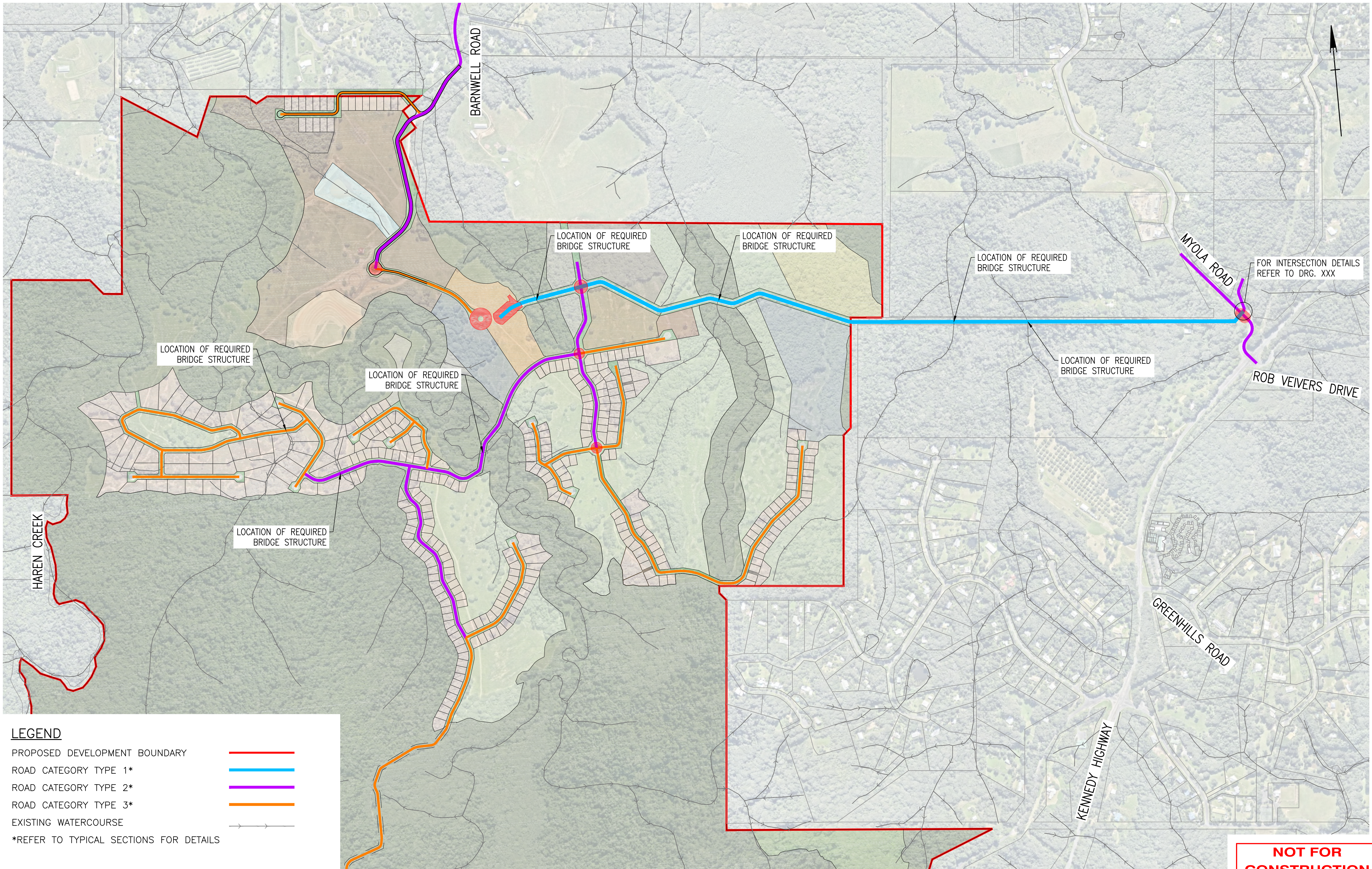
## Schedule 4 Infrastructure Plans

Table SC4.1.1 lists the infrastructure plans for the Plan of Development.

**Table SC4.1.1 – Infrastructure Plans**

Title	Prepared by	Drawing Number	Date	Issue
Roadworks General Arrangement	Arup	253251-00-C-RD-201	01/11/17	1B
Stormwater Drainage General Arrangement	Arup	253251-00-C-RD-202	01/11/17	1B
Proposed Water Supply (Potable) Infrastructure Indicative Layout	Arup	253251-00-C-RD-301	01/11/17	1A
Proposed Sewerage Infrastructure Indicative Layout	Arup	253251-00-C-RD-302	01/11/17	1A
Proposed Water Supply (Non-Potable) Infrastructure Indicative Layout	Arup	253251-00-C-RD-303	01/11/17	1A
Effluent Outfall Options Indicative Layout	Arup	253251-00-C-RD-304	01/11/17	1A
Energy Infrastructure	Arup	253251-00-C-RD-401	01/11/17	1A
Roadworks and Stormwater Drainage Typical Sections Category Type 1	Arup	253251-00-C-RD-151	01/11/17	1B
Roadworks and Stormwater Drainage Typical Sections Category Type 2 & 3	Arup	253251-00-C-RD-152	01/11/17	1B





**LEGEND**

PROPOSED DEVELOPMENT BOUNDARY —

ROAD CATEGORY TYPE 1\* —

ROAD CATEGORY TYPE 2\* —

ROAD CATEGORY TYPE 3\* —

EXISTING WATERCOURSE —>—>—>

\*REFER TO TYPICAL SECTIONS FOR DETAILS

**NOT FOR  
CONSTRUCTION**

1B	Reference Design - Final Issue	01/11/17	LH	TS	
1A	Reference Design - Internal Review	16/08/12	LH	TS	
Issue	Description	Date	By	Chkd	Appd

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Member Firm

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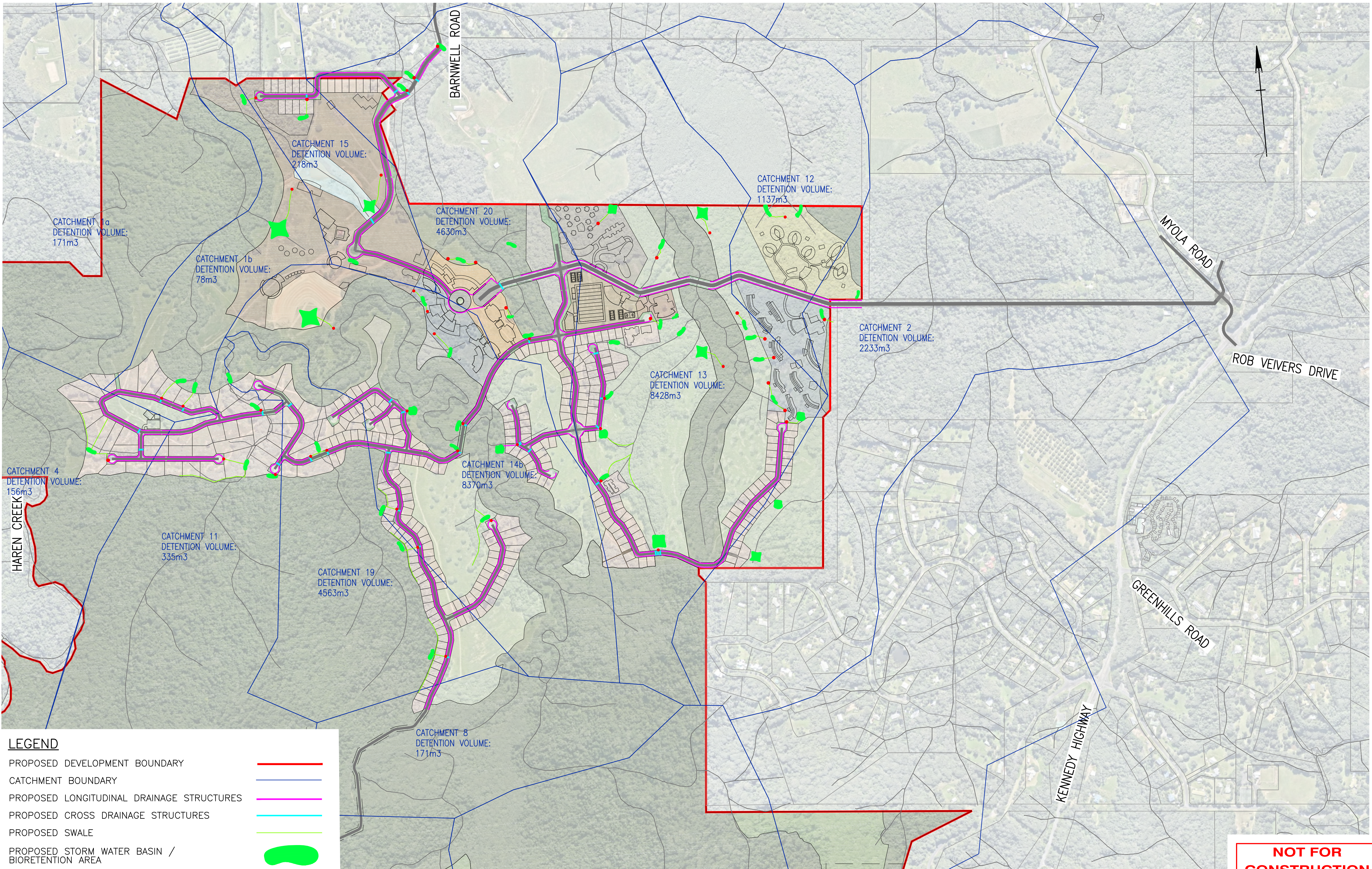
Client  
REEVER AND OCEAN PTY. LTD.

Job Title  
KUR-WORLD INTEGRATED  
ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT

ROADWORKS  
GENERAL ARRANGEMENT

Scale at A1 1:5000	
Discipline Civil	
Job No 253251-00	Drawing Status Preliminary
Drawing No 253251-00-C-RD-201	Issue 1B





**LEGEND**

- PROPOSED DEVELOPMENT BOUNDARY
- CATCHMENT BOUNDARY
- PROPOSED LONGITUDINAL DRAINAGE STRUCTURES
- PROPOSED CROSS DRAINAGE STRUCTURES
- PROPOSED SWALE
- PROPOSED STORM WATER BASIN / BIORETENTION AREA
- PROPOSED GROSS POLLUTANT TRAPS

**NOT FOR CONSTRUCTION**

1B		Reference Design - Final Issue	01/11/17	LH	TS
1A		Reference Design - Internal Review	16/08/12	LH	TS
Issue	Description	Date	By	Chkd	Appd

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Job Title  
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ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT

Scale at A1 1:5000

Discipline Civil

Job No 253251-00

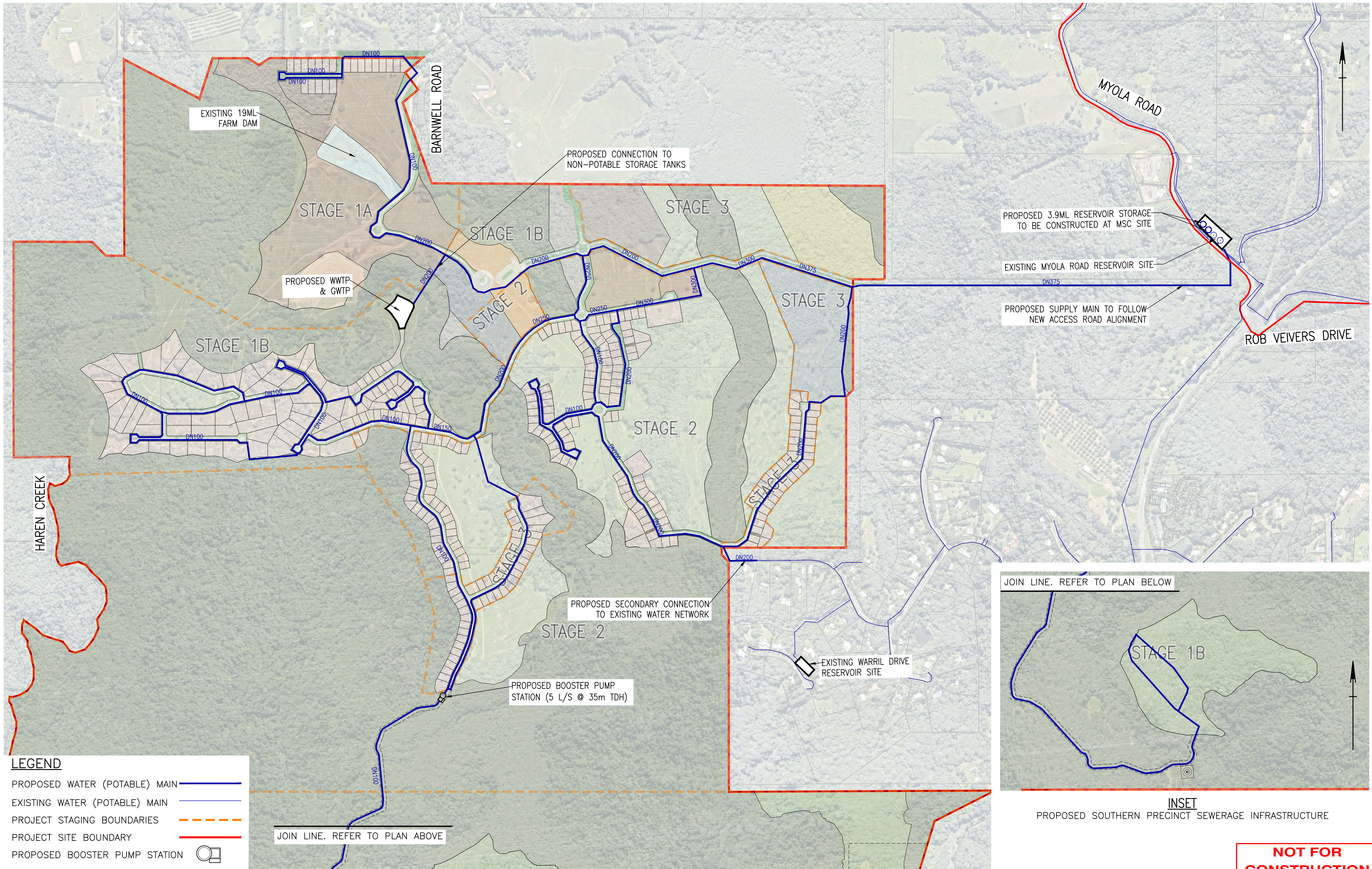
Drawing No 253251-00-C-RD-202

Drawing Status Preliminary

Issue 1B

STORMWATER DRAINAGE  
GENERAL ARRANGEMENT





1A	Reference Design	01/11/17	GOD	SK	NLL
Issue	Description	Date	By	Chkd	Appd

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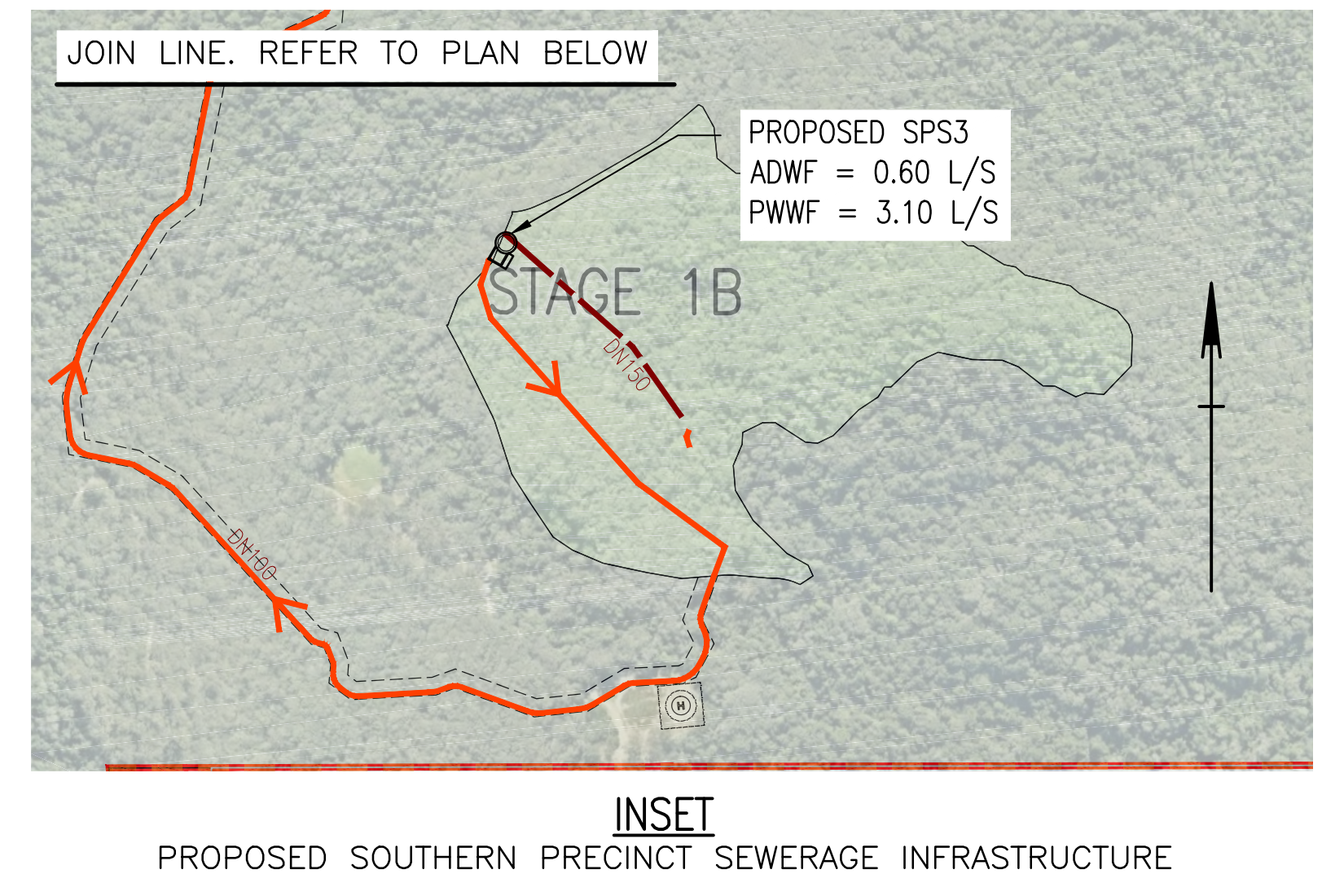
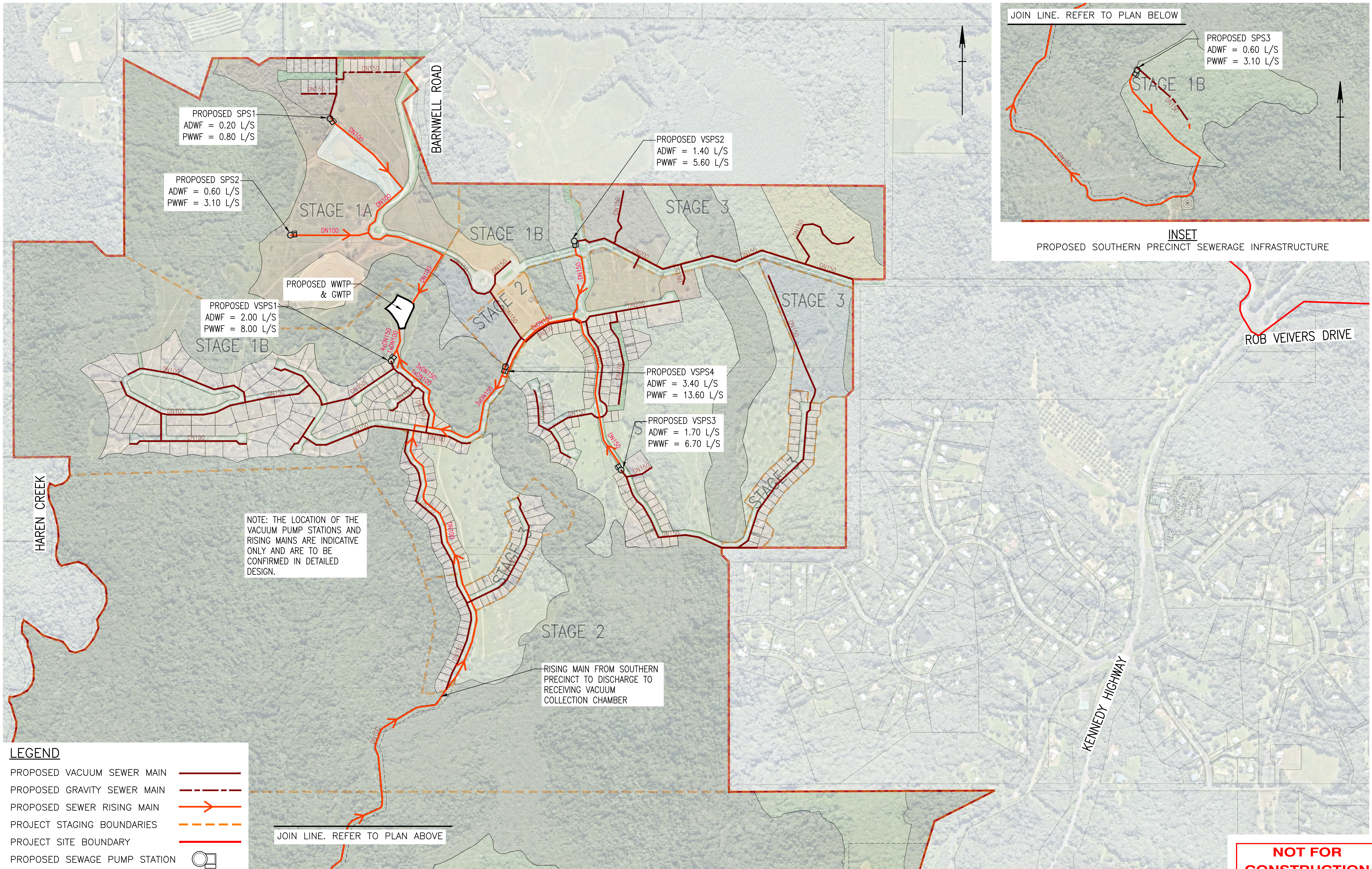
Client  
REEVER AND OCEAN PTY. LTD.

Job Title  
KUR-WORLD INTEGRATED  
ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT

PROPOSED WATER SUPPLY  
(POTABLE)  
INFRASTRUCTURE  
INDICATIVE LAYOUT

Scale at A1	1:1000
Discipline	Civil
Job No	253251-00
Drawing No	253251-00-C-RD-301
Drawing Status	Preliminary
Issue	1A





**LEGEND**

- PROPOSED VACUUM SEWER MAIN
- PROPOSED GRAVITY SEWER MAIN
- PROPOSED SEWER RISING MAIN
- PROJECT STAGING BOUNDARIES
- PROJECT SITE BOUNDARY
- PROPOSED SEWAGE PUMP STATION

**NOT FOR CONSTRUCTION**

1A		Reference Design	01/11/17	GOD	SK	NLL
Issue	Description	Date	By	Chkd	Appd	

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Anup Pty Ltd  
ABN 18 000 966 165

Client  
**REEVER AND OCEAN PTY. LTD.**

Job Title  
**KUR-WORLD INTEGRATED  
ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT**

**PROPOSED SEWERAGE  
INFRASTRUCTURE  
INDICATIVE LAYOUT**

Scale at A1  
1:5000

Discipline  
Civil

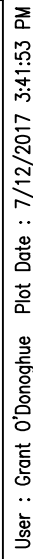
Job No  
**253251-00**

Drawing Status  
**Preliminary**

Drawing No  
**253251-00-C-RD-302**

Issue  
**1A**





**NOT FOR  
CONSTRUCTION**

1A	Reference Design	01/11/17	GOD	SK	NLL
Issue	Description	Date	By	Chkd	Appd

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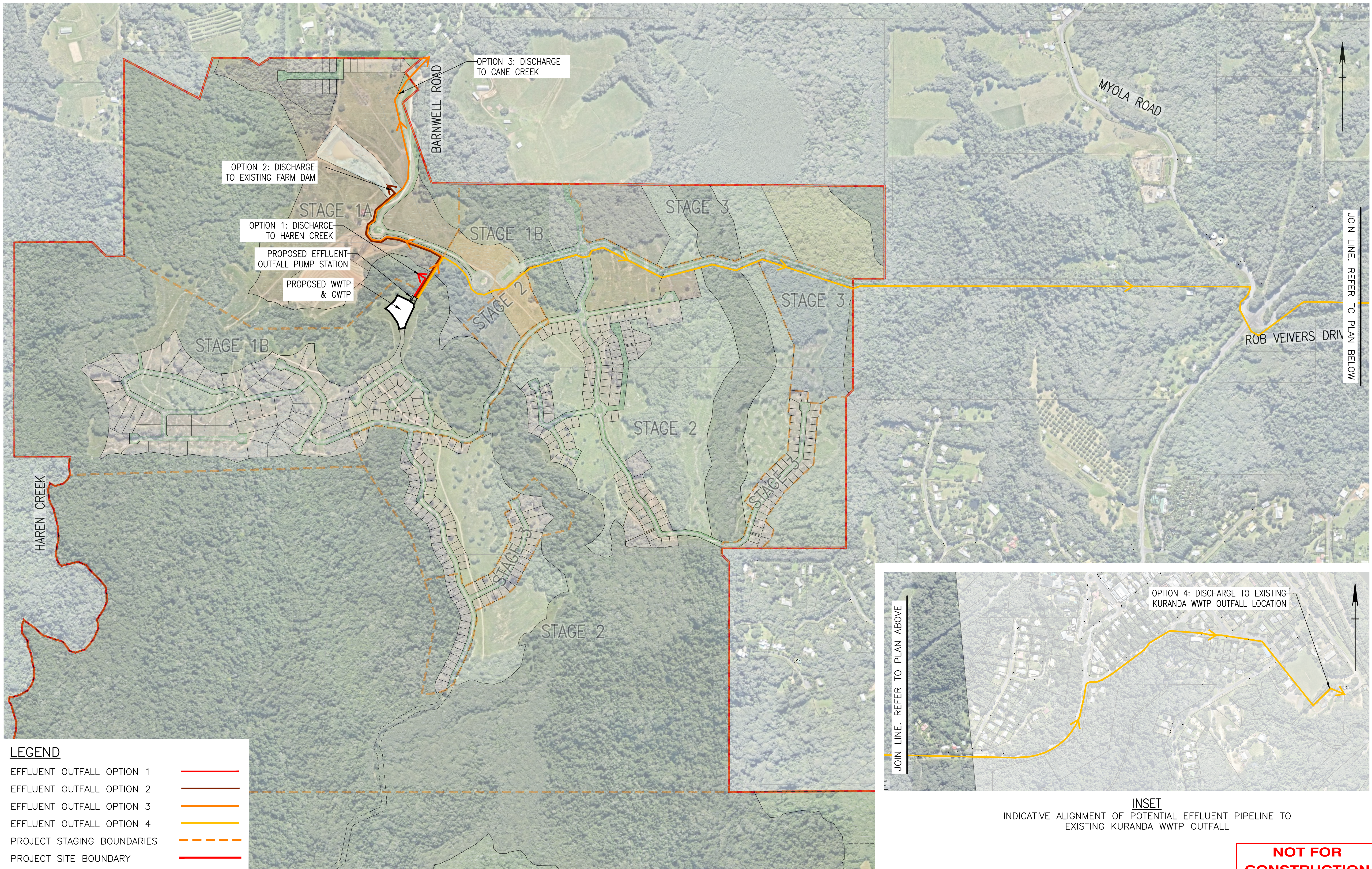
Job Title

KUR-WORLD INTEGRATED  
ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT

## PROPOSED WATER SUPPLY (NON-POTABLE) INFRASTRUCTURE INDICATIVE LAYOUT

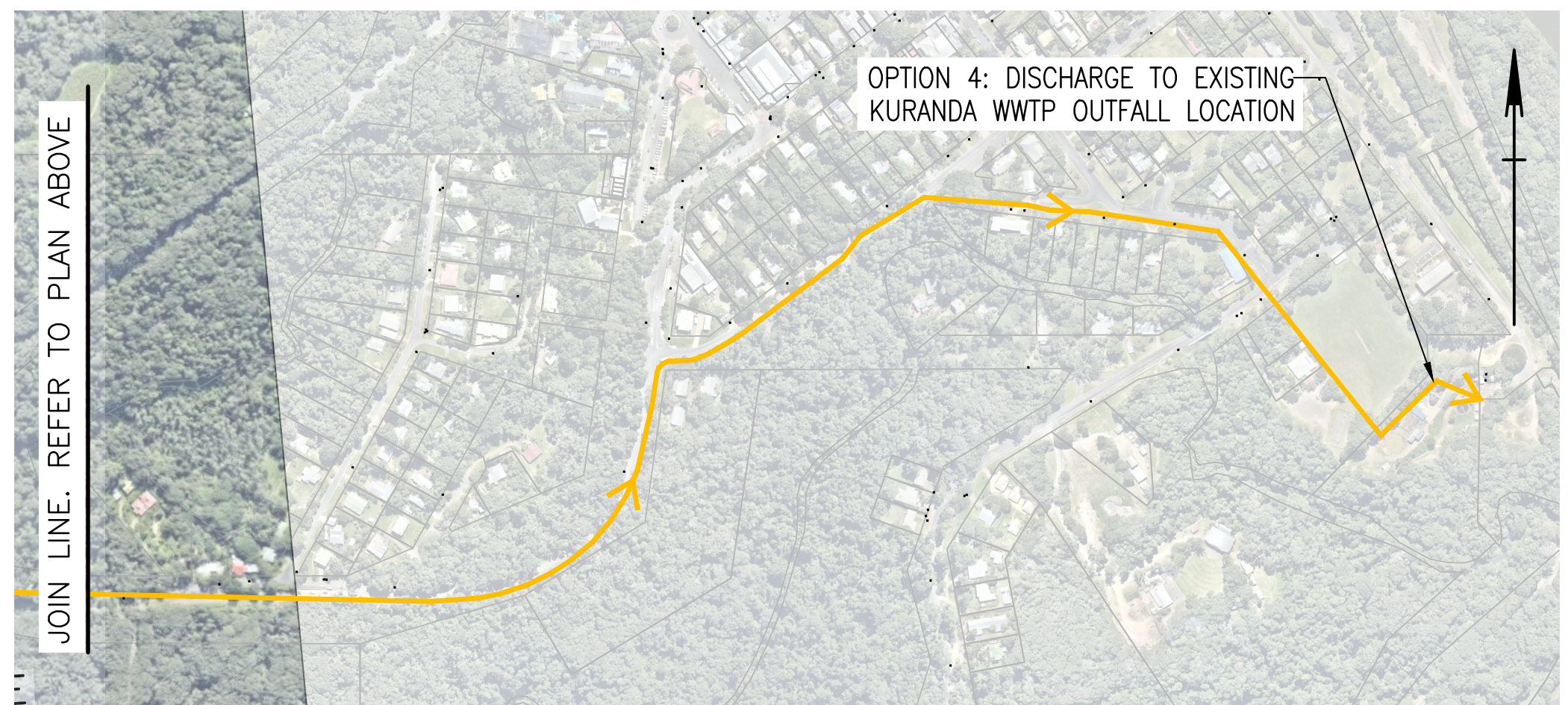
Scale at A1		1:1000
Discipline		
Civil		
Job No	Drawing Status	
<b>253251-00</b>	<b>Preliminary</b>	
Drawing No		Issue
<b>253251-00-C-RD-303</b>		<b>1A</b>





**LEGEND**

EFFLUENT OUTFALL OPTION 1	
EFFLUENT OUTFALL OPTION 2	
EFFLUENT OUTFALL OPTION 3	
EFFLUENT OUTFALL OPTION 4	
PROJECT STAGING BOUNDARIES	
PROJECT SITE BOUNDARY	



**INSET**  
INDICATIVE ALIGNMENT OF POTENTIAL EFFLUENT PIPELINE TO EXISTING KURANDA WWTP OUTFALL

**NOT FOR CONSTRUCTION**

1A	Reference Design	01/11/17	GOD	SK	NLL
Issue	Description	Date	By	Chkd	Appd

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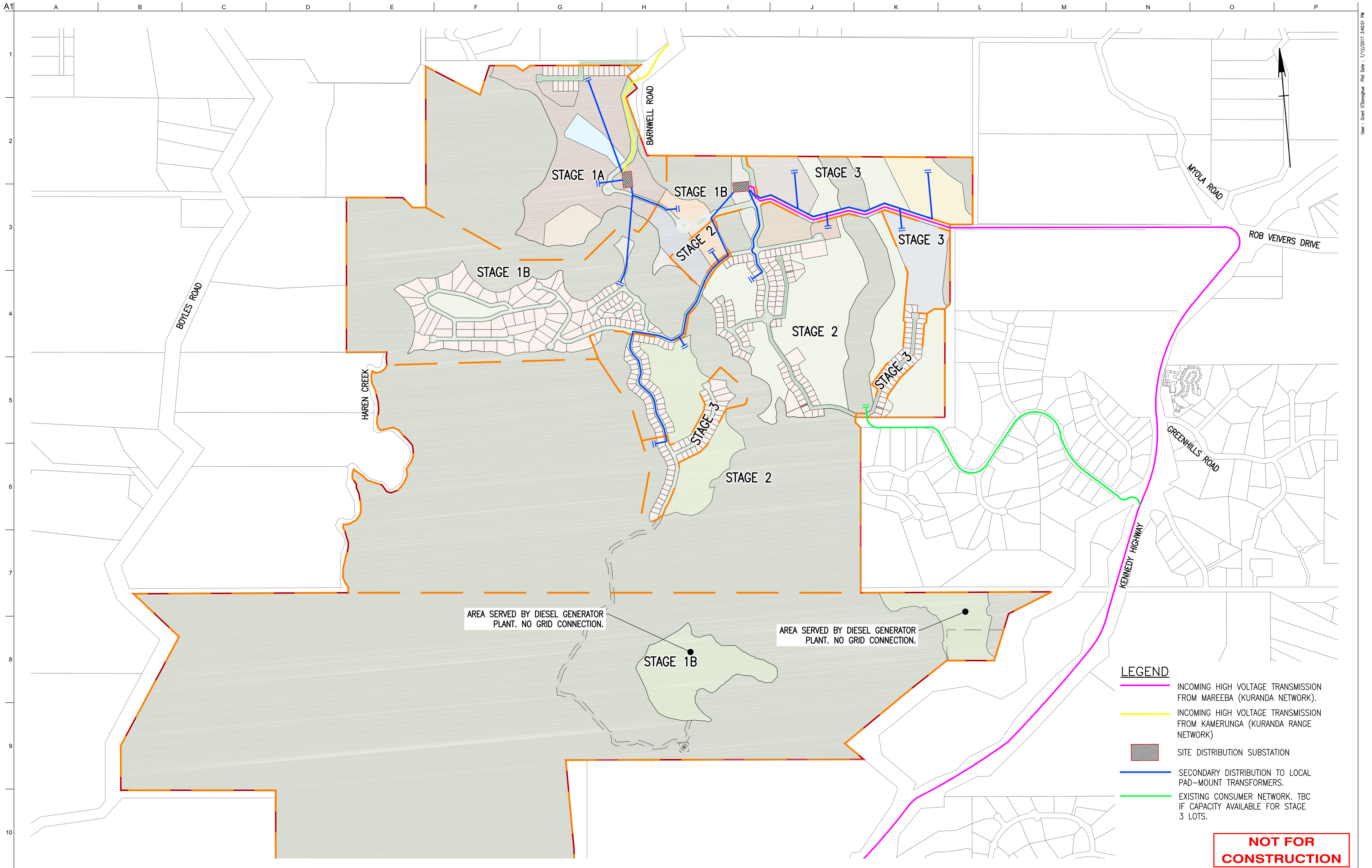
Client  
REEVER AND OCEAN PTY. LTD.

Job Title  
KUR-WORLD INTEGRATED  
ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT

EFFLUENT OUTFALL  
OPTIONS  
INDICATIVE LAYOUT

Scale at A1	
Discipline	Civil
Job No	Drawing Status
253251-00	Work in Progress
Drawing No	Issue
253251-00-C-RD-304	1A





Issue	Description	Date	By	Chkd	Appd

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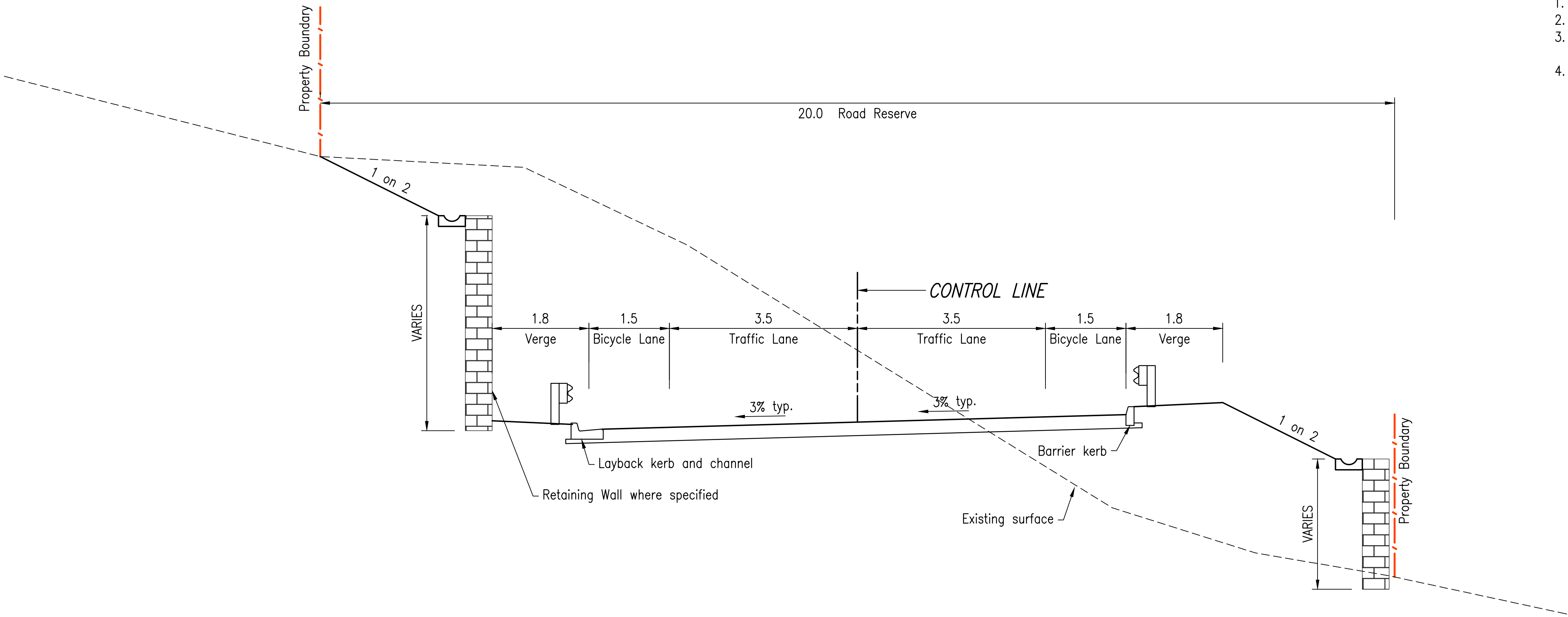
Job Title  
KUR-WORLD INTEGRATED  
ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT

ENERGY INFRASTRUCTURE

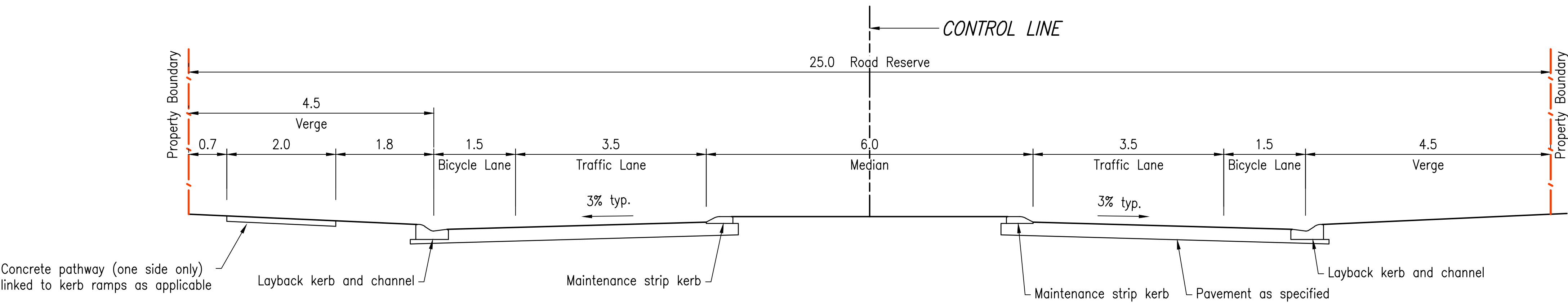
Scale at A1	1:1000
Discipline	Civil
Job No	253251-00
Drawing No	253251-00-C-RD-401
Drawing Status	Preliminary
Issue	1A



- NOTES:**
- 1. All dimension in metres unless otherwise stated.
  - 2. Proposed kerbs types to be inaccordance with S1000.
  - 3. For configuration of public utilities at verge refer to FNQROC Std Drg S1010.
  - 4. Pavement and Drainage details to be confirmed in detailed design.



ROAD CATEGORY TYPE 1 – SUB-ARTERIAL/ARTERIAL ROAD – NO MEDIAN



ROAD CATEGORY TYPE 1 – SUB-ARTERIAL/ARTERIAL ROAD – MEDIAN

**NOT FOR  
CONSTRUCTION**

1B	Reference Design - Final Issue	01/11/17	LH	TS	
1A	Reference Design - Internal Review	16/08/12	LH	TS	
Issue	Description	Date	By	Chkd	Appd

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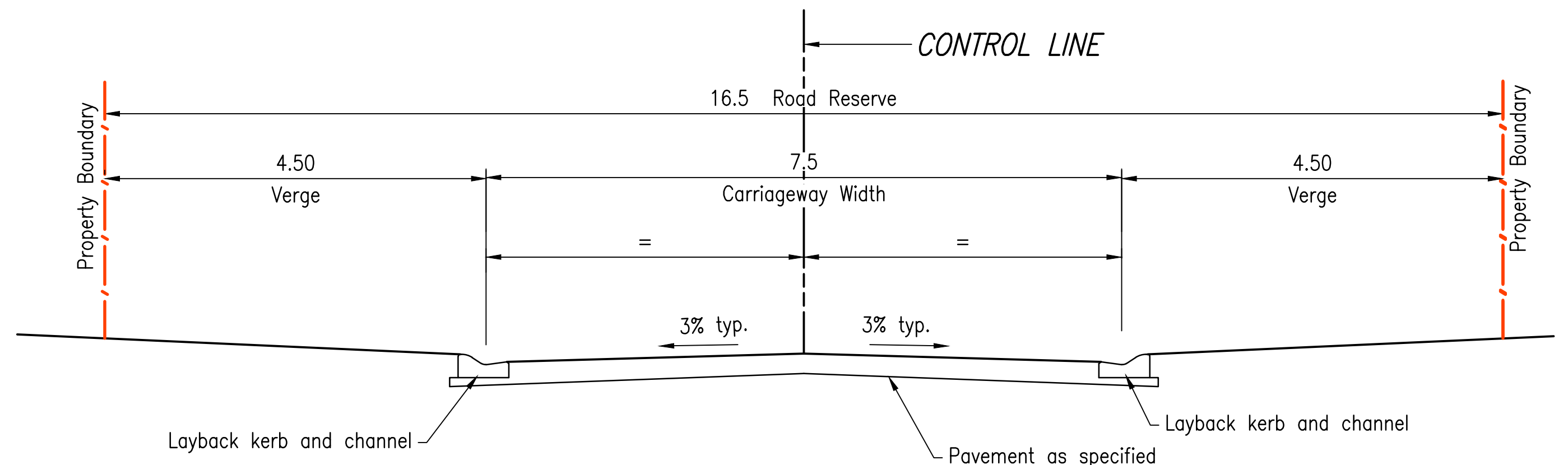


Client  
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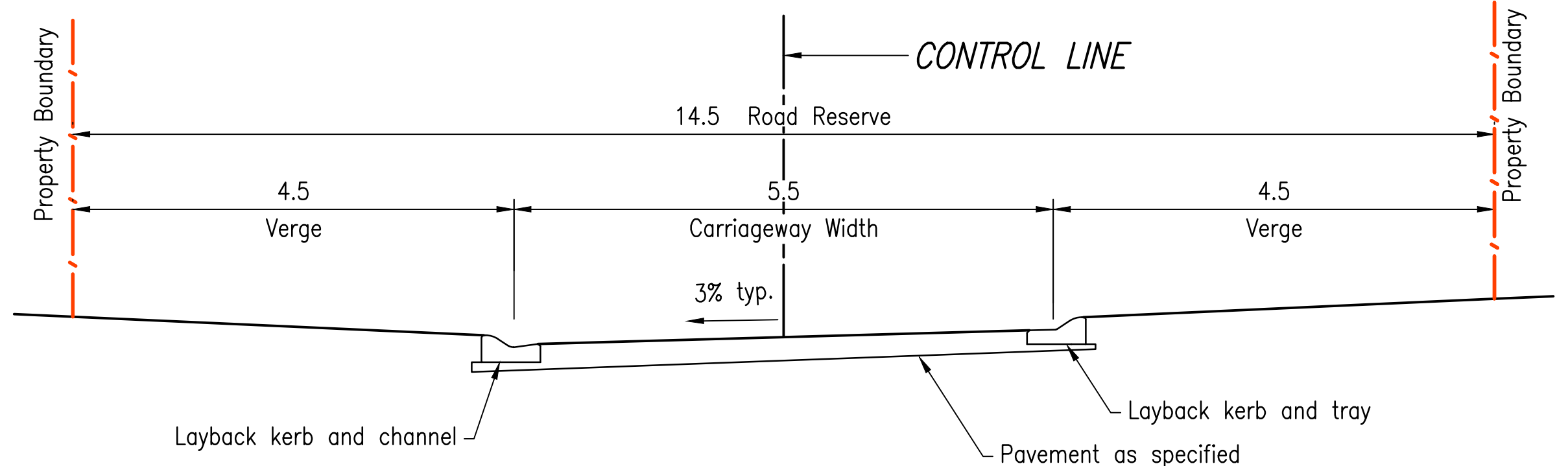
Job Title  
KUR-WORLD INTEGRATED  
ECO-RESORT DEVELOPMENT  
ENVIRONMENTAL IMPACT  
STATEMENT

ROADWORKS AND  
STORMWATER DRAINAGE  
TYPICAL SECTIONS  
CATERGORY TYPE 1

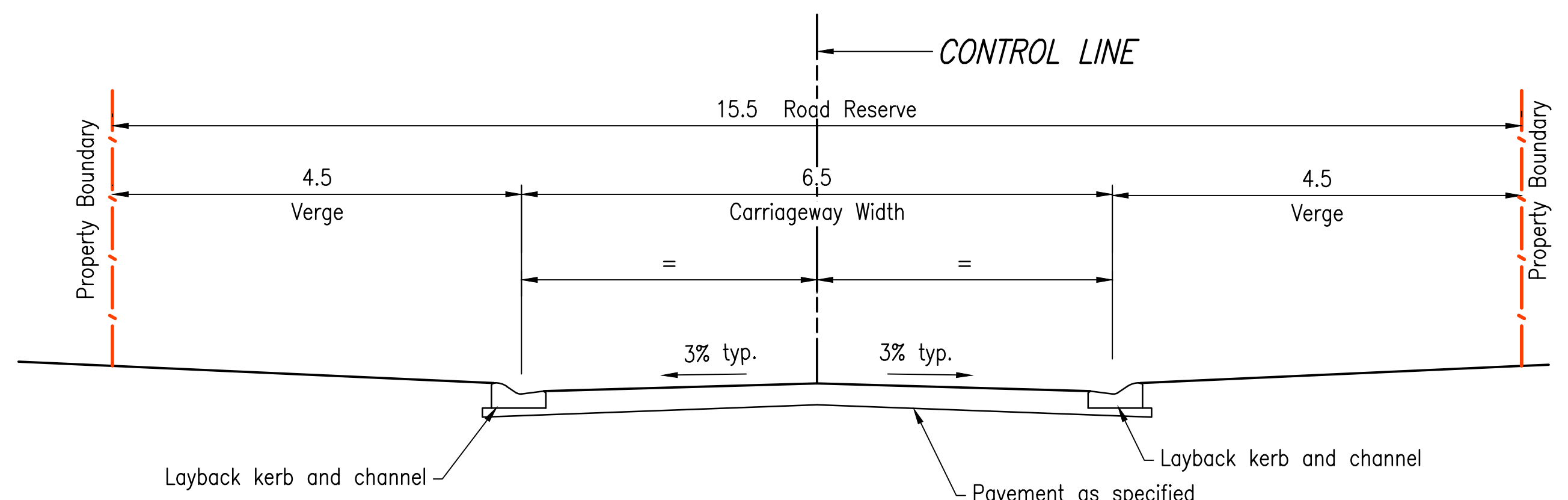
Scale at A1	1:200
Discipline	Civil
Job No	253251-00
Drawing Status	Preliminary
Drawing No	253251-00-C-RD-151
Issue	1B



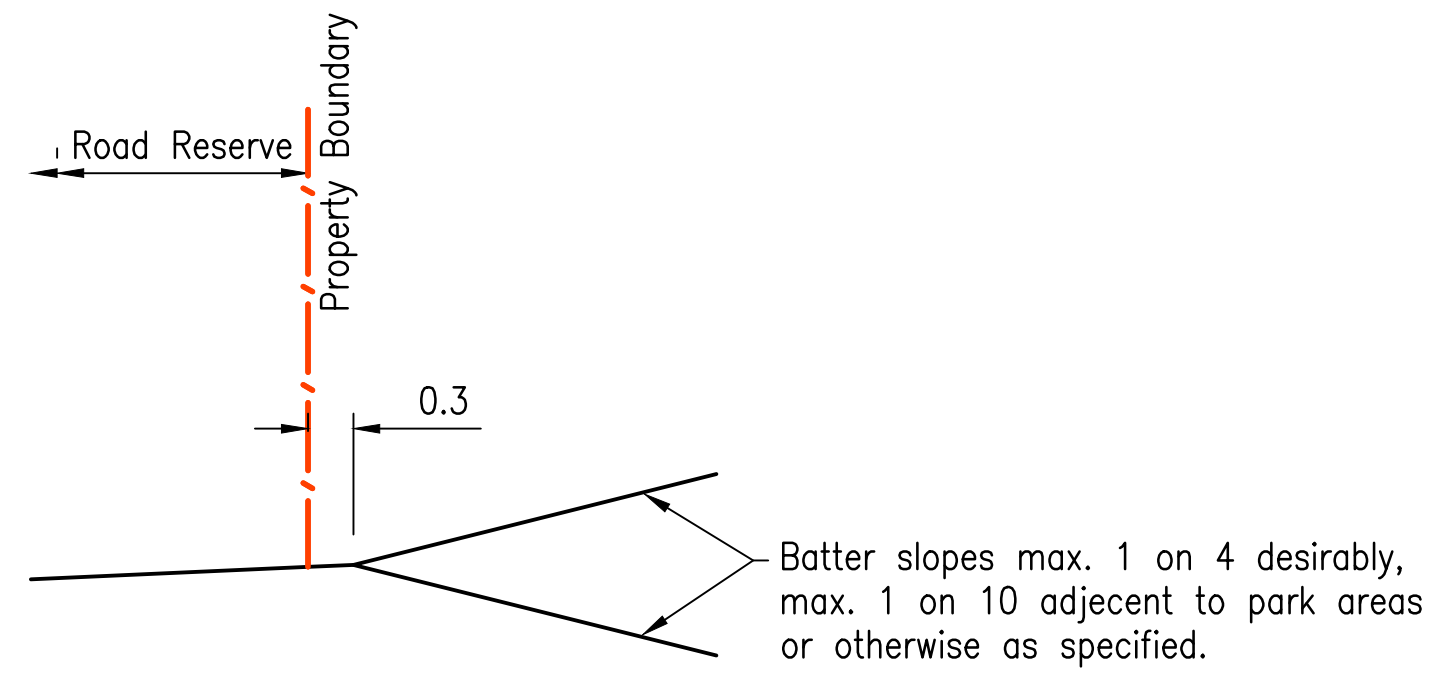
ROAD CATEGORY TYPE 2 – MINOR COLLECTOR



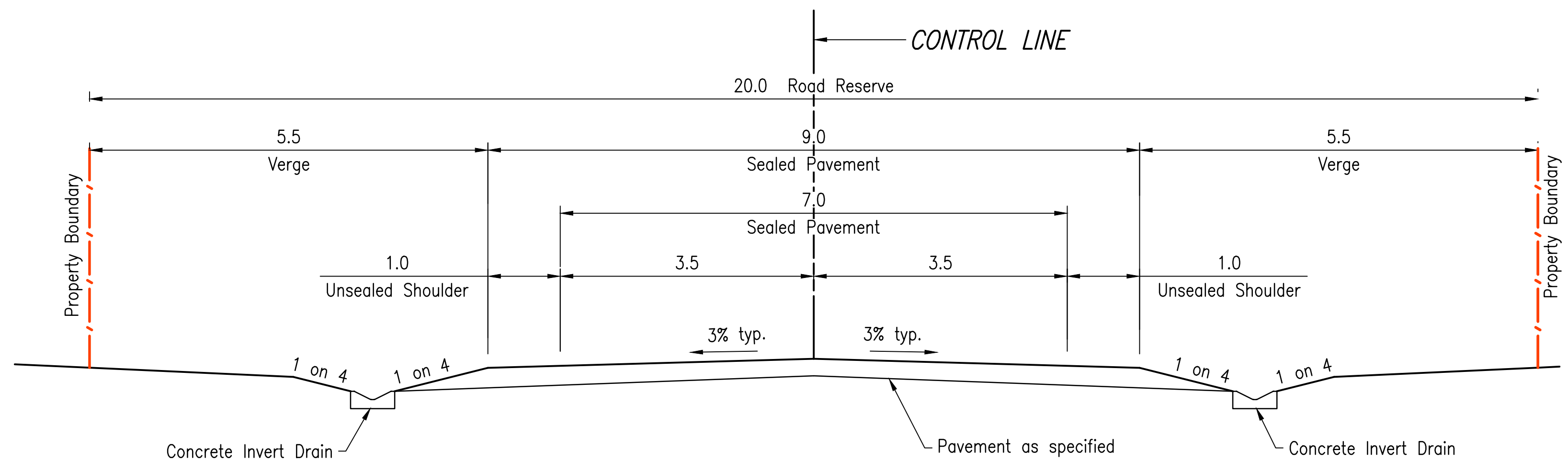
ROAD CATEGORY TYPE 3 – ACCESS PLACE



ROAD CATEGORY TYPE 3 – ACCESS STREET



TYPICAL DETAIL – BATTER SLOPES



ROAD CATEGORY TYPE 3 – LOW DENSITY RESIDENTIAL ROAD

NOT FOR  
CONSTRUCTION

1B	Reference Design - Final Issue	01/11/17	LH	TS	
1A	Reference Design - Internal Review	16/08/12	LH	TS	
Issue	Description	Date	By	Chkd	Appd

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ENVIRONMENTAL IMPACT  
STATEMENT

ROADWORKS AND  
STORMWATER DRAINAGE  
TYPICAL SECTIONS  
CATERGORY TYPE 2 & 3

Scale at A1	1:200
Discipline	Civil
Job No	253251-00
Drawing Status	Preliminary
Drawing No	253251-00-C-RD-152
Issue	1B



