

## SCHEDULE 6 PLANNING SCHEME POLICIES

### SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

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#### SC6.1.1 Application of planning scheme policies

- (1) Planning scheme policies provide guidance and information to meet aspects and outcomes of the planning scheme.
- (2) Although the information Council may request within each planning scheme policy is outlined, nothing within or not stated in the planning scheme policies limits Council's discretion to request other information in accordance with the Act for assessing development applications.

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## **SC6.2 Planning scheme policy – Building design and architectural elements**

### **SC6.2.1 Purpose of the planning scheme policy**

- (1) The purpose of the Planning scheme policy – Building design and architectural elements is to:
  - (a) specify and illustrate the architectural elements and building design features considered appropriate for residential, commercial and tourist developments in the Shire;
  - (b) encourage high quality tropical vernacular architecture throughout the shire;
  - (c) provide for the development of a distinctive architectural style in the shire;
  - (d) encourage architecture which is relevant to and compatible with the tropical climate of the shire.

### **SC6.2.2 Relationship to the planning scheme**

- (1) This planning scheme policy provides guidance on achieving consistency with the requirements and outcomes of the following parts of the planning scheme:
  - (a) Strategic framework;
  - (b) Residential zone code categories;
  - (c) Local plans;
  - (d) Dual occupancy code;
  - (e) Dwelling house code;
  - (f) Multiple dwelling, short term accommodation and retirement facility code;

### **SC6.2.3 Content**

- (1) This Policy incorporates the following:
  - (a) the rationale for incorporating particular architectural elements and building design features into development;
  - (b) details and illustrations of architectural elements required to be included in any development;
  - (c) details and illustrations of building design features required to be included in any development;

### **SC6.2.4 Rationale**

- (1) A tropical Queensland vernacular architectural style has developed in response to the tropical climate of the shire. Many of the elements and features have their foundation in the older style Queenslander buildings. However, modern interpretations have resulted in a distinctive architectural style developing which is both aesthetically appealing and also responds to the tropical climate. It is these architectural elements and building design features which are representative of the tropical Queensland vernacular architecture which are encouraged to be incorporated in development within the shire.
- (2) Key architectural elements which are representative of tropical Queensland vernacular architecture are:
  - (a) large open balconies and verandahs with balustrading
  - (b) awnings, eaves and overhangs
  - (c) variety of roof profiles
  - (d) gables
  - (e) columns and posts
  - (f) shutters and screens
  - (g) expansive windows and doors

- (3) Each of these architectural elements is described and illustrated below using both traditional and modern interpretations.

#### **SC6.2.4.1 Large open balconies and verandahs with balustrading**

- (1) Balconies have evolved in response to the climate and change in lifestyle patterns, providing large indoor/outdoor living spaces which can be used year round in the tropics.
- (2) Balconies should not be capable of being fully enclosed and used for an additional room. Balconies should be the interface between indoor/outdoor areas and be of a size and configuration which facilitates their use year round as outdoor living spaces.
- (3) Balconies should be designed to be open and light weight in appearance with a maximum of 50% of the façade being fully enclosed.
- (4) When designed and positioned appropriately, balconies and verandahs will provide residents with privacy, access to cooling breezes and refuge from intense heat, while affording protection from intense rains.

#### **Examples of a traditional balconies, verandahs with balustrading**





**Examples of modern balconies, verandahs with balustrading**



**Examples of modern balconies, verandahs with balustrading**



- (5) Key features of balconies, verandahs with balustrading are:
- (a) dominant spaces/recesses, providing building articulation;
  - (b) large open spaces with good shade cover;
  - (c) use of light weight timber or steel balustrading;
  - (d) strong horizontal, vertical or diagonal lines;
  - (e) strong inter-relationship/connectivity with adjoining indoor spaces;
  - (f) ability to incorporate shutters and louvers or similar for privacy and weather protection.

#### SC6.2.4.2 Awnings, eaves and overhangs

- (1) These shade elements are also a response to the climate and provide for filtered light to enter the building and also serve to articulate a building façade and add visual interest.
- (2) Eaves are to be a minimum of 700 mm.

#### An example of traditional awnings, eaves and overhangs



#### Examples of modern awnings, eaves and overhangs







- (3) Key features of awnings, eaves and overhangs are:
- (a) sited to afford weather protection;
  - (b) can be adjustable and/or retractable;
  - (c) add dimension and articulation to the building.

#### **SC6.2.4.3 Variety of roof profiles**

- (1) Roof profiles contribute significantly to the character of the shire's housing. A variety of roof profiles can be found in the shire including hipped roofs, gable roofs and a combination of the two.
- (2) Roof profiles tend to be steeply pitched or angled (generally greater than 30%) to provide good air circulation. Another more modern interpretation is a curved roof. Roofs are often also well-articulated with a number of apexes and profiles.
- (3) Permanent roof ventilation systems such as ridge vents are a desirable inclusion in residential dwellings to improve air circulation within the roof cavity.

#### **Examples of traditional roof profiles**



### Examples of modern roof profiles



### Examples of modern roof profiles



- (4) Key features of roof profiles are:
- (a) a distinctive element of the building
  - (b) assist in climate control
  - (c) generally of light weight metal construction.



#### SC6.2.4.4 Gables

- (1) Gables are used to articulate the roof and the façade of buildings and to reduce the overall bulk of the building.

##### An example of a traditional gable



##### Examples of modern gables



- (2) Key features of gables are:
- (a) articulate the building;
  - (b) to provide visual interest at roof level;
  - (c) reduce the scale and bulk of a building;
  - (d) gables can be extended from the building façade to provide the additional features of an eave and screening.

#### SC6.2.4.5 Columns and posts

- (1) Columns and posts were traditionally timber and often ornate in design. More simple interpretations are common in modern buildings. Columns and posts also assist in articulating the building facades.

##### An example of traditional columns and posts



##### Examples of contemporary columns and posts



- (2) Key features of columns and posts are:
  - (a) light weight and slim line;
  - (b) structural, but also can be decorative.

#### SC6.2.4.6 Shutters and screens

- (1) Shutters and screens protect windows, doors and other openings in a building primarily from the sun, but also from other climatic elements, such as wind and rain. Shutters and screens can be both a functional and an aesthetic element of a building, and can provide for privacy.

### An example of traditional shutters and screens



### Examples of contemporary shutters and screens



- (2) Key features of shutters and screens are:
- (a) often adjustable or moveable;
  - (b) afford weather protection;
  - (c) facilitate air circulation;
  - (d) provide/improve privacy;
  - (e) can be timber, metal or glass;
  - (f) can be perforated surfaces such as battens, lattice and mesh to provide privacy while facilitating ventilation;
  - (g) screening utility areas and undercrofts.
- (3) Overlapping of planes can create shadow and depth and reveal the lightweight nature of surfaces rather than emphasise the bulk and volume of the building.



#### SC6.2.4.7 Expansive windows and doors

- (1) Windows and doors often occupy large spaces and can be opened or adjusted to allow flow through ventilation. They also provide for good circulation for people between indoor and outdoor spaces.

##### An example of traditional doors and windows



##### Examples of modern doors and windows



- (2) Key features of expansive windows and doors are:
  - (a) large and functional for climate control;
  - (b) can function as sliding wall panels;
  - (c) typical styles popular in the tropics include casements, bi-folds and louvers.

#### SC6.2.4.8 Details and illustrations of building design features

- (1) Key building design features which are representative of tropical Queensland vernacular architecture are:
  - (a) repetitive design features in a building which reduce the bulk of the building;
  - (b) elevation of a building on lightweight pier foundations and incorporating lightweight exterior building materials;
  - (c) articulation to a building façade/roof profile to reduce the bulk of the building and provide weather protection;
  - (d) large recesses under roof creating indoor/outdoor living spaces as a main feature of a building;

- (e) scale and bulk of a building reduced by a mix of articulation, use of architectural elements and exterior finishes.
- (2) Examples of the key building design features which contribute to the identity of a building as representative of tropical Queensland vernacular architecture are illustrated below.

**Repetitive design features in a building which reduce the bulk of the building**



**Elevation of a building on lightweight pier foundations and incorporating lightweight exterior building materials**



**Articulation to a building façade/roof profile to reduce the bulk of the building and provide weather protection**



**Large recesses under roof creating indoor/outdoor living spaces as a main feature of a building**



**Scale and bulk of a building reduced by a mix of articulation, use of architectural elements and exterior finishes**



**Acknowledgements:**

Cairns Regional Council

Cairns Style Design Guide, October 2010

Douglas Shire Council

Douglas Shire Planning Scheme 2006

Planning Scheme Policy – Building Design and Architectural Elements, August 2006



## **SC6.3 Planning scheme policy – Crime prevention through environmental design (CPTED)**

### **SC6.3.1 Purpose of the planning scheme policy**

- (1) The purpose of the Planning scheme policy - Crime prevention through environmental design (CPTED) is to:
- (a) provide guidance on safety through design;
  - (b) promote design features within development to enhance the safety from crime for the community;
  - (c) enhance public safety by reducing opportunities for crime to occur against people and property;
  - (d) reduce the fear of crime through the provision of safe, well designed buildings, facilities and public spaces;
  - (e) encourage development which promotes safety on neighbouring public and private land;
  - (f) ensure that the requirements of the Landscaping code, which promotes dense, lush landscape planting, are not compromised by the guidelines contained within this policy.

### **SC6.3.2 Relationship to the planning scheme**

- (1) This planning scheme policy provides guidance on achieving consistency with the requirements and outcomes of the following parts of the planning scheme:
- (a) Strategic framework;
  - (b) Local plan codes;
    - (i) Mossman local plan code;
    - (ii) Port Douglas / Craiglie local plan code.
  - (c) Development codes:
    - (i) Centre activities code;
    - (ii) Community facilities code;
    - (iii) Industry activities code;
    - (iv) Multiple dwelling, short term accommodation and retirement facility code;
    - (v) Parking station code
    - (vi) Relocatable home park and residential care facility code;
    - (vii) Sport and recreation activities code.
  - (d) Other codes:
  - (e) Landscaping code.

### **SC6.3.3 Guidance on meeting planning scheme outcomes**

#### **SC6.3.3.1 Passive surveillance and sight-lines**

- (1) Surveillance can greatly impact on the likelihood of unlawful acts being undertaken. By ensuring clear sight-lines, the opportunity to commit a crime is decreased. The public realm and surrounding development should be designed and managed to maximise the potential for passive surveillance. Development should respond to the following design considerations:
- (a) Site design allows activation of lower levels of buildings and overlooking of public and open space areas by surrounding uses, streets and residences;
  - (b) Maximise visibility of public and private car parks, pathways, stairwells, arcades, public amenities, playgrounds and other gathering spaces;
  - (c) Landscaping is maintained to allow clear sight-lines and not create visual barriers. Low planting and shrubs should be maintained to a height of 500mm and low hanging tree branches should be removed to ensure a clear trunk up to a height of 1.5 metres;

- (d) Fences and solid walls adjacent to pedestrian walkways, car parks, public spaces and street frontages provide for casual surveillance of both properties and public areas through use of visually permeable fencing, transparent materials, windows or balconies.

#### **SC6.3.3.2 Public and private domains**

- (1) Clearly defined boundaries between public, semi-public and private realms can help to reduce ambiguity of ownership and identify legitimate users of an area. Distinction can be made obvious through the use of well-designed physical features. Development should respond to the following design considerations:
  - (a) Signage to define use as private, public or restricted;
  - (b) Barriers, fences or vegetation cues delineating different areas;
  - (c) Changes in footpath treatment, level and elevation.

#### **SC6.3.3.3 Legibility and way-finding**

- (1) Legibility in the built environment is important in allowing people to know where they are and how to get where they are going, contributing to their sense of security in a place. Legibility is about way-finding and is important for vehicles, pedestrians and cyclists. Built environments are designed and managed to make navigation clear for users. Development should respond to the following design considerations:
  - (a) Simple, clearly written signage should provide locational information and identify destinations and facilities such as telephones, police, taxi ranks and bus stops;
  - (b) Important service places like bus or taxi stops, telephones and building entrances should be located in places that are both visible and logical;
  - (c) Street numbers and building or tenancy names should be displayed at ground level and be clearly identifiable from the street and footpath;
  - (d) Development should limit the number of entrances and exits which should be obvious, well-lit and have a clear relationship to car parking areas and public spaces.

#### **SC6.3.3.4 Building design**

- (1) Building design is an important factor in discouraging anti-social and criminal activities and adding to the security of the public realm. Considered design can reduce opportunities for concealment, illegitimate access and vandalism. Development should respond to the following design considerations:
  - (a) Building design should not include features or structures that create potential ladders that provide access to higher levels;
  - (b) People entering and exiting a development should have adequate opportunity to look either in or out, prior to entering or exiting the development through permeable fenestration and façade treatments;
  - (c) Main entrances and exits should be located at the front of a site and in view of the street and internal users of the building;
  - (d) Building walls, particularly entrances, should avoid creating spaces and barriers for human concealment to reduce the risk of crime by hidden persons;
  - (e) Building design should support casual surveillance of adjacent open space and public areas.

#### **SC6.3.3.5 Lighting**

- (1) Appropriate lighting is a feature people associate with enhanced safety. In addition to facilitating surveillance, lighting is often used to enhance a site and to attract people. Development should provide appropriate pedestrian and street lighting to enhance the amenity of a site and promote safety by optimising opportunities for surveillance and reducing feelings of fear and vulnerability. Development should respond to the following design considerations:

- (a) Paths, car parks, entrances, exits and way-finding signage should be well lit and obvious;
- (b) Lighting should not be so bright as to prevent users from observing people approaching in the dark;
- (c) Lights should not be obscured by vegetation;
- (d) Possible concealment spots such as loading bays, waste and recyclable material storage and alleys should be lit with vandal-resistant lighting;
- (e) Lighting used in car parks should illuminate continuously in hours of darkness;
- (f) Street and path lighting should be evenly placed to ensure that the entire street or path is sufficiently lit and black spots are avoided.

#### **SC6.3.3.6 Predictable routes and entrapment**

- (1) Pathways, tunnels, stairways, bridges and other similar conveniences allow observers to predict the movement of the users of a site. Care is taken with design to enhance the actual and perceived safety of users by avoiding leading people into potentially dangerous situations or areas. To avoid the creation of possible entrapment and assault sites and reduce opportunities for crimes to be committed, development should respond to the following design considerations:
  - (a) Predictable routes should be provided with good sight-lines, lighting, signage and casual surveillance;
  - (b) Development should avoid concealment spots near pedestrian and cycle routes;
  - (c) Walkways, pathways and stairs should be designed and located so that they are easily accessible and do not involve blind corners;
  - (d) Walkways and pathways should not be obstructed by vegetation;
  - (e) Alleyways should be maintained free from landscaping and the accumulation of objects such as waste and recyclable material storage, which would facilitate concealment or the illicit entry to buildings.

#### **SC6.3.3.7 Management and maintenance**

- (1) Public spaces and private development should be designed, managed and regularly maintained to ensure the quality of the place. Routine maintenance and repair indicates ownership and creates feelings of safety encouraging greater use and reducing likelihood of crime. Development should respond to the following design considerations:
  - (a) Robust and durable materials, easy-to-maintain surfaces and darker coloured paint or graffiti-resistant paint should be used wherever possible;
  - (b) Regular maintenance regimes should be established for facilities and vegetation.

#### **SC6.3.4 Information Council may request**

- (1) Council may request an assessment of proposed development against the crime prevention design considerations identified in this policy.

#### **SC6.3.5 Related materials**

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
  - (a) Crime Prevention through Environmental Design – Guidelines for Queensland, Part A: Essential features of safer places, State of Queensland, October 2007.



## **SC6.4 Planning scheme policy – Environmental management plans**

### **SC6.4.1 Purpose of the planning scheme policy**

- (1) The purpose of this planning scheme policy is to:
  - (a) provide guidance on preparing an Environmental management plan for proposed development;
  - (b) provide guidance on preparing an Extractive industry environmental management plan for proposed Extractive industry development.

### **SC6.4.2 Relationship to the planning scheme**

- (1) This planning scheme policy provides guidance on meeting the assessment criteria of the planning scheme that require development to prepare an environmental management plan.
- (2) The Extractive Industry code requires development to prepare an Extractive industry environmental management plan.

### **SC6.4.3 Information Council may request**

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

#### **SC6.4.3.1 Environmental management plan (generally)**

- (1) An Environmental management plan (EMP) seeks to ensure that the impacts of development on the environment are adequately mitigated and continually controlled. This can include construction, operational and decommissioning stages of a development.
- (2) The Environmental management plan is to be prepared by a suitably qualified and experienced person.
- (3) The range of issues that may be requested to be addressed in an EMP include:
  - (a) Acid sulfate soil;
  - (b) Air quality;
  - (c) Biting insects;
  - (d) Buffer area management;
  - (e) Building/structure conservation or retention;
  - (f) Energy efficiency and management;
  - (g) Erosion and sediment control;
  - (h) Management of activities and events, including monitoring and corrective action;
  - (i) Management of the impacts of land uses on surrounding sites;
  - (j) Natural and cultural heritage preservation/management;
  - (k) Noise control;
  - (l) Rehabilitation/landscaping;
  - (m) Rehabilitation of sites;
  - (n) Resource and waste management;
  - (o) Stormwater management;
  - (p) Vegetation management;
  - (q) Visual amenity;
  - (r) Water quality/waterway health;
  - (s) Weed control.

- (4) The essential components of an Environmental management plan are:
- (a) Establishment of agreed performance criteria and objectives in relation to environmental and social impacts;
  - (b) Detailed prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts at specific sites;
  - (c) Details of the proposed monitoring of the effectiveness of remedial measures against the agreed performance criteria in consultation with relevant government agencies and the community;
  - (d) Details of implementation responsibilities for environmental management;
  - (e) Timing (milestones) of environmental management initiatives;
  - (f) Reporting requirements and auditing responsibilities for meeting environmental performance objectives;
  - (g) Corrective actions to rectify any deviation from performance standards.
- (5) The type of information that may be required to be included in an Environmental management plan and a standard structure is as per the following.
- (a) Introduction:
    - (i) Description of the development proposal;
    - (ii) The need for the Environmental management plan in relation to the development;
    - (iii) Structure and scope.
  - (b) Aims of the Environmental management plan:
    - (i) As a framework for practically addressing and monitoring the significant environmental impacts of the proposal;
    - (ii) Compliance with legislative requirements and government policies;
    - (iii) Evidence that the works and operations are being conducted in an environmentally responsible manner.
  - (c) Identification of environmental issues. For each issue or environmentally impacting activity:
    - (i) Policy for addressing the issue/activity;
    - (ii) Performance criteria;
    - (iii) Implementation strategy;
    - (iv) Monitoring program;
    - (v) Details of how reporting will influence mitigation measures and how reporting is to take place.
  - (d) A Site rehabilitation plan prepared addressing the following matters:
    - (i) After use options, including the most likely or preferred option;
    - (ii) Conceptual design of after use infrastructure;
    - (iii) Proposed final surface contours;
    - (iv) Capping material to be used;
    - (v) Drainage system including final discharge point;
    - (vi) Provision for irrigation measures to promote vegetation growth;
    - (vii) Anticipated period of after care.

#### **SC6.4.3.2 Environmental management plan (extractive industry activities)**

- (1) An Environmental management plan shall be prepared to ensure that the extractive industry utilises mitigation measures that minimise any likely adverse impact on ecological and hydrological processes.
- (2) The Environmental management plan is to be prepared by a suitably qualified and experienced person.

- (3) The report should include reference to any applicable State policy contexts.
- (4) The Environmental Management Plan shall address the following matters:
  - (a) Site establishment works;
  - (b) Type and quantity of materials to be excavated per year and the time period involved;
  - (c) Limits of the area proposed to be extracted, processed and transported from the site;
  - (d) Method and staging of operations;
  - (e) Depth and extent of excavations;
  - (f) Existing contours of the land;
  - (g) Estimated depth and description of overburden;
  - (h) Energy efficiency measures and ongoing management plan;
  - (i) Erosion and sediment control measures during start up and for the life of the extractive industry;
  - (j) Natural and cultural heritage preservation/management during start up and for the life of the extractive industry;
  - (k) Noise control during start up and for the life of the extractive industry;
  - (l) Air quality during start up and for the life of the extractive industry;
  - (m) Vibration impacts during start up and for the life of the extractive industry;
  - (n) Resource and waste management;
  - (o) Stormwater management during start up and for the life of the extractive industry;
  - (p) Vegetation management during start up and for the life of the extractive industry;
  - (q) The capacity of the existing road system to carry the type and volume of traffic likely to use the road, during the life of the use;
  - (r) The capacity of the proposed haul routes to carry the type and volume of traffic generated by the proposed use;
  - (s) Landscaping Plan shall be provided that details the landscaping and buffer treatments for the life of the extractive industry. The plan must provide adequate buffering of the proposed excavation from nearby drains, waterways, roads, footpaths, buildings and other structures and buffer area management during start up and for the life of the extractive industry;
  - (t) Rehabilitation to be undertaken following completion of identified stages of extraction in accordance with a Rehabilitation management plan which identifies:
    - (i) the final landform and levels of the rehabilitated site;
    - (ii) the location, shape and depth of any water bodies;
    - (iii) that the site will be stable and will not be subject to erosion;
    - (iv) that the site will be free of contaminants;
    - (v) that water quality downstream of the site will not be adversely affected in the future;
    - (vi) that the water quality of any water bodies on the site will be of a standard which can support fish life and other aquatic invertebrates;
    - (vii) the areas of the site to be revegetated and the species to be used in the revegetation.
  - (u) That the visual amenity of the rehabilitated site is consistent with the visual amenity expected for the alternative uses;
  - (v) The landform is suitable for alternative uses.

#### SC6.4.4 Related materials

- (1) Other documents which may provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
  - (a) State Planning Policy (December 2013)



## SC6.5 Planning scheme policy – FNQROC Regional Development Manual

### SC6.5.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to provide guidance on the minimum design standards for development.

### SC6.5.2 Relationship to the planning scheme

- (1) This planning scheme policy provides guidance on meeting the outcomes in the following:
  - (a) State-wide codes:
    - (i) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works;
  - (b) Local plans:
    - (i) Coastal communities local plan;
    - (ii) Mossman local plan;
    - (iii) Port Douglas / Craiglie local plan;
    - (iv) Return to Country local plan;
    - (v) Settlement areas north of the Daintree River local plan.
  - (c) Use codes:
    - (i) Animal keeping code
    - (ii) Caretaker's accommodation code;
    - (iii) Centre activities code;
    - (iv) Child care centre code;
    - (v) Community facilities code;
    - (vi) Dual occupancy code;
    - (vii) Extractive industry code;
    - (viii) Industry activities code;
    - (ix) Multiple dwelling, short term accommodation and retirement facility code;
    - (x) Parking station code;
    - (xi) Relocatable home park and tourist park code;
    - (xii) Rooming accommodation code;
    - (xiii) Rural activities code;
    - (xiv) Sales office code;
    - (xv) Service station code;
    - (xvi) Sport and recreation activities code;
    - (xvii) Telecommunications facility code.
  - (d) Other codes:
    - (i) Access, parking and servicing code;
    - (ii) Environmental performance code;
    - (iii) Filling and excavation code;
    - (iv) Infrastructure works code;
    - (v) Landscaping code;
    - (vi) Reconfiguring a lot code;
    - (vii) Ship sourced pollutants reception facilities in marinas code..

### **SC6.5.3 Guidance on meeting planning scheme outcomes**

- (1) This planning scheme policy provides guidance on the following matters:
  - (a) Development principles;
  - (b) Application procedures;
  - (c) Construction procedures;
  - (d) Design Manuals;
  - (e) Standard specifications for engineering works;
  - (f) Standard drawings for engineering works.

### **SC6.5.4 Information Council may request**

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

- (1) Council may request an assessment of the proposed development against the relevant standards of the FNQROC Regional Development Manual.

Editor's note - The Far North Queensland Region of Council's (FNQROC) is made up of membership of Councils from Cook Shire in the north, Etheridge Shire Council in the west and Hinchinbrook Shire Council in the south. The FNQROC Development Manual is available for viewing via <http://www.fnqroc.qld.gov.au/>

## **SC6.6 Planning scheme policy – Landscape values**

### **SC6.6.1 Preliminary**

### **SC6.6.2 Purpose of the planning scheme policy**

- (1) The purpose of the Planning scheme policy – Landscape values is to identify the level and type of analysis required to provide requirements and guidance for the preparation of a visual impact assessment where required by the Landscape values overlay code or for impact assessable development to:
  - (a) Maintain and enhance landscape features and places of high landscape value and medium landscape value;
  - (b) Manage and limit visual impact and intrusion within the coastal scenery zone;
  - (c) Protect and maintain valued landscape character attributes and rural amenity;
  - (d) Maintain scenic views towards landscape features, areas of high landscape value and attractive combinations of distinctive landscape character from lookouts, scenic routes and gateways.

### **SC6.6.3 Relationship to the planning scheme**

- (1) This planning scheme policy provides guidance on meeting the requirements of the Strategic Framework and the Landscape values overlay code.

### **SC6.6.4 Guidance on meeting planning scheme outcomes**

- (1) The planning scheme identifies areas of high and medium landscape value, scenic route buffer areas and/ or coastal landscape areas identified on the Landscape values overlay maps contained in Schedule 2.
- (2) The Landscape values overlay is derived from the Cairns Regional Council Scenic Amenity Study 2012 (prepared during the period of amalgamation with Cairns Regional Council).
- (3) Council may require either, or both, a visual impact assessment or site-specific investigation to demonstrate that proposed development meets the requirements and outcomes of the planning scheme.
- (4) Where necessary development applications are to be supplemented by additional information identifying relevant Landscape character types and landscape features which provide an important local context in defining those values that underlie the landscape values.
- (5) Visual impact assessments or site specific investigations will need to consider existing and valued landscape character features of the site and surrounds, and/ or combinations of attractive landscapes and scenic places, as well as important view corridors. Site specific identifications may be required to respond to landscape values identified, and may also confirm or amend the regional landscape character type evaluation.
- (6) Landscape character types are mapped on Regional landscape character types map contained within the Cairns Regional Council Scenic Amenity Study and are described within

**Table SC6.6.4.a - Landscape Character Types**

Character Type	Description
Forested mountains	Generally, the uplands of the mountain ranges which create the landscape 'frame' and viewshed edges, and form the scenic background to most views across the study area, and also from offshore. Forested hillslopes and headlands are also included in this character type.  Example: the Dagmar Range adjacent to Wonga.
Grassy hillsides	Grazed, burnt or disturbed hillsides, with grassy slopes often with a backdrop of forested mountain ranges.
Lowlands	The coastal and river plains and valley floors which are not used for sugar cane *, including forested woodland areas, grazed grassland and crops.  *canefields are a separate character type.
Canefields	Generally flat areas used for sugar cane cultivation.
Coast	The coastline is a mixture of mangrove inlets, rocky headlands and beaches, plus bays and inshore ocean.  For the purposes of landscape character type mapping, forested headlands are included in forested mountains landscape character type. The area mapped as the coastal landscape character type includes beaches, bays, mangroves and inshore ocean. Some of the beaches have an 'iconic' combination of white sand, fringing vegetation, and long views over the Coral Sea.
Inland watercourses	The major rivers include the Mowbray, the North and South Mossman, Daintree and Bloomfield Rivers, plus the associated gorges and waterfalls and many tributary creeks that either feed into these, or directly into the Coral Sea.
Urban	Urban areas include Mossman, Port Douglas, Craiglie and smaller towns.

### SC6.6.5 Information Council may request

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

- (1) Council may request information to assess the extent to which development is likely to be consistent with the Landscape values of Douglas Shire.

The information detailed within Table SC6.6.5.a is to accompany development applications where required by the Landscape values overlay code or Council.

- (2) Landscape assessment requirements, the information required by Council to accompany development applications in areas triggered by the Landscape values overlay map, depends on the site and its specific landscape values. In some cases, preliminary assessment may indicate whether or not additional investigation and detailed submissions are required, at the discretion of Council.



Table SC6.6.5.a - Landscape values overlay code

Map category	Information required	Details
High landscape value areas (HLV areas)	Item 1: Context and setting	Detail 1: (a) provide a setting map or plan showing the proposed development in relation to ridges, peaks, escarpments, skyline features and watercourses; (b) identify the view shed(s) of significant viewpoints (including but not necessarily limited to views from scenic routes and lookouts, towns and public places, , beaches, gateways and other sensitive receptors); (c) identify existing vegetation on site.
	Item 2: Visibility – where can the development be seen from?	Detail 2: (a) provide a plan or similar identifying the zone of visual influence, showing places where the development is likely to be visible from, at different viewing distances.
	Item 3: Appearance – what will the development look like when seen from scenic routes, lookouts, gateways and other public places?	Detail 3: (a) provide photographs, photomontage(s) or similar visualisation of the proposed development from public viewing place(s), including sight line sections, views to background landscape features, and details of height of existing screening vegetation.
	Item 4: Screening and other mitigation measures.	Detail 4: (a) details of proposed setbacks, screening, earthworks, built form, materials and colours; (b) identify vegetation to be retained and/ or removed; (c) provide a landscape concept and intent plan (provided at a minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation and visual integration.
And where also Forested mountains (character type as identified on the Landscape values overlay maps contained in Schedule 2)	Item 5: Landscape character analysis – consistency or incongruity with existing character*.	Detail 5: (a) description of existing character of surrounding area; (b) provide an analysis of proposed built form scale and character (including

		earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape.
Medium landscape values areas (MLV areas)	Item 1: Context and setting	Detail 1: (a) provide a setting map or plan showing the proposed development in relation to view corridors, scenic routes, gateways and other significant viewpoints and sensitive receptors.
	Item 2: Visibility – where can the development be seen from?	Detail 2: (a) provide a plan or similar identifying the zone of visual influence, showing places the development is likely to be visible from, at different viewing distances.
	Item 3: Appearance – what will the development look like when seen from scenic routes, lookouts, gateways and other public places?	Detail 3: (a) provide photographs, photomontage(s) or similar visualisation of the proposed development from public viewing place(s), including sight line sections with views to background landscape features.
	Item 4: Screening and other mitigation measures.	Detail 4: (a) details of proposed setbacks, screening, earthworks, built form, materials and colours; (b) identify vegetation to be retained and/or removed; (c) provide a landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation and visual integration.
And where also Canefields (character type identified on the Landscape values overlay maps contained in Schedule 2)	Item 5: Landscape character analysis – consistency or incongruity with existing character.	Detail 5: (a) description of existing character of surrounding area, (b) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape.
Areas within 100m of lookouts;  Areas within 100m of gateways.	Item 1: Context and setting	Detail 1: (a) provide a setting map or plan showing the proposed

		development in relation to view corridors, scenic routes, gateways and other significant viewpoints and sensitive receptors, (b) identify significant existing views.
	Item 4: Screening and other mitigation measures	Detail 4: (a) details of proposed setbacks, screening, earthworks, built form, materials and colours; (b) identify vegetation to be retained and/or removed; (c) provide a landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation and visual integration.
	Item 5: Landscape character analysis	Detail 5: (a) description of existing character within the view corridor or surrounding the gateway; (b) provide an analysis of proposed built form, scale and character (including earthworks and landscaping) and their contrast or compatibility with existing scale and character.
	Item 6: View analysis	Detail 6: (a) sight lines and cross sections of proposed development and retained or landscaped vegetation, in relation to views to background or urban edge landscape features. Photomontages may be required to demonstrate or supplement.
	Item 7: Visual impact assessment	Details 7: (a) assessment of likely impacts on views, view corridors, visible features and landscape values, and/or sense of entry or edges.
View corridors	Item 1: Context and setting	Detail 1: (a) provide a setting map or plan showing the proposed development in relation to lookouts, view corridors and sensitive receptors.
	Item 5: Landscape character analysis	Detail 5: (a) description of existing character within view corridor

		<p>or surrounding the gateway;</p> <p>(b) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale and character.</p>
	Item 6: View analysis	<p>Detail 6:</p> <p>(a) sight lines sections to the proposed development from lookouts or important view corridors shown on the Landscape Values Overlay Maps and the Local Plan (Townscape Plan Maps) for Port Douglas / Craiglie and Mossman in Schedule 2 including views to background landscape features.</p>
	Item 7: Visual impact assessment	<p>Detail 7:</p> <p>(a) assessment of likely impacts on views, view corridors, visible features and landscape values, and/ or sense of entry or edges.</p>
Areas within 100m either side of a scenic route	Item 1: Context and setting	<p>Detail 1:</p> <p>(a) provide a setting map or plan on a contour base showing the proposed development in relation to the scenic route;</p> <p>(b) detail the extent to which the development intrudes on views towards High landscape value areas.</p>
	Item 4: Screening and other mitigation measures (where preliminary assessment indicates that development may intrude on views)	<p>Detail 4:</p> <p>(a) details of proposed setbacks, screening, earthworks, built form, materials and colours;</p> <p>(b) identify vegetation to be retained and/or removed;</p> <p>(c) provide a landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation or visual integration.</p>
	Item 6: View analysis (where preliminary assessment indicates that development may intrude on views)	<p>Detail 6:</p> <p>(a) sight line sections and view corridor diagrams showing the likely view intrusion (arcs and proportion of views affected).</p>
	Item 7: Visual impact assessment	<p>Detail 7:</p> <p>(a) assessment of likely impacts</p>



		on views, view corridors, visible features and landscape values, and/or sense of entry or edges.
Coastal landscape areas	Item 1: Coastal context and setting	Detail 1: (a) district setting map or plan showing the proposed development in relation to the coastline and routes (vehicle and pedestrian) leading to the coast; as well as lookouts, view corridors, gateways, scenic routes and sensitive receptors; (b) identify existing vegetation on site.
	Item 5: Landscape character and coastal relationship analysis*- consistency or incongruity with existing character.	Detail 5: (a) provide a description of the existing character of the surrounding areas, (b) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape with emphasis on those elements or features which contribute or relate to the coastal environment and visual experience.
And where also in a High or Medium landscape value areas	Item 6: View analysis	Detail 6: (a) sight lines and cross sections of proposed development and retained or landscaped vegetation, in relation to views to ocean, beach, islands, headlands and other coastline features.
Rural/non-urban landscape character types*: forested mountains; grassy hillsides; lowlands; canefields; coast; inland water-courses.  For development exceeding 8.5 metres in height, or where associated with a rural activity exceeding 15 metres in height.	Item 1: Context and setting	Detail 1: (1) provide a setting map or plan showing the proposed development in relation to the Landscape character type(s)*.
	Item 2: Visibility – where can the development be seen from?	Detail 2: (a) provide a plan or similar identifying the zone of visual influence, showing places the development is likely to be visible from, at different viewing distances.
	Item 4: Screening and other mitigation measures	Detail 4: (a) details of proposed setbacks, screening, earthworks, built form, materials and colours; (b) identify vegetation to be

		retained and/or removed; (c) provide a landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation or visual integration.
	Item 5: Landscape character analysis	Detail 5: (a) provide a description of the existing character of the surrounding area; (b) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape with emphasis on those elements or features which contribute or relate to the coastal environment and visual experience.

\* Refer to related materials for descriptions of landscape character types in related material section.

Note – More than one map category may apply to a development or site

#### SC6.6.6 Related materials

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
  - (a) Cairns Regional Council Scenic Amenity Study 2012.

## SC6.7 Planning scheme policy – Landscaping

### SC6.7.1 Purpose of the planning scheme policy

- (1) The purpose of the landscaping planning scheme policy is to specify landscaping design requirements and a plant species schedule for developments which have landscaping requirements. This policy should be read in conjunction with the Landscaping code and other relevant parts of the planning scheme.

### SC6.7.2 Objectives

- (1) The objectives of the policy are:
  - (a) to ensure high quality landscaping throughout the local government area;
  - (b) to provide for a distinctive landscape character to develop in different localities throughout the shire;
  - (c) to establish guidelines which ensure high quality landscaping is provided and maintained as an important visual element which contributes to the landscape integrity of the shire.

### SC6.7.3 Content

- (1) This Landscaping policy incorporates the following
  - (a) landscaping procedures and assessment;
  - (b) minimum design requirements for development;
  - (c) minimum design requirements for lot reconfiguration;
  - (d) Douglas landscape zones;
  - (e) plant species schedule;
  - (f) Port Douglas Master Plan Landscape Design Guide.

### SC6.7.4 Information Council may request

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

- (1) A landscape plan and maintenance schedule should be prepared by consultants who are qualified and experienced in their specialist field to ensure all aspects of the design are addressed as outlined in Table SC6.7.4.a.

**Table SC6.7.4.a - Details for preparing a landscaping plan**

Type	Detail required
Cartographic conventions	Title, date, drawing number; Scale; North Point; Legend; Details of the author (name, qualifications, affiliations).
Contextual information	Easements and other encumbrances; Adjoining land uses; Street names; Existing and proposed surface levels.
Existing conditions	Soil types; Existing vegetation – location, size and species; Watercourses; Drainage; Services – underground and overhead.

Type	Detail required
Extent of works	<p>New vegetation;  Existing vegetation protection and/ or removal;  Temporary protective drainage and slope stabilisation measures;  Soft and hard surface materials;  Structures, fencing, retaining walls, entry walls, recreation features, water features, fixtures and furniture;  Irrigation system including backflow prevention, filtration details and method of drainage;  Hardscape Plan in accordance with Figure 6.7.4.a..  Any other associated elements.</p>
Planting plan and schedule	<p>Location, number and minimum size at time of planting;  Dimensions of planting beds;  Botanic and common names;  Endemic or native species to be planted suitable to the area;  Quantities and densities;  Planting sizes;  Canopy height and spread at 2 years and 5 years from planting;  Turbing and edging treatments;  Planting plan and plant schedule in accordance with Figure 6.7.4.b and specific species requirements by landscape master plan.</p>
Landscape specification	<p>A description of the overall scope of the landscape works;  A schedule of drawings to be read in conjunction with the specification;  Details of standards and guidelines to be followed;  Description of site preparation measures including protection measures of existing vegetation, protective drainage and slope stabilisation measures, protection of existing site features, weed eradication, soil preparation and stockpiling and mulching.</p>
Maintenance schedule	<p>Details of maintenance monitoring, inspection and reporting;  Specified time periods and work requirements for routine maintenance over a period of a year once the landscaping has been established;  Outline requirements and details of pruning, trimming, weeding, re-mulching and restructuring of plants;  Annual budget costs.</p>



[illegible][illegible]

### SC6.7.5 Minimum design requirements for development

- (1) Outlined below are the minimum design requirements for any proposed development. These requirements should be read in conjunction with the Landscaping code and the performance criteria and acceptable outcomes of the particular zones, local plan and, if applicable the use code.
  - (a) Wherever possible, existing native vegetation on site is to be retained, incorporated into the site design and protected during site works. Mature vegetation on site is retained wherever possible to provide shade and screening from adjoining properties, and to enhance the new development.
  - (b) Existing native plant species characteristic of the area are to be included in the landscape design.
  - (c) Landscaping is to provide a buffer or screening between adjoining developments with dense planting, with consideration given to the location of window openings, private open space and service areas, such as bin enclosures.
  - (d) Dense planting is to be used, with the three tier approach of trees, shrubs and groundcovers. Densities are to be as follows:
    - (i) trees up to 3 metre centres in landscape buffer/screen planting areas and up to 6 metres in other areas;
    - (ii) shrubs up to 1.5 metre centres;
    - (iii) groundcovers up to 0.6 metre centres.
  - (e) In all areas at least 70% of the total proposed species are endemic or native species and palms are used as accent plants only.
  - (f) Reticulated irrigation systems are to be in accordance with Australian Standards.
  - (g) Soil preparation is to be in accordance with landscaping best practice, including high quality soil mix, slow release fertilizer and high quality mulch.

### SC6.7.6 Minimum design requirements for lot reconfiguration

#### SC6.7.6.1 Existing vegetation

- (1) Existing on site vegetation should be taken into account in the reconfiguration design and wherever possible should be retained. Vegetation significantly enhances the character and visual appeal of an area as well as providing an established habitat for local wildlife. The root system of existing vegetation to be retained on site during development should be protected as much as possible to the drip system and by root curtaining and sheet piling. Tree retention and protection of trees should have regard to the provisions of AS4970-2009 Protection of Trees in Development Sites.
- (2) The designation of parkland should incorporate stands of existing native vegetation in order to preserve the vegetation and improve the amenity of the area.

#### SC6.7.6.2 Viewscales

- (1) Views are an important feature within any proposed development. A reconfiguration layout should maximise the opportunities presented by the natural setting. This may be achieved by:
  - (a) preserving existing views;
  - (b) enhancing existing views e.g. by screen planting to screen adjacent buildings
  - (c) creating views into and out of the subdivision e.g. by planting trees to frame vistas, by removing unwanted structures;
  - (d) encouraging viewing areas, and providing for connectivity using bike paths/walking trails.

### SC6.7.6.3 Street tree planting

- (1) Shaded, tree-lined streets can significantly add to the amenity of an area, for example:
  - (a) an individual character may be achieved by using a specific tree species for each street;
  - (b) reduce heat and glare from road pavement;
  - (c) provide shade for parked cars;
  - (d) native flowering trees can provide a source of food and shelter for insects, birds and other animals.
- (2) It is Council's intention to promote the value of the streetscape by ensuring that street trees are planted as part of the development process. In order to ensure a well-balanced workable, and low maintenance landscape, all street planting should conform to the minimum standards listed

### SC6.7.6.4 Species size and selection

- (1) An avenue of trees of identical species and size planted at regular intervals has far greater visual and aesthetic impact than a mismatched selection of incompatible trees. In order to promote continuity in new streetscapes, a single species should be nominated for each street. Where a development is occurring in an established street setting, an assessment of the existing street trees should be made, and the most prevalent, healthy and appropriate species is chosen for footpath planting.
- (2) Tree species should be selected for their suitability to the site conditions e.g. small trees under power lines, drought resistance, soil suitability (refer to the Plant Species Schedule in Section SC6.7.8).
- (3) To ensure consistency in growth rate and form all new street trees are to be no less than 2 metres in height and should be well-established in their root and branch formation. A minimum 25 litre container should ensure a good survival factor.

### SC6.7.6.5 Alignment and placement

- (A) Tree canopies at maturity are not to be within 4.0 metres of electricity or telephone poles or pillars.
- (2) Tree canopies at maturity are not to be within 7.5 metres of street lights, to ensure effective street lighting.
- (3) Tree canopies at maturity are not to be within 4.0 metres radius of high voltage transmission lines.
- (4) Trees are planted at 5 metre centres under power lines and generally 8 – 12 metres elsewhere to achieve an effective design.
- (5) Trees are placed a minimum of 600 mm and a maximum of 1000 mm from the back of kerbs.
- (6) Trees are placed a minimum of 3 metres from any driveway.
- (7) At intersections, trees are to be placed a minimum of 10 metres back from the face of the kerb of the adjoining street.
- (8) Trees are to be located so as not to obstruct access to any services or signage.

- (9) Trees are to be located so as not to obstruct pedestrian or vehicular traffic, nor create a traffic hazard or cause damage to existing trees.
- (10) Trees are not to be within 2 metres of a side entrance storm water pit.

## SC6.7.7 Landscape zones in Douglas Shire

### SC6.7.7.1 SC6.7.7.1 Douglas landscape zones

- (1) Douglas Shire can be separated into three distinct landscape zones based on natural vegetation associations of a similar visual character. There is no precise delineation between zones and an individual assessment of each site in the vicinity of the boundaries between zones should be made. The zones are:

#### **Port Douglas and Coastal Communities**

The areas of Port Douglas and the coastal communities have their own unique landscape identities, with a mix of coastal and eucalyptus vegetation, melaleuca swamp communities as well as altered landscapes surrounding existing residential and tourist developments, comprising of endemic, native and exotic species. This area incorporates Port Douglas, Oak Beach, Cooya Beach, Newell, Wonga and Wangetti.

#### **Mossman to Daintree**

This area is characterised by closed forest types (rainforest) on heavier clay loam soils to the west of the coastal communities. The area incorporates rainforest, riparian forest (vegetation along creeks) and regrowth forest.

#### **North of the Daintree River to the Bloomfield River**

This area is characterised by closed forest occurring on a variety of soil types and incorporates Cape Kimberley, Cow Bay, Cape Tribulation and areas to the east and west of Cape Tribulation Road.

- (2) The plant species schedule in Section SC6.7.8 provides a list of endemic and native species suitable for use in each of the Douglas landscape zones. The street tree list also identifies street trees for use in Douglas Shire.



**SC6.7.8 Plant species schedule****SC6.7.8.1 Port Douglas and Coastal Communities Landscape Zone**

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>Abelmoschus moshatus</i> subsp. <i>tuberosus</i>	Native Rosella	Ground cover	No	Yes
<i>Abutilon auritum</i>	Chinese Lantern	1-1.5m	No	Yes
<i>Acacia falciformis</i>	Hickory Tanning Wattle	2-3m	No	Yes
<i>Acacia hylonoma</i>		8m	Yes	No
<i>Acacia leptocarpa</i>	North Coast Wattle	6m	Yes	No
<i>Acacia leptoloba</i>	Irvinebank Wattle	3-5m	No	No
<i>Acacia leptostachya</i>	Townsville Wattle	3m	No	Yes
<i>Acacia pubirhachis</i>		3-5m	Yes	No
<i>Acacia racospermoides</i>	White-barked Wattle	3-5m	Yes	No
<i>Acacia simsii</i>	Sim's Wattle	2-3m	No	Yes
<i>Acalypha lyonsii</i>		1-3m	No	Yes
<i>Acanthus ilicifolius</i>	Holly-leaf Mangrove	1m	No	Yes
<i>Acmena hemilampra</i>	Broad Leaf Lilly Pilly	6-10m	Yes	No
<i>Acmena</i> sp. Mt. Misery		5-8m	No	No
<i>Acrostichum aureum</i>	Golden Leather Fern	1-3m	No	Yes
<i>Acrostichum speciosum</i>	Mangrove Fern	1-2m	No	Yes
<i>Adenanthera pavonina</i>	False Red Sandalwood	6-10m	Yes	No
<i>Adenia heterophylla</i>	Lacewing Vine	Large Vine	No	No
<i>Adiantum atroviride</i>	Maidenhair Fern	Ground Cover	No	Yes
<i>Adiantum hispidulum</i>	Maidenhair Fern	Ground Cover	No	Yes
<i>Aglaia elaeagnoidea</i>	Coastal Aglaia	6-8m	Yes	No
<i>Aidia racemosa</i>	Wild Randa	6-8	Yes	No
<i>Aidia</i> sp. Gap Creek		6-8m	Yes	No
<i>Alchornea ilicifolia</i>	Native Holly	1-3m	No	Yes
<i>Alchornea thozetiana</i>	Thozet's Holly	2-5m	No	No
<i>Alectryon connatus</i>	Hairy Alectryon	6-8m	Yes	No
<i>Alectryon tomentosus</i>	Woolly Rambutan	6-8m	Yes	No
<i>Allocasuarina littoralis</i>	Black She Oak	3-8m	No	No
<i>Alocasia brisbanensis</i>	Native Cunjevoi Lily	1m	No	Yes
<i>Alpinia arctiflora</i>	Pleated Ginger	1-2m	No	Yes
<i>Alpinia caerulea</i>	Native Ginger	1-2m	No	Yes

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>Alpinia hylandii</i>	Native Ginger	1m	No	Yes
<i>Alpinia modesta</i>	Native Ginger	1m	No	Yes
<i>Alyxia ruscifolia</i>	Prickly Alyxia	1-1½m	No	Yes
<i>Amomum dallachyi</i>	Green Ginger	2m	No	Yes
<i>Amorphallus galbra</i>	Sweet Snakeskin Lily	1m	No	Yes
<i>Amphineuron terminans</i>	Amphineuron Fern	1m	No	Yes
<i>Antidesma bunius</i>	Herbert River Cherry	6-8m	Yes	No
<i>Antidesma erostre</i>	Wild Currant	6-8m	Yes	No
<i>Antidesma parvifolium</i>	Antidesma	2-3m	No	Yes
<i>Aphananthe philippinensis</i>	Native Elm	2-5m	No	No
<i>Archidendron grandiflorum</i>	Laceflower Tree	3-6m	Yes	No
<i>Archidendron hendersonii</i>	White Laceflower	3-5m	No	No
<i>Archidendron lucyi</i>	Scarlet Bean	5-8m	Yes	No
<i>Archirhodomyrtus beckleri</i>	Rose Myrtle	2-3m	No	Yes
<i>Archontophoenix alexandrae</i>	Alexandra Palm	6-8m	Yes	No
<i>Arenga australasica</i>	Australian Arenga Palm	6-8m	No	No
<i>Argophyllum lejourdanii</i>		2-3m	No	Yes
<i>Argophyllum</i> sp. Koolmoon Creek		2m	No	Yes
<i>Argophyllum verae</i>		2m	No	Yes
<i>Argusia argentea</i>	Octopus Bush	2-3m	No	Yes
<i>Aryterya divaricata</i>	Rose Tamarind	5-6m	Yes	No
<i>Aryterya paucifolia</i>	Pink Tamarind	2-3m	No	Yes
<i>Asplenium australasicum</i>	Bird's Nest Fern	1m	No	Yes
<i>Asplenium nidus</i>	Bird's Nest Fern	1m	No	Yes
<i>Asteromyrtus angustifolia</i>		3-5m	No	No
<i>Asteromyrtus brassii</i>		3-5m	No	No
<i>Asteromyrtus symphyocarpa</i>	Liniment Tree	3-5m	No	No
<i>Atractocarpus fitzalanii</i>	Yellow Mangosteen	5-8m	Yes	No
<i>Babingtonia tozerensis</i>	Mount Tozer Baeckea	1m	No	Yes

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
Baeckea frutescens		2-4m	Yes	Yes
Bambusa forbesii	Iron Range Bamboo	3-5m	No	No
Barringtonia calyptrata	Cassowary Pine	20-30m	Yes	No
Banksia aquilonia	Northern Banksia	4-5m	Yes	No
Banksia dentata	Tropical Banksia	4-5m	Yes	No
Banksia plagiocarpa	Dallachy's Banksia	3-4m	Yes	No
Banksia robur	Swamp Banksia	1-2m	No	Yes
Banksia spinulosa	Hairpin Banksia	1m	No	Yes
Barringtonia acutangula	Freshwater Mangrove	3-5m	Yes	No
Barringtonia asiatica	Beach Barringtonia	20-30m	Yes	No
Blechnum orientale	Blechnum Fern	1m	No	Yes
Blechnum indicum	Bungwall Swampwater Fern	1m	No	Yes
Bombax ceiba	Bombax	8-12m	No	No
Brachychiton acerifolius	Flame Tree	5-10m	No	No
Buchanania arborescens	Jallara	10-15m	Yes	No
Buckinghamia celsissima	Ivory Curl Tree	5-10m	Yes	No
Calophyllum bicolor		5-8m	Yes	No
Calophyllum inophyllum	Beach Calophyllum	15-20m	Yes	No
Callipteris prolifera		1m	No	Yes
Cananga odorata	Perfume Tree	10-20m	No	No
Caralia brachiata	Corkwood	5-10m	Yes	No
Castanospermum australe	Black Bean	10-15m	Yes	No
Casuarina equisetifolia	Beach She Oak	10-15m	No	No
Cleistanthus hylandii	Bernie's Cleistanthus	2-4m	No	Yes
Cochlospermum gillivraei	Kapok Tree	6m	No	No
Cordia subcordata	Sea Trumpet	10m	Yes	No
Cordyline cannifolia	Native Cordyline	1-2m	No	Yes
Crinum pendunculatum	Swamp Lily	1-3m	No	Yes
Cupaniopsis anacardioides	Tuckeroo	10m	Yes	No
Cupaniopsis	Brown Tuckeroo	2-4m	No	Yes

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
flagelliformis				
Curcuma australasica	Cape York Lily	Less than 1m	No	Yes
Cyathea cooperi	Lacey Tree Fern	5m	No	No
Darlingia darlingiana	Brown Silky Oak	8-15m	Yes	No
Davidsonia pruriens	Davidson's Plum	4-6m	No	No
Deplanchea tetraphylla	Golden Bouquet Tree	15m	Yes	No
Dianella caerulea	Flax Lily	1m	No	Yes
Dillenia alata	Red Beech	6-10m	Yes	No
Dimorphocalyx australiensis	Shipton's Glory	2-4m	No	Yes
Diospyros compacta	Sea Ebony	3-6m	Yes	No
Diplogottis diphyllostegia	Northern Tamarind	5-10m	Yes	No
Diplogottis smithii	Smiths Tamarind	4-8m	No	No
Eucalyptus torelliana	Cadagi	15-20m	Yes	No
Eugenia reinwardtiana	Beach Cherry	3m	No	Yes
Eupomatia laurina	Bolwarra	6m	No	No
Euroschinus falcata	Pink Poplar	15-20m	Yes	No
Eustrephus latifolius	Wombat Berry	Vine	No	Yes
Fagraea cernagei	Cape Jitta	6m	No	No
Ficus benjamina	Weeping Fig	8-15m	Yes	No
Flindersia bourjotiana	Silver Ash	15-20m	No	No
Flindersia braleyana	Queensland Maple	15-20m	No	No
Ganophyllum falcatum	Daintree Hickory	15-20m	Yes	No
Garcinia warrenii	Native Mangosteen	6-10m	No	No
Gardenia ovularis	Native Gardenia	4-8m	No	No
Gardenia psidioides	Native Gardenia	1-2m	No	Yes
Gardenia rupicola	Native Gardenia	1-2m	No	Yes
Gardenia scabrella	Native Gardenia	2-3m	No	Yes
Glycosmis trifoliata	Pink Lime	3-4m	No	Yes
Gmelina dalrympleana	Grey Teak	6-10m	Yes	No
Graptophyllum excelsum	Scarlet Fuschia	1-2m	No	Yes
Grevillea baileyana	White Oak	10-15m	Yes	No
Grevillea glauca	Bushmans Clothespins	3-6m	No	No
Guettarda speciosa	Zebra Wood	3-6m	No	No



Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>Guioa lasioneura</i>	Silky Tamarind	6-8m	No	No
<i>Harpullia arborea</i>	Cooktown Tulipwood	4-8m	No	No
<i>Harpullia frutescens</i>	Dwarf Harpullia	1-2m	No	Yes
<i>Harpullia pendula</i>	Tulipwood	8-10m	Yes	No
<i>Hibbertia banksii</i>		1-2m	No	Yes
<i>Helichrysum rupicola</i>	Native Daisy	Less than 1m	No	Yes
<i>Homalium circumpinnatum</i>	Brown Boxwood	8-10m	Yes	No
<i>Hoya australis</i>	Native Hoya	Vine	No	No
<i>Hoya pottsii</i>	Native Hoya	Vine	No	No
<i>Hydriastele wendlandiana</i>	Florence Falls Palm	5-8m	No	No
<i>Hymenosporum flavum</i>	Native Frangipani	5-8m	No	No
<i>Intsia bijuga</i>	Kwila	15-20m	Yes	No
<i>Jagera pseudorus</i>	Foam Bark	5-8m	Yes	No
<i>Leea indica</i>	Bandicoot Berry	3-5m	No	Yes
<i>Lepidozamia hopei</i>	Zamia Palm	5-10m	No	No
<i>Leptospermum madidum</i>	Weeping Tea Tree	3-5m	Yes	No
<i>Leptospermum polygalifolium</i>	Tantoon	1-2m	No	Yes
<i>Licuala ramsayi</i>	Australian Fan Palm	20m	No	No
<i>Lithomyrtus obtusa</i>	Pink Myrtle	1--1½m	No	Yes
<i>Livistona muelleri</i>	Dwarf Fan Palm	12m	No	No
<i>Lomandra longifolia</i>	Mat Rush	1m	No	Yes
<i>Lophostemon suaveolens</i>	Swamp Mahogany	15-20m	Yes	No
<i>Maniltoa lenticellata</i>	Cascading Bean	8-10m	Yes	No
<i>Melaleuca dealbata</i>	Blue Paperbark	15-20m	Yes	No
<i>Melaleuca leucadendra</i>	Weeping Paperbark	20-25m	Yes	No
<i>Melaleuca viridiflora</i>	Broad Leaf Paperbark	5-10m	Yes	No
<i>Melastoma affine</i>	Native Lassandra	1-1½m	No	Yes
<i>Melia azedarach</i>	White Cedar	15-20m	No	No
<i>Melicope elleryana</i>	Corkwood	15-20m	Yes	No
<i>Melicope rubra</i>	Little Euodia	6-8m	Yes	No
<i>Micromelum minutum</i>	Lime Berry	3-5m	No	No
<i>Miliusa brahei</i>	Raspberry Jelly Tree	5-8m	Yes	No
<i>Millettia pinnata</i>	Pongamia	10-15m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
Mimusops elengi	Red Coondoo	10-15m	No	No
Morinda citrifolia	Cheese Fruit	3-10m	No	No
Nauclea orientalis	Leichhardt Tree	10-15m	Yes	No
Neofabricia myrtifolia	Neofabrica	3-5m	Yes	Yes
Nypa fruticans	Nipa Palm	4-6m	No	No
Palaquium galactoxylum	Cairns Pencil Cedar	10-15m	No	No
Pandanus brookei	Brookei Pandanas	4-6m	No	No
Pandanus cookii	Beach Pandanas	4-6m	No	No
Pandanus tectorius	Thatch Screw Pine	4-6m	No	No
Pandorea jasminoides	Bower of Beauty	Vine	No	Yes
Pandorea pandorana	Wonga Vine	Vine	No	Yes
Pararchidendron pruinosum	Snow Wood	8-10m	Yes	No
Paraserianthes toona	Acacia Cedar	10-15m	Yes	No
Passiflora aurantia	Native Passionfruit	Vine	No	Yes
Pavetta australiensis	Snow Cloud	2-3m	No	No
Phaius tancarvilleae	Nun Orchid	1-1½m	No	Yes
Phaleria clerodendron	Scented Daphne	3-5m	No	No
Phaleria octandra	Cape Daphne	1-1½m	No	Yes
Phyllanthus cuscutiflorus	Pink Phyllanthus	3-4m	No	No
Pittosporum ferrugineum	Rusty Pittosperum	5-8m	No	No
Pittosporum rubiginosum	Red Pittosporum	2-3m	No	Yes
Planchonia careya	Corky Apple	4-6m	No	No
Pleiogynium timorense	Burdekin Plum	15-20m	Yes	No
Pleomele angustifolia	Native Dracena	3-4m	No	Yes
Podocarpus grayae	Brown Pine	8-10m	No	No
Polyalthia nitidissima	Canary Beech	5-8m	Yes	No
Polyscias elegans	Celerywood	10m	No	No
Pouteria castanosperma	Saffron Boxwood	5-8m	Yes	No
Pouteria obovata	Yellow Boxwood	5-8m	Yes	No
Pouteria sericea	Wild Prune	2-3m	No	Yes
Premna serratifolia	Coastal Premna	4m	No	No
Proiphys amboinensis	Cardwell Lily	1m	No	Yes
Ptychosperma	Solitaire Palm	5-8m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
elegans				
Rhodamnia spongiosa	Northern Malletwood	3m	No	No
Scaevola taccada	Sea Lettuce	2m	No	Yes
Scolopia braunii	Brown Birch	5-8m	No	No
Shefflera actinophylla	Umbrella Tree	10m	No	No
Sophora tomentosa	Silver Bush	2-3m	No	Yes
Stenocarpus sinuatus	Wheel of Fire	15m	Yes	No
Sterculia quadrifida	Peanut Tree	10m	Yes	No
Syzygium australe	Brush Cherry	3-5m	Yes	No
Syzygium fibrosum	Fibrous Satinash	5-8m	Yes	No
Syzygium forte	Flakybark Satinash	10-15m	Yes	No
Syzygium luehmannii	Small Leaved Lilly Pilly	8-15m	No	No
Syzygium smithii	Common Lilly Pilly	2-6m	Yes	No
Syzygium suborbiculare	Red Lady Apple	5-10m	Yes	No
Syzygium tierneyanum	Creek Satinash	8-10m	Yes	No
Syzygium wilsonii ssp. wilsonii	Powderpuff Lilly Pilly	1-3m	No	Yes
Syzygium xerampelinum	Mulgrave Satinash	5-8m	Yes	No
Tabernaemontana orientalis	Gondola Bush	3-4m	No	No
Tarennia dallachiana	Tree Ixora	5-8m	No	No
Thespesia populnea	Pacific Rosewood	10m	Yes	No
Toeckia daemelianum	Cape Tamarind	5-8m	Yes	No
Toeckia pterocarpum	Glossy Tamarind	5-8m	No	No
Tristaniaopsis exiliflora	Kanuka Box	5-8m	No	No
Xanthostemon chrysanthus	Golden Penda	6-10m	Yes	No
Xanthostemon youngii	Red Penda	3-5m	No	No
Xanthostemon verticillatus	Poland's Penda	3-5m	Yes	No

**SC6.7.8.2 Mossman to Daintree landscape zone**

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>Acacia hylonoma</i>		8m	Yes	No
<i>Acacia pubirhachis</i>		3-5m	Yes	No
<i>Acmena hemilampra</i>	Broad Leaf Lilly Pilly	10-15m	Yes	No
<i>Acmenosperma claviflorum</i>	Grey Satinash	10-15m	Yes	No
<i>Aleurites rockinghamensis</i>	Candlenut	15-20m	Yes	No
<i>Alpinia caerulea</i>	Native Ginger	2-3m	No	Yes
<i>Archidendron lucyi</i>	Scarlet Bean	8-10m	Yes	No
<i>Archidendron vailantii</i>	Salmon Bean	15-20m	Yes	No
<i>Argyrodendron peralatum</i>	Red Tulip Oak	20-25m	Yes	No
<i>Arytera divaricata</i>	Rose Tamarind	4-6m	Yes	No
<i>Athertonia diversifolia</i>	Atherton Oak	10-15	Yes	No
<i>Atractocarpus fitzalanii</i>	Brown Gardenia	5-8m	Yes	No
<i>Babingtonia tozerensis</i>	Mont Tozer Baeckea	1-1½m	No	Yes
<i>Barringtonia acutangula</i>	Freshwater Mangrove	3-5m	No	No
<i>Barringtonia asiatica</i>	Beach Barringtonia	15-20m	Yes	No
<i>Barringtonia calyptata</i>	Mango Pine	15-20m	Yes	No
<i>Blephrocarya involucrigera</i>	Rose Butternut	20-25m	Yes	No
<i>Brachychiton acerifolius</i>	Flame Tree	10-15m	Yes	No
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	5-10m	Yes	No
<i>Caldcluvia australiensis</i>	Rose Alder	10-15m	Yes	No
<i>Callistemon</i> sp. Walsh's Pyramid	Red Bottlebrush	3-4m	Yes	No
<i>Callistemon viminalis</i>	Red Bottlebrush	3-4m	Yes	No
<i>Callitris macleayana</i>	Brush Cyprus	10-15	Yes	No
<i>Cananga odorata</i>	Perfume Tree	20-25m	Yes	No
<i>Cardwellia sublimis</i>	Bull Oak	20-25m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>Castanospermum australe</i>	Black Bean	20-25m	Yes	No
<i>Cerbera floribunda</i>	Cassowary Plum	20-25m	No	No
<i>Cerbera manghas</i>	Dog Bane	8-10m	No	No
<i>Crinum pendunculatum</i>	Swamp Lily	1-3m	No	Yes
<i>Cleistanthus hylandii</i>	Bernie's Cleistanthus	2-4m	No	Yes
<i>Cordyline cannifolia</i>	Native Cordyline	1-1½m	No	Yes
<i>Cryptocarya laevigata</i>	Glossy Laurel	8-10m	Yes	No
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10-15m	Yes	No
<i>Cyathea cooperi</i>	Lacey Tree Fern	5-8m	No	No
<i>Darlingia darlingiana</i>	Brown Silky Oak	10-15m	Yes	No
<i>Davidsonia pruriens</i>	Davidson's Plum	5-8m	No	No
<i>Deplanchea tetraphylla</i>	Golden Bouquet Tree	15-20m	Yes	No
<i>Dianella caerulea</i>	Flax Lily	Less than 1m	No	Yes
<i>Dillenia alata</i>	Red Beech	10-15	Yes	No
<i>Diplogottis bernieana</i>	Bernie's Tamarind	8-10m	Yes	No
<i>Diplogottis diphyllostegia</i>	Northern Tamarind	10-15m	Yes	No
<i>Diplogottis smithii</i>	Smith's Tamarind	10-15m	No	No
<i>Dysoxylum pettigrewianum</i>	Spur Mahogany	20-25m	Yes	No
<i>Elaeocarpus bancroftii</i>	Kuranda Quandong	15-25m	No	No
<i>Elaeocarpus grahamii</i>	Graham's Quandong	10-15m	Yes	No
<i>Elaeocarpus michaelii</i>	Michael's Walnut	10-15m	Yes	No
<i>Endiandra glauca</i>	Coach Walnut	10-15m	No	No
<i>Eucalyptus torrelliana</i>	Cadagi	20-30m	Yes	No
<i>Eugenia reinwardtiana</i>	Beach Cherry	3-5m	No	No
<i>Eupomatia laurina</i>	Bolwarra	6m	No	No
<i>Euroschinus falcata</i>	Pink Poplar	20-30m	Yes	No



Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>Eustrephus latifolius</i>	Wombat Berry	Vine	No	Yes
<i>Fagraea cernua</i>	False Jitta	6-8m	No	No
<i>Ficus benjamina</i>	Weeping Fig	15-20m	Yes	No
<i>Flindersia bourjotiana</i>	Silver Ash	20-25m	Yes	No
<i>Flindersia brayleyana</i>	Queensland Maple	20-30m	Yes	No
<i>Ganophyllum falcatum</i>	Daintree Hickory	15-20m	Yes	No
<i>Garcinia warrenii</i>	Native Mangosteen	10-15m	Yes	No
<i>Gardenia ovularis</i>	Native Gardenia	4-8m	Yes	No
<i>Geissois biagiana</i>	Red Carabeen	15-20m	Yes	No
<i>Gillbeea whypallana</i>	Pink Alder	10-15m	Yes	No
<i>Glycosmis trifoliata</i>	Pink Lime	3-5m	No	No
<i>Gmelina fasciculiflora</i>	White Beech	15-20m	Yes	No
<i>Graptophyllum excelsum</i>	Scarlet Fuschia	1-2m	No	Yes
<i>Grevillea baileyana</i>	White Oak	10-15m	Yes	No
<i>Guioa lasioneura</i>	Silky Tamarind	6-8m	No	No
<i>Harpullia arborea</i>	Cooktown Tulipwood	4-8m	No	No
<i>Homalanthus novoguineensis</i>	Native Bleeding Heart	8-10m	No	No
<i>Hymenosporum flavum</i>	Native Frangipani	4-8m	No	No
<i>Intsia bijuga</i>	Kwila	15-20m	Yes	No
<i>Jagera pseudorhus</i>	Foam Bark	5-8m	Yes	No
<i>Leea indica</i>	Bandicoot Berry	3-5m	No	No
<i>Leptospermum madidum</i>	Weeping Tea Tree	3-5m	Yes	No
<i>Lenbrassia Australiana</i>	Lenbrassia	1-3m	No	Yes
<i>Lepidozamia hopei</i>	Zamia Palm	10-15	No	No
<i>Licuala ramsayi</i>	Australian Fan Palm	10-15m	No	No
<i>Lindsayomyrtus racemoides</i>	Daintree Penda	10-15m	Yes	No
<i>Lophostemon suaveolens</i>	Swamp Mahogany	15-20m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
Lomandra longifolia	Mat Rush	1m	No	Yes
Maniltoa lenticellata	Cascading Bean	10-15m	Yes	No
Melastoma affine	Native Lassandra	1-1½m	No	No
Melaleuca dealbata	Blue Paper Bark	15-20m	Yes	No
Melaleuca lucadendra	Weeping Paperbark	20-30m	Yes	No
Melia azedrach	White Cedar	20-25m	No	No
Melicope bonwickii	Yellow Evodia	20-25m	Yes	No
Melicope elleryana	Corkwood	15-20m	Yes	No
Melicope rubra	Little Euodia	6-8m	Yes	No
Millettia pinnata	Pongamia	10-15m	Yes	No
Mimusops elengi	Red Coondoo	20-25m	Yes	No
Musgravea heterophylla	Briar Silky Oak	20-25m	Yes	No
Nauclea orientalis	Leichhardt Tree	15-20m	Yes	No
Neolitsea dealbata	Bolly Gum	5-8m	Yes	No
Normanbya normanbyi	Black Palm	10-15m	Yes	No
Opisthiolepis heterophylla	Blush Silky Oak	20-25m	Yes	No
Ormosia ormondii	Yellow Bean	10-15m	Yes	No
Palaquium galactoxylum	Cairns Pencil Cedar	20-25m	Yes	No
Pavetta australiensis	Snow Cloud	2-3m	No	No
Pararchidendron pruinosum	Snow Wood	10-15m	Yes	No
Paraserianthes toona	Acacia Cedar	20-25m	Yes	No
Passiflora aurantia	Native Passionfruit	Vine	No	Yes
Pavetta australiensis	Snow Cloud	2-3m	No	Yes
Phaius tancarvilleae	Nun Orchid	1-1½m	No	Yes
Phaleria clerodendron	Scented Daphne	8m	No	No
Phaleria octandra	Cape Daphne	1-1½m	No	Yes
Phyllanthus cuscutiflorus	Pink Phyllanthus	3-4m	No	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>Pittosporum ferrugineum</i>	Rusty Pittosperum	8-10m	Yes	No
<i>Pittosporum rubiginosum</i>	Red Pittosporum	2-3m	No	Yes
<i>Pittosporum trilobum</i>	Pittosporum	5-10m	No	No
<i>Placospermum coriaceum</i>	Rose Silky Oak	15-20m	Yes	No
<i>Pleiogynium timorense</i>	Burdekin Plum	20m	Yes	No
<i>Polyalthia nitidissima</i>	Canary Beech	8-10m	Yes	No
<i>Polyscias elegans</i>	Celerywood	15-20m	Yes	No
<i>Pouteria castanosperma</i>	Saffron Boxwood	5-8m	Yes	No
<i>Ptychosperma elegans</i>	Solitaire Palm	10m	Yes	No
<i>Pullea stutzeri</i>	Hard Alder	5-8m	No	No
<i>Randia audasii</i>	Randia	3-5m	No	No
<i>Rhodamnia blairiana</i>	Blairs Malletwood	5-8m	Yes	No
<i>Rhodamnia spongiosa</i>	Northern Malletwood	5-8m	Yes	No
<i>Schefflera actinophylla</i>	Umbrella Tree	10-15m	No	No
<i>Scolopia braunii</i>	Brown Birch	8-10m	Yes	No
<i>Stenocarpus sinuatus</i>	Wheel of Fire	15-20m	Yes	No
<i>Sterculia quadrifida</i>	Peanut Tree	10-15m	Yes	No
<i>Synima cordierorum</i>	Synima	15-20m	Yes	No
<i>Syzygium australe</i>	Brush Cherry	3-5m	Yes	No
<i>Syzygium luehmannii</i>	Cherry Satinash	8-15m	Yes	No
<i>Syzygium suborbiculare</i>	Red Lady Apple	5-10m	Yes	No
<i>Syzygium tierneyanum</i>	Creek Satinash	8-10m	Yes	No
<i>Syzygium wilsonii</i> ssp. <i>wilsonii</i>	Powderpuff Lilly Pilly	1-3m	No	Yes
<i>Syzygium xerampelinum</i>	Mulgrave Satinash	5-8m	Yes	No
<i>Toeckima</i>	Glossy Tamrind	8-10m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
pterocarpum				
Tristaniopsis exiliflora	Kanuka Box	10-15m	Yes	No
Xanthophyllum fragrans	Boxwood	15-20m	Yes	No
Xanthostemon chrysanthus	Golden Penda	6m	Yes	No
Xanthostemon verticillatus	Poland's Penda	3-5m	Yes	No

### SC6.7.8.3 North of the Daintree River to the Bloomfield River landscape zone

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
Acmena hemilampra	Broad leaf Lilly Pilly	15-20m	Yes	No
Acmenosperma claviflorum	Grey Satinash	10-15m	Yes	No
Acacia celsa	Brown Salwood	15-20m	Yes	No
Aleurites molluccana	Candlenut	20-25m	Yes	No
Alpinia caerulea	Native Ginger	2-3m	No	Yes
Angiopteris evecta	King Fern	6-8m	No	No
Archidendron lucyi	Scarlet Bean	8-10m	Yes	No
Archidendron vaillantii	Salmon Bean	15-20m	Yes	No
Argyrodendron peralatum	Red Tulip Oak	20-25m	Yes	No
Arytera divaricata	Rose Tamarind	10-15m	Yes	No
Athertonia diversifolia	Atherton Oak	10-15m	Yes	No
Atractocarpus fitzalanii	Yellow Mangosteen	5-8m	Yes	No
Barringtonia asiatica	Beach Barringtonia	15-20m	Yes	No
Barringtonia calyptata	Mango Pine	15-20m	Yes	No
Blephrocarya involucrigeria	Rose Butternut	20-25m	Yes	No
Buckinghamia celsissima	Ivory Curl Tree	5-10m	Yes	No
Callistemon sp. Walsh's Pyramid	Red Bottlebrush	3-4m	Yes	No
Callistemon	Red Bottlebrush	3-4m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
<i>viminalis</i>				
<i>Cananga odorata</i>	Perfume Tree	20-25m	Yes	No
<i>Cardwellia sublimis</i>	Bull Oak	20-25m	Yes	No
<i>Castanospermum australe</i>	Black Bean	20-25m	Yes	No
<i>Cerbera floribunda</i>	Cassowary Plum	20-25m	No	No
<i>Cerbera manghas</i>	Dog Bane	8-10m	No	No
<i>Cordyline cannifolia</i>	Native Cordyline	1-1½m	No	Yes
<i>Cryptocarya laevigata</i>	Glossy Laurel	8-10m	Yes	No
<i>Cupaniopsis anacardioides</i>	Tuckeroo	10-15m	Yes	No
<i>Cyathea cooperi</i>	Lacey Tree Fern	5-8m	No	No
<i>Darlingia darlingiana</i>	Brown Silky Oak	10-15m	Yes	No
<i>Davidsonia pruriens</i>	Davidson's Plum	5-8m	No	No
<i>Deplanchea tetraphylla</i>	Golden Bouquet Tree	15-20m	Yes	No
<i>Dianella caerulea</i>	Flax Lily	Less than 1m	No	Yes
<i>Dillenia alata</i>	Red Beech	10-15m	Yes	No
<i>Diplogottis bernieana</i>	Bernie's Tamarind	8-10m	Yes	No
<i>Diplogottis diphylostegia</i>	Northern Tamarind	10-15m	Yes	No
<i>Diplogottis smithii</i>	Smiths Tamarind	10-15m	No	No
<i>Dysoxylum pettigrewianum</i>	Spur Mahogany	20-25m	Yes	No
<i>Elaeocarpus bancroftii</i>	Kuranda Quandong	15-25m	No	No
<i>Elaeocarpus grahamii</i>	Graham's Quandong	10-15m	Yes	No
<i>Elaeocarpus michaelii</i>	Michael's Quandong	8-10m	Yes	No
<i>Endiandra glauca</i>	Coach Walnut	10-15m	No	No
<i>Eugenia reinwardtiana</i>	Beach Cherry	3-5m	No	No
<i>Eupomatia laurina</i>	Bolwarra	6m	No	
<i>Euroschinus falcata</i>	Pink Poplar	20-30m	Yes	No
<i>Fagraea cernagei</i>	False Jitta	6-8m	No	No
<i>Ficus benjamina</i>	Weeping Fig	15-20m	Yes	No



Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
Flindersia bourjotiana	Silver Ash	20-25m	Yes	No
Flindersia braleyana	Queensland Maple	20-30m	Yes	No
Ganophyllum falcatum	Daintree Hickory	15-20m	Yes	No
Garcinia warrenii	Native mangosteen	10-15m	Yes	No
Gardenia ovularis	Native Gardenia	8-10m	Yes	No
Geissois biagiana	Red Carabeen	15-20m	Yes	No
Gillbeea whypallana	Pink Alder	10-15m	Yes	No
Gmelina fasciculiflora	White Beech	15-20m	Yes	No
Grevillea baileyana	White Oak	10-15m	Yes	No
Guioa lasioneura	Silky Tamarind	6-8m	No	No
Heritiera littoralis	Looking Glass Mangrove	15-20m	Yes	No
Homalanthus novoguineensis	Native Bleeding Heart	8-10m	No	No
Intsia bijuga	Kwila	15-20m	Yes	No
Leea indica	Bandicoot Berry	3-5m	No	No
Lenbrassia australiana	Lenbrassia	1-3	No	Yes
Lepidozamia hopei	Zamia Palm	10-15m	No	No
Licuala ramsayi	Australian Fan Palm	10-15m	No	No
Lindsayomyrtus racemoides	Daintree Penda	10-15m	Yes	No
Lophostemon suaveolens	Swamp Mahogany	15-20m	Yes	No
Lomandra longifolia	Mat Rush	1m	No	No
Melastoma affine	Native Lassandra	1-1½m	No	Yes
Melaleuca dealbata	Red Tea Tree	15-20m	Yes	No
Melaleuca leucadendra	Weeping Paperbark	20-30m	Yes	No
Melia azedarach	White Cedar	20-25m	No	No
Melicope bonwickii	Yellow Evodia	20-25m	Yes	No
Melicope elleryana	Corkwood	15-20m	Yes	No
Melicope rubra	Little Euodia	6-8m	Yes	No
Millettia pinnata	Pongamia	10-15m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
Mimusops elengi	Red Coondoo	20-25m	Yes	No
Musgravea heterophylla	Briar Silky Oak	20-25m	Yes	No
Nauclea orientalis	Leichhardt Tree	15-20m	Yes	No
Neolitsea dealbata	Bolly Gum	5-8m	Yes	No
Neoauclea gordoniana	Hard Leichhardt	15-20m	Yes	No
Neorites kevediana	Fishtail Silky Oak	15-20m	Yes	No
Neosepicaea jucunda	Jucunda Vine	Large Vine	No	No
Normanbya normanbyi	Black Palm	10-15m	Yes	No
Opisthiolepis heterophylla	Blush Silky Oak	20-25m	Yes	No
Ormosia ormondii	Yellow Bean	10-15	Yes	No
Phyllanthus cuscutiflorus	Pink Phyllanthus	3-5m	No	No
Pittosporum ferrugineum	Rusty Pittosperum	8-10m	No	No
Pittosporum rubiginosum	Red Pittosporum	2-3m	No	Yes
Pittosporum trilobum	Pittosporum	5-10m	No	No
Placospermum coriaceum	Rose Silky Oak	15-20m	Yes	No
Ptychosperma elegans	Solitaire Palm	10-15m	No	No
Rhodamnia spongiosa	Northern Malletwood	5-8m	No	No
Schefflera actinophylla	Umbrella Tree	10m	No	No
Scolopia braunii	Brown Birch	5-8m	Yes	No
Stenocarpus sinuatus	Wheel of Fire	15m	Yes	No
Sterculia quadrifida	Peanut Tree	10m	Yes	No
Stockiella australiensis	White Bean	10-15m	Yes	No
Synima cordierorum	Synima	10-15m	No	No
Syzygium luehmannii	Brush Cherry	8-15m	Yes	No
Syzygium suborbiculare	Red Lady Apple	5-10m	Yes	No
Syzygium	Creek Satinash	8-10m	Yes	No

Botanical name	Common name	Height at maturity	Suitable as a street tree	Suitable under a powerline
tierneyanum				
Syzygium wilsonii ssp. wilsonii	Powderpuff Lilly Pilly	1-3m	No	Yes
Syzygium xerampelinum	Mulgrave Satinash	5-8m	Yes	No
Xanthostemon chrysanthus	Golden Penda	6-10m	Yes	No
Xanthostemon verticillatus	Poland's Penda	3-5m	Yes	No

## SC6.7.9 Specific Landscape Requirements

### SC6.7.9.1 Port Douglas Master Plan Landscape Design Guide

The Port Douglas Master Plan Landscape Design Guide applies to development proposals in Port Douglas.

### SC6.7.10 Related materials

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes include:
  - (a) Planning Scheme Policy - FNQROC Regional Development Manual.

## SC6.8 Planning scheme policy – Natural environment

### SC6.8.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to:
  - (a) Identify and provide guidance about information that may be required to support a development application;
  - (b) Provide guidance on preparing an ecological assessment report, vegetation audit report and waterway audit report.

### SC6.8.2 Relationship to the planning scheme

This planning scheme policy provides guidance on meeting the assessment criteria of the planning scheme and where required to prepare an ecological assessment report or consider impacts of development on biodiversity or ecological values.

### SC6.8.3 Guidance on meeting planning scheme outcomes

- (1) The planning scheme identifies biodiversity areas, biodiversity buffer areas, fish habitats, waterways and wetlands through the Biodiversity Overlay, Waterways Overlay and Wetlands Overlay mapping contained within Schedule 2;
- (2) An ecological assessment may be required or requested in conjunction with the assessment of proposed development proximate to these features or where development potentially impacts on the values of these areas to:
  - (a) Provide or expand on existing ecological information known about a site including Matters of National Environmental Significance (MNES) and Matters of State Environmental Significance (MSES);
  - (b) Quantify the extent of adverse impacts on biodiversity or ecological values on-site and in upstream and downstream catchments, in some cases including potential effects on the Great Barrier Reef;
  - (c) Detail mitigation measures proposed and undertaken to avoid and minimise adverse impacts on biodiversity values and ecological areas.
- (3) It is recommended that the proponent should consult with Council prior to the preparation of an ecological assessment report in order to ensure that all issues are covered in the report.
- (4) The planning scheme seeks to avoid impacts on values. Where an impact cannot be avoided, the impact is mitigated and minimised. Where mitigation or minimisation cannot occur then development may not be appropriate for an area. However, where the impacted value or area impacted upon is limited, an offset for improved and increased habitat, waterway or wetland extent is undertaken on-site.

### SC6.8.4 Information Council may request

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

#### SC6.8.4.1 Ecological assessment report

- (1) The purpose of an ecological assessment report is to ensure that the impacts of development on biodiversity values and ecological values are quantified and appropriately mitigated to ensure biodiversity values are protected and maintained.
- (2) The Ecological assessment report is to be prepared by a suitably qualified person.

- (3) As a general guide, the following format and description indicates the depth of detail required:
- (a) Summary and conclusions:
    - (i) Site location – a brief description of the site and surrounding areas, including the location of associated infrastructure, development and figures/maps of all locations;
    - (ii) Note – a site assessment may assist in establishing the preliminary facts about the site. Planning scheme policy – Site assessments provide additional guidance about preparing a site assessment.
    - (iii) Project description – summarise the objectives of the project and proposal for the construction and operation of the project and associated infrastructure developments;
    - (iv) Alternative siting and design for proposed development (for development within areas containing MNES or MSES, declared fish habitats, or within a wetlands or waterway) – summarise the features of alternatives investigated and detail the reasons for choosing the preferred option;
    - (v) Existing environment – summarise the features of the physical, biophysical and built environment relating to the proposed development and associated infrastructure;
    - (vi) Principal potential environmental impacts - summarise the main potential impacts of the project (direct, indirect and cumulative), both beneficial and detrimental, and any alternatives, on the existing environment;
    - (vii) Environmental monitoring, protection and management procedures - summarise the safeguards, standards and management procedures proposed to protect the environment, including environmental monitoring and the methods proposed to ameliorate or alleviate the potential impacts;
    - (viii) Conclusions - summarise the key strategies and amendments to the proposal to address any adverse environmental impacts.
  - (b) Background and scope of proposal:
    - (i) Outline the purpose and objectives of the proposed development;
    - (ii) Discuss the following to illustrate the background of the proposal:
      - (A) the need for the proposed development or works;
      - (B) the history of the proposal formulation;
      - (C) any alternatives considered and reasons for choosing the preferred option;
      - (D) action already taken.
    - (iii) Description of the project:
      - (A) the precise nature and scale of works;
      - (B) the location and site requirements;
      - (C) the plant and/ or building layout, size and design and the development staging program;
      - (D) the range and quality of materials to be produced;
      - (E) the production process;
      - (F) possible waste discharges;
      - (G) on-site works and operations;
      - (H) off-site works and operations;
      - (I) transport systems;
      - (J) infrastructure requirements;
      - (K) the workforce;
      - (L) project life and time scale for completion;
      - (M) the possible future expansion of associated development / works.



- (iv) Use of resources – detail the implications of the proposal for the use of natural resources, including the quantity and source of water, raw materials and energy to be used.
- (c) Existing environment:
  - (i) site and locality;
  - (ii) landform, geology and geomorphology;
  - (iii) hydrology (surface water and groundwater);
  - (iv) climate;
  - (v) air quality;
  - (vi) noise environment;
  - (vii) coastal processes (if applicable);
  - (viii) ecological status / significance including:
    - (A) Types, structures and location of vegetation associations on the site and surrounding areas, including measures of foliage cover, health and natural regeneration;
    - (B) Species of flora and fauna (aquatic and terrestrial, native and introduced), weed and pest species, including the location and abundance of each species, especially the presence of rare or endangered species or MNES or MSES;
    - (C) Biodiversity values and conservation significance – bioregional status, local and national status;
    - (D) Special ecological values of the site such as refuge habitat, a breeding habitat, a corridor for wildlife movement and use by migratory species.
  - (ix) social, cultural and economic characteristics;
  - (x) landscape character and visual amenity;
  - (xi) infrastructure.
  - (xii) transport;
  - (xiii) water supply;
  - (xiv) effluent treatment and disposal;
  - (xv) solid waste;
  - (xvi) power and communications.
- (d) Potential impacts of the development on the existing environment – identify and detail the nature of any potential impacts, including cumulative impacts of the development on the existing environment (adverse or beneficial, direct or indirect, short or long term or incremental) including potential impacts on:
  - (i) geology and geomorphology;
  - (ii) hydrology (surface and groundwater);
  - (iii) ecology status / significance;
  - (iv) air quality;
  - (v) noise levels;
  - (vi) light emissions;
  - (vii) coastal processes (if applicable);
  - (viii) infrastructure;
  - (ix) potential events;
  - (x) safety program.
- (e) Impact monitoring, protection, rehabilitation, risk management and post development management procedures:
  - (i) Provide and Environmental management plan.
  - (ii) Note- Refer to Planning Scheme Policy – Environmental management plan.

- (f) Consultation:
  - (i) The proponent should consult with relevant interest groups and parties likely to be affected by the proposal, and issues generated should be documented along with any proposed measures to address these issues.
- (g) References:
- (h) Listing other reference material and literature used;
  - (i) List authorities consulted and contributors to the report;
  - (ii) Cross-reference the reference material in the text to allow easier access to information.
- (i) Appendices:
- (j) Include detailed technical information collected through the investigation;
  - (i) (ii) Include relevant documents or correspondence from government authorities.

#### **SC6.8.4.2 Vegetation audit report**

- (1) The purpose of a vegetation audit report is to detail the requirements for undertaking on-site vegetation and fauna audit.
- (2) The vegetation report is to be prepared by a suitably qualified person.
- (3) It is recommended that the proponent should consult with Council prior to the undertaking of a vegetation audit report in order to ensure that all issues are covered in the report. As a general guide a detailed vegetation survey and assessment of the existing vegetation is required to identify the impacts on existing vegetation as a result of any proposed development.

#### **SC6.8.4.3 Waterway audit report**

- (1) The purpose of a waterway audit report is to detail the existing condition and post development condition of works in or around waterways.
- (2) The waterway audit report is to be prepared by a suitably qualified person.
- (3) It is recommended that the proponent should consult with Council prior to the undertaking of a waterway audit report in order to ensure that all issues are covered in the report. As a general guide the following format and contents description indicates the depth of detail required:
  - (a) Detail the existing condition of the waterway, addressing vegetation coverage and waterway quality and integrity and whether the waterway is utilised as a habitat corridor;
  - (b) Demonstrate the environmental management measures to mitigate the impacts of development;
  - (c) Demonstrate that in-stream habitat elements such as fallen logs, overhangs and rocks are to be left in situ, replaced or restored;
  - (d) Provide hydraulic calculations which allow for the presence or establishment of a vegetated (closed canopy) waterway area to improve bank stability and in-stream ecological values and to restrict weed growth;
  - (e) Demonstrate that the development does not damage the root zone of vegetation through compaction, excavation or filling;
  - (f) Detail any remediation and rehabilitation works necessary to ensure that waterway quality and integrity is maintained and enhanced.

### SC6.8.5 Related materials

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
- (a) State Planning Policy Guideline: Biodiversity;
  - (b) State Planning Policy fact sheet: Matters of national and state environmental significance;
  - (c) Guideline: Protecting wetlands of high ecological significance in Great Barrier Reef Catchments;
  - (d) Queensland wetland buffer planning guideline;
  - (e) Queensland wetlands program on wetland information;
  - (f) *Environmental Protection and Biodiversity Conservation Act 1999 (Cwlth)*;
  - (g) *Environmental Protection and Biodiversity Conservation Act 1999 (Cwlth)* Environmental Offsets Policy;
  - (h) Queensland Government Environmental Offsets Policy;
  - (i) Queensland Biodiversity Offsets Policy;
  - (j) Marine Fish Habitats Offset Policy;
  - (k) Policy for Vegetation Management Offsets;
  - (l) Significant Impact Guidelines 1.1: Matters of national environmental significance (Cwlth);
  - (m) *Coastal Protection and Management Act 1995*;
  - (n) *Transport Operations (Marine Pollution) Act 1995*;
  - (o) *Great Barrier Reef Marine Park Act 1975 (Cwlth)*;
  - (p) *Marine Parks Act 2004*;
  - (q) *Environmental Protection Act 1994*;
  - (r) *Environmental Protection (Water) Policy 2009*;
  - (s) *Environmental Protection (Noise) Policy 2008*;
  - (t) *Environmental Protection (Air) Policy 2008*;
  - (u) *Water Act 2000*;
  - (v) SPP Guideline: Healthy waters;
  - (w) SPP Guideline: Air, noise and other emissions (under development);
  - (x) Queensland Urban Drainage Manual;
  - (y) Guideline for implementing policies and plans for managing nutrients of concern for coastal algal blooms in Queensland;
  - (z) ANZEC and ARMCANZ (2000) Australian and New Zealand guidelines for fresh and marine water quality;
  - (aa) SPP Guideline: Coastal environment (under development).

## SC6.9 Planning scheme policy – Natural hazards

### SC6.9.1 Purpose of the planning scheme policy

The purpose of Planning scheme policy – Natural hazards is to provide guidance and requirements for development within an identified natural hazard risk area.

### SC6.9.2 Relationship to the planning scheme

- (1) This planning scheme policy provides guidance on achieving consistency with the requirements and outcomes of the following elements of the planning scheme:
  - (a) Strategic Framework;
  - (b) Overlay Codes:
    - (i) Bushfire hazard overlay code
    - (ii) Flood and storm tide inundation overlay code
    - (iii) Hillslopes overlay

### SC6.9.3 Guidance on meeting planning scheme outcomes

#### SC6.9.3.1 Planning scheme intent

- (1) The planning scheme seeks to avoid the risk and impacts of natural hazards on people and property. In meeting this high level strategic intent, development needs to respond to the presence of bushfire, landslide, flood and storm tide inundation hazard events that occur in Douglas Shire. The form of response for development will vary from site to site based on the severity and impact of an event and the impact over different parts of the region and the type of development proposed, and the relevance of emerging science in relation to climate change.

#### SC6.9.3.2 Modelling and studies background

- (1) Broad flood plain mapping is provided for Douglas Shire. Accordingly, the proponent of development is required to undertake an assessment of the potential flood hazard and respond through built form to reduce the risk to people and property in these areas. Mapping of the flood plain will be refined over time as more detailed catchment based modelling is undertaken.
- (2) Modelling of storm tide inundation has been undertaken for Douglas. The modelling incorporates best known science in relation to the nature and impact of cyclonic activity and incorporates a sea level rise of 0.8 metres to incorporate climate change to 2100. The modelling utilised the most up to date Lidar data for the shire providing a Digital elevation model with which to base levels of inundation on.
- (3) Bushfire hazard mapping has been undertaken for Douglas Shire. This mapping generally follows the methodology set out within the *State Planning Policy 1/03 – Flood, Bushfire and Landslide*. However the scoring and representation of areas that are not vegetated but have a slope aspect and steepness has been altered in the development of the mapping. Fire may source and spread across these areas, but as they are not vegetated, they have an inconsistent application to building works respective to AS3959:2009.
- (4) Potential landslip areas (medium and high) are identified within the Hillslopes overlay where data sets to develop a model could be provided. The modelling does not take into consideration all aspects that contribute to landslide risks. However, the mapping corresponds to the slope and potential stability of land and soil formations and is therefore used as a guide as to where geotechnical investigations are required.

### SC6.9.3.3 Meeting planning scheme outcomes

- (1) Council may request additional information to demonstrate compliance with the strategic framework and the applicable planning scheme codes.
- (2) In responding to information requests, development may need to have regard to the relevant background information and studies for each type of natural hazard represented and responded to by the planning scheme.

### SC6.9.4 Information Council may request

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

#### SC6.9.4.1 Natural hazard assessment – Landslide risk assessment report

- (1) A Geotechnical report and Natural hazard assessment – Landslide report is prepared by a qualified and experienced geotechnical engineer with references naming other similar reports prepared by the consultant or consultants.
- (2) This report/s shall include, but not be limited to, assessment of the following:
  - (a) Existing site conditions, including:
    - (i) soil type, depth and properties;
    - (ii) rock type and properties;
    - (iii) depth of weathering;
    - (iv) angles of dip of rock bedding planes and fault planes;
    - (v) slope stability;
    - (vi) erosion stability;
    - (vii) existing surface water characteristics;
    - (viii) proposed treatments for surface water;
    - (ix) location of and concentration of ground water;
    - (x) disposal of sewage;
    - (xi) allotment specific geotechnical assessments;
    - (xii) history of any known geological problems or occurrences on the site or adjoining property.
  - (b) Details of measures proposed to be incorporated in the development to ensure safe and otherwise satisfactory construction practices, including:
    - (i) measures to be adopted to control soil and rock movement from future weathering and saturated conditions; and
    - (ii) design matters to be considered during the construction of building foundations, roads, driveways or any other works involving the excavation or filling of any land.
    - (iii) development of allotments and dwellings outside Potential landslip areas.
  - (c) A slope stability and analysis report including revegetation and stabilisation measures is provided. The measures shall address the driveway batters (existing and any further proposed works) as well as the earthworks to be undertaken for the construction of within proposed development envelopes.
  - (d) The report/s include a statement of methodology regarding the testing procedures adopted, the scope of the report and the tests undertaken to ensure the findings of the report are representative of the site.



- (e) Development proposals in the identified Hillslopes areas provide a detailed visual assessment of the proposed stability works to ensure visual impact of the works can be validated.

#### **SC6.9.4.2 Natural hazard assessment – Bushfire management plan (BMP)**

- (1) A Bushfire management plan (BMP) is to be prepared by a professional who is suitably qualified and experienced with technical expertise in the field of bushfire hazard identification and mitigation, including protection of biodiversity values.
- (2) A BMP is required where development proposes to materially increase the number of people living or working (except for single dwellings on existing lots) in a High or Medium bushfire hazard area, or that involve hazardous materials that are manufactured or stored in bulk in a High or Medium bushfire hazard area. A BMP may also be required for certain types of community infrastructure in either a High or Medium bushfire hazard area.
- (3) In preparing a BMP the local government, responsible Rural and/or Urban fire brigade, and managers of adjacent parks or reserves should be consulted. It is also desirable to consult other agencies or individuals, such as previous owners of the site or neighbours, who may have local knowledge of the severity and nature of the bushfire hazard.
- (4) A comprehensive BMP should include the following:
  - (a) An assessment of the nature and severity of the bushfire hazard affecting the site. The key factors to be considered are vegetation type, slope and aspect and are an existing Bushfire hazard assessment. The assessment should also address other site-specific factors that are important in devising suitable bushfire mitigation strategies. These factors could include matters such as: likely direction of bushfire attack, environmental values that may limit mitigation options, location of evacuation routes and/or safety zones.

Note: The Cairns Regional Council Natural hazards study mapping (prepared during the period of amalgamation with Cairns) is a Bushfire hazard assessment for the purposes of interpreting this Planning scheme policy and the Bushfire hazard overlay code.

  - (b) An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities and materials to be conducted/stored on the site, numbers and types of persons likely to be present, particular warning and/or evacuation requirements.
  - (c) A plan for mitigating the bushfire risk identified in (a) and (b). The plan should recommend specific mitigation actions for the proposed development including:
    - (i) road and lot layout and land use allocations;
    - (ii) firebreaks and buffers;
    - (iii) building locations or building envelopes;
    - (iv) landscaping treatments;
    - (v) warning and evacuation procedures and routes;
    - (vi) fire fighting requirements including infrastructure;
    - (vii) any other specific measures such as external sprinkler systems and alarms;
    - (viii) purchaser/resident education and awareness programs;
    - (ix) ongoing maintenance and response awareness programs.
- (5) The level of detail required will vary with the nature of the development proposal and site, and with the type of development application.

- (a) If the application must be followed by another application before works can commence (e.g. a Material change of use application that must be followed by a Reconfiguration of a lot application), then matters of detail could be dealt with at the later application stage;
- (b) The level of detail required to accompany a particular application should be determined in consultation with the assessment manager. However, it is recommended that, at a minimum, items (a), (b) and (c) (i) – (iii) outlined above in (4) should be addressed in any BMP.

#### **SC6.9.4.3 Natural hazard assessment – Flood and inundation hazards**

- (1) A detailed hydrologic and hydraulic study is required to demonstrate that the proposed development will not create adverse flooding or storm tide impacts directly or cumulatively upon external properties during design flood and storm tide events ranging from 50% AEP to 0.2% AEP (in terms of peak water level, discharge or velocity). Modelling shall also demonstrate that immunity consistent with the requirements of Planning scheme policy – FNQROC Regional Development Manual will be provided.
- (2) The study will be prepared by a suitably qualified person and references naming other similar reports prepared by the consultant or consultants should also be included.
- (3) The study will contain the following elements and matters:

##### **Modelling**

- (a) Development of detailed hydrologic and hydraulic models is required.

##### **Sensitivity Testing**

- (b) In recognition of the sparsity of calibration information, a sensitivity test shall be undertaken using both the hydrologic and hydraulic models to investigate the impact of model parameters upon peak water level predictions. Parameters shall be varied within generally accepted ranges. Parameters to be varied include the storage lag parameter ( $\alpha$ ) within URBS and the hydraulic roughness coefficient ( $n$ ) within MIKE11. Simulations shall be undertaken assuming upper bound, lower bound and median values as discussed further below.

##### **Existing Case Simulations**

- (c) Existing case model results shall be produced for the waterway flood events ranging from 50% AEP to 0.2% AEP, assuming model parameters determined from the sensitivity tests. A range of tailwater levels shall be investigated (with reference to the Drainage Management Plan as available) to confirm any impact upon peak water levels at the site. The existing case simulations shall assume that current and already approved development is in place. The adopted existing case flood level predictions shall assume median values for the model parameters ( $\alpha$  and  $n$ ).

##### **Developed Case Simulations**

- (d) Developed case hydrologic and hydraulic models shall be produced. The proposed development shall be represented in the hydrologic and hydraulic models, considering:
  - (i) any earthworks within the extent of 100 year ARI flood event inundation;
  - (ii) urbanisation of the site.
- (e) Design event simulations consistent with the existing case shall be undertaken using the developed case models.

#### Impact Assessment

- (f) Comparisons of the developed case results and existing case results shall be used to demonstrate that proposed development would not adversely impact properties external to the site under waterway flood events of the magnitudes specified. Impacts shall be calculated assuming median and upper bound model parameter values ( $\alpha$  and  $n$ ).

Particular locations where this should be demonstrated, shall be agreed to by the applicant/owner and Council prior to finalising the study, and shown on a plan.

#### Flood Immunity

- (g) Model results from the developed case simulations must demonstrate that flood immunity consistent with the requirements of Planning scheme policy – FNQROC Regional Development Manual. Fill level and floor level requirements shall be determined assuming median model parameter values ( $\alpha$  and  $n$ ). Additionally, floor levels shall be checked against upper bound water levels.

#### Deliverables

- (h) A Hydraulic report shall be submitted to Council to describe the methodologies used, assumptions made and present the modelling results. The report shall include figures to illustrate models details and results. Sufficient information shall be provided in the report to facilitate independent review of the assessment. Electronic copies of the final models shall be provided to Council for independent review.

### SC6.9.5 Related materials

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
  - (a) State Planning Policy (December 2013);
  - (b) Cairns Regional Council Natural hazards study May 2013;
  - (c) Drainage Management Plans;
  - (d) Cairns Region Storm Tide Inundation Study 2013;
  - (e) Planning scheme policy – FNQROC Regional Development Manual.

## SC6.10 Planning scheme policy – Parking and access

### SC6.10.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to identify the information required in the preparation of a Traffic Impact Assessment to support a development application.

### SC6.10.2 Relationship to the planning scheme

- (1) This planning scheme policy provides guidance on meeting the outcomes in the Access, parking and servicing code and the Transport network overlay code, and the Strategic framework.

### SC6.10.3 Guidance on meeting planning scheme outcomes

- (1) The following is considered general advice about achieving outcomes of the Access, parking and servicing code and the Transport network overlay code.

### SC6.10.4 Information Council may request

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

- (1) Provisions included in the Access, parking and servicing code and the Transport network overlay code, require the preparation of a Traffic impact assessment where a development cannot comply with the performance criteria contained in those codes.

#### SC6.10.4.1 Preparation of a Traffic impact assessment

- (1) Council may request a Traffic impact assessment where development:
  - (a) cannot provide car parking at the rates specified in Table 9.4.1.3.b of the Access, parking and servicing code;
  - (b) proposes on-street parking in lieu of on-site parking;
  - (c) is incompatible with the road hierarchy for the region;
  - (d) involves the provision of trunk transport infrastructure;
  - (e) has potential to compromise the intended role and function or safety and efficiency of major transport corridors.
- (2) A Traffic Impact Assessment Report is required to demonstrate that development achieves the outcomes of the Access, parking and servicing code and Transport Network Overlay Code, in particular:
  - (a) the suitability of the development for its location;
  - (b) compatibility of the development with the existing and future role and function of the transport network;
  - (c) the provision of future transport infrastructure;
  - (d) protection of major transport corridors;
  - (e) the provision of adequate vehicle parking;
  - (f) the provision of adequate pedestrian and cycle facilities;
  - (g) any adverse environmental impacts by traffic generation on site.
- (3) The Traffic Impact Assessment is to be prepared by a suitably qualified traffic engineer in accordance with Austroads guide to Traffic Management Part 12 – Traffic impacts of developments.

- (4) The assessment will be subject to review by Council. Design elements contained in this assessment shall adhere with relevant standards.
- (5) The Traffic Impact Assessment should include, at least, a consideration of the following elements:
  - (a) existing traffic conditions;
  - (b) proposed traffic conditions (including traffic generation, volumes and distribution);
  - (c) access arrangements;
  - (d) car parking demand (including accessible parking);
  - (e) pedestrian and bicycle facilities;
  - (f) internal traffic movements (including the provision of on-site drive through and service areas);
  - (g) provision of infrastructure (including off-site works).

#### **SC6.10.4.2 Specific information for certain types of development**

- (1) Mixed land use developments

Where development incorporates a mix of residential and non-residential uses the assessment may consider the potential cross-utilisation of car parking.

A cross-utilisation of up to 30% of the number of non-residential vehicle parking spaces may be appropriate where the assessment demonstrates a genuine cross utilisation exists between proposed uses on a site and justifies a relaxation.

- (2) Development involving 'drive through' or 'pick up / drop off' facilities

Where the proposed development involves a 'drive through' or 'pick up / drop off' facility, detail on the provision of sufficient on site queuing and set down areas to accommodate the demand generated by the development is to be included in the report. Queuing and set down areas are also to be entirely contained on site with safe access arrangements.

- (3) Developments involving identified future infrastructure

Development may be required to provide transport infrastructure to ensure the compatibility of the development with the current and future function of the road network. This may include any ameliorative works to ensure that the safety and efficiency of the road network and to ensure that for any public transport, pedestrians and cyclists requirements are adequately provided for.

The proposed development will need to be consistent with future road planning proposals or regional transport planning initiatives. The future road network (including future infrastructure to be provided) is shown on the Transport network overlay maps contained in Schedule 2.

Site design will need to incorporate any future transport infrastructure identified. If the development does not provide the specific infrastructure item (or development is within a Major Transport Corridor) provision is made in the design including setbacks and clearances from any future road boundary for example.

- (4) Development proposing on-street works

Vehicle parking is to be entirely contained on-site. In accordance with the Access, parking and servicing code on-street parking may be provided in lieu of on-site parking where:

- (a) development involves the re-use of an existing building; or
- (b) Development does not front a major transport corridor as identified on the Transport network overlay maps contained in Schedule 2.

Where on-street parking is acceptable, parking is contained within the immediate frontage of the site. It is to be designed, landscaped and constructed so that it does not detract from the character and amenity of the surrounding streetscape.

### **SC6.10.5 Related materials**

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
  - (a) Austroads guide to Traffic management Part 12 - Traffic impacts of developments;
  - (b) Queensland Department of Transport and Main Roads (DTMR) - Guidelines for Assessment of Road Impacts of Development Proposals.



## SC6.11 Planning scheme policy – Places of significance

### SC6.11.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to support the local dimension of the planning scheme by ensuring that places of significance in the shire are recorded and protected from removal and from inappropriate development.

### SC6.11.2 Objectives of the planning scheme policy

- (1) The objectives of the planning scheme policy are:
  - (a) To ensure that Places of significance in the shire are identified, recorded and recognised as important elements and features of the historical and environmental fabric of the shire; and
  - (b) To ensure that Places of significance in the shire are protected and retained in perpetuity as community assets.

### SC6.11.3 Definitions

- (1) All other places, areas, features, items and elements and sites of local, cultural or historical significance listed in Table SC6.11.a, and identified on the Places of significance overlay contained in Schedule 2, are considered to be Places of significance for the purposes of this policy and the relevant code.
- (2) Other places, features, items and elements and sites not listed in Table SC6.11.a may be identified during operational works or other development affecting land, where documentary evidence, oral history or historical records suggest their possible existence. Any places, areas, features, items, elements or sites identified during operational works or development can be nominated for inclusion in Table SC6.11.a.

### SC6.11.4 The Council will receive and consider nominations

- (1) If the Council accepts a nomination or modified nomination, the Council will initiate an amendment to Table SC6.11.a to include the new item/s.

### SC6.11.5 Making a nomination

- (1) A nomination should be made in writing to the Council and:
  - (a) describe the nature of the place, area, feature, item, element or site; and
  - (b) identify the specific location on one or more lots, preferably by description and on a map; and
  - (c) describe the value of place, area, feature, item, element or site; and
  - (d) describe development or effects of development that may significantly adversely affect the values of that feature or item; and
  - (e) be endorsed by the land owner if the land owner is not the nominator.

### SC6.11.6 Details of Places of significance

- (1) Where the place of significance requires details of Place of significance listed in Table SC6.11.a or details of places, areas, features or items, elements or sites not listed in Table SC6.11.a, but are identified prior to operational works or development, the Council will lodge the submitted information with either:
  - (a) The Port Douglas Museum; or
  - (b) The local history collection; or
  - (c) The Mossman library; or
  - (d) A combination of the above.

Table SC6.11.a – Places of significance

Map Ref	Place of significance	Property description
<b>Bonnie Doon</b>		
1	Valese's Landing	Adjacent to Lot 265 on N15783, on Esplanade
<b>Cape Tribulation</b>		
2	Mason's Store	Lot 1 on RP742906 Cape Tribulation Road
3	Original Blockade Site, Bloomfield Track Protest	Lot 5 Rykers Road, Cape Tribulation
<b>Craiglie</b>		
4	Teamster's Park	R166 Lot 108 on SR538 Davidson Street
<b>Daintree</b>		
5	Daintree State School	R94 Lots 105-110 on D3331 3-7 Osbourne Street
6	Daintree Ferry	Cape Tribulation Road at the Daintree River crossing
<b>Diwan</b>		
7	Blue Hole	Off Turpentine Road, including Blue Hole, the watercourse and banks beyond, to the north of Cooper Creek (extent to be determined)
<b>Kimberley</b>		
8	Whitby Township	Lots 91-95, Lots 101-104, Lots 106 to 108, Lots 201-204, Lots 301-308 on W3451 and Lot 5 on AP19235
<b>Miallo</b>		
9	Bomb Site memorial	Lot 1 on SP102166 Bamboo Creek Road
<b>Mossman</b>		
10	Mossman Central Mill - 1895	Lot 27 on RP804231 Thomas Street
11	Raintrees, Foxton Avenue	Lot 15 on RP 706250
12	St David's Church	Lot 5 on RP714206 Foxton Avenue
13	George Davis Park	Lot 30 on SP121816, Foxton Avenue
14	Guide Hut (Original Home Economics building from the school relocated in Rex Park)	S109/44660 Lot 128 on SR826 Foxton Avenue
15	Old Shire Hall	Lot 2 on RP706269
16	Old National Bank Building	Lot 14 on RP707231 9 – 11 Mill Street

Map Ref	Place of significance	Property description
17	Coronation Park – Mossman Showgrounds	Reserve 1269 Lot 92 on SR81 Grogan Street
18	Royal Antedeluvian Order of the Buffalo (RAOB) Building	NCL 09/1386 Lot 100 on SR221 14 Junction Road
19	Mossman Hospital	Lot 149 on SR587 Hospital Street
20	Brie Brie First Private Mill	Lot 1 on RP851435 Alchera Drive
21	Foxton Recreation Area (Rotary Park)	Road Reserve Mossman-Daintree Road
22	Rotary Park	Road Reserve Mossman-Daintree Road
23	North Mossman Cemetery (Rex)	Lot 1 on RP706294 Mossman-Daintree Road
<b>Mossman Gorge</b>		
24	Mango Park	Lot 7 on RP713945 Gorge Road
<b>Mowbray</b>		
25	Bump Track	Lot 1 on USL8615 Off Connolly Road
26	Mullavey's Hotel	Lot 97 on SR124 Connolly Road
<b>Pebbly Beach</b>		
28	Toll Gate Road	Road Reserve Captain Cook Highway
<b>Port Douglas</b>		
29	Fisherman's Wharf – Stone Pitch Jetty 1888-1889	Lot 126 on SR868 Opposite Ashford Avenue
30	Fisherman's Wharf 1904	Part Lot 126 on SR868 and part R171 (Lease MSR 905) 6 Dixie Street
31	Boat Club/Tramway Wharf	Part Lot 126 on SR868 and part R171 (Lease ASR660) 36 Wharf Street
32	Flagstaff Hill	R15 Lot 119 on SP126932 Island Point Road and all freehold land on the Hill above Macrossan Street
33	Police Reserve	R14 on CP857606 21-31 Wharf Street
34	Soldier's Monument 1923	R204 Lot 130 on SR796 Wharf Street
35	Dicksons Inlet	R171 PT22 Lot 126 on SR868 Wharf Street



Map Ref	Place of significance	Property description
36	Four Mile Beach	Lot 141 on SR530 Lot 15 on RP746770 Lot 110 on SR606 and all Esplanade areas adjacent to the beachfront
37	Old House (Now Salsa bar and grill)	Lot 223 on PTD2091 26 Wharf Street
38	Clink Theatre (was old Mossman Court House)	Lot 1 on RP836116 18-20 Mowbray Street
39	Rotary Park	R115 Lot 424 on PTD20919
40	Anzac Park	Lot 81 on RP713554 Wharf Street
41	Stinger Park (Rex Smeal Park)	R159 Lot 128 on SR804927 43-45 Davidson Street
42	Old Chinese Cemetery (opposite Reynolds Park)	R201 Lot 3 on PTD20940 34-56 Davidson Street
43	Reynolds Park	R137 Lot 18 on PTD20939
44	Flagstaff Hill Lighthouse	R83 Lot 1 on RP724761
45	The Combined Club	PTE Lot 126 on SR868 PT171 lease F SR397
46	Flagstaff Hill Lookout	R15 Lot 119 on SP126932 Island Point Road
47	Old School House	Lot 1 on RP861025 49 Murphy Street
48	House in Macrossan Street (used to be a timber art gallery)	Lot 124 on PTD2091
49	St Mary's Catholic Church	Lot 4 on RP739096 2 Endeavour Street
50	Original Court House	K1271 Lot 2 on CP857606 25 Wharf Street
<b>Wangetti</b>		
51	Rex Lookout	Road Reserve Captain Cook Highway
<b>Wonga Beach</b>		
52	Cemetery at Wonga and Wonga Community Park (Charlie Lifu Grave, Ah Wong Memorial, Jose Memorial)	Lot 65 on CP903509 Mossman-Daintree Road

## **SC6.12 Planning scheme policy – Potential and actual acid sulfate soils**

### **SC6.12.1 Purpose of the planning scheme policy**

- (1) The purpose of Planning scheme policy – Potential and actual acid sulfate soils is to support the planning scheme by ensuring that development takes account of the presence of both actual and potential acid sulfate soils.

### **SC6.12.2 Relationship to the planning scheme**

- (1) This planning scheme policy provides:
  - (a) information the Council may request for a development application;
  - (b) provides guidance about satisfying assessment criteria which identifies this planning scheme policy as providing guidance or advice.

### **SC6.12.3 Background**

#### **SC6.12.3.1 What are acid sulfate soils?**

- (1) Acid sulfate soils are the common name given to naturally occurring sediments and soils containing iron sulphides (principally iron disulphide {commonly known as pyrite}, iron monosulfide or their precursors). The exposure of the sulphide in these soils to oxygen (e.g. by drainage or excavation) leads to the generation of sulphuric acid. The term acid sulfate soil generally includes both actual and potential acid sulfate soils. Actual and potential acid sulfate soils are often found in the same soil profile, with actual acid sulfate soils generally overlying potential acid sulfate soils. Disturbing acid sulfate soils can result in soil and ground water becoming acidic.

#### **SC6.12.3.2 What are the impacts of acid sulfate soils?**

- (1) Acidic drainage from acid sulfate soils can cause harm to the environment, fisheries and corrodible assets. For example, acidic drainage can:
  - (a) dissolve iron, aluminium, manganese and other heavy metals in the soil that may then be taken up by plants and animals and potentially killing them;
  - (b) significantly degrade important aquatic habitats, including fisheries;
  - (c) contribute to an increase in fish mortality, disease such as red spot disease and algal blooms;
  - (d) reduce the biodiversity in waterways and wetlands;
  - (e) corrode infrastructure containing concrete and metal such as culverts, bridges and stormwater drains.

#### **SC6.12.3.3 Where are acid sulfate soils found?**

- (1) Potential or actual acid sulfate soils are generally found below 5m AHD. Potential or actual acid sulfate soils to which the Acid sulfate soils overlay Code and this Planning scheme policy apply, are identified on the Acid sulfate soils overlay map contained in Schedule 2.

### **SC6.12.4 Information that Council may request**

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

**SC6.12.4.1 Acid sulfate soil investigation report**

- (1) Development is supported by a by a site specific acid sulfate soils assessment report detailing:
  - (a) the height of the site in metres AHD;
  - (b) the lowest point in metres AHD of any proposed excavation, together with the maximum volume of excavation below 5 metres AHD;
  - (c) the height in metres AHD of any land to be filled, together with the volume and thickness of the fill to be placed on land below 5 metres AHD;
  - (d) whether acid sulfate soils are present in the area that is to be disturbed by the development
  - (e) if present, the location, depth and existing/potential acidity of acid sulfate soils relative to the proposed disturbance;
  - (f) Implications for design, construction and operation of the proposed development.

Note - An Acid sulfate soils assessment report is to be prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines.

**SC6.12.4.2 Acid sulfate soils management plan**

- (1) If acid sulfate soils are to be disturbed by the proposed development, a comprehensive Acid sulfate soils management plan is to be prepared and submitted to Council. The management plan is to outline how the proposed development will ensure that the release of acid and associated metal contaminants into the environment is avoided or minimised to prevent harm to the environment or to constructed assets.
- (2) An Acid sulfate soils management plan is to be prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines and must be prepared by a suitably qualified and experienced person.

**SC6.12.5 Related materials**

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
  - (a) Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines.



## SC6.13 Planning Scheme Policy – Site assessments

### SC6.13.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to provide guidance on undertaking a site assessment to identify the opportunities and constraints of a site.

### SC6.13.2 Relationship to the planning scheme

- (1) This planning scheme policy provides guidance on meeting the assessment criteria of the planning scheme.

### SC6.13.3 Information Council may request

Editor's note – It is the applicant's discretion to determine the level of detail to provide to Council in response to an information request.

#### SC6.13.3.1 Site assessments

- (1) A site assessment may be required or requested by Council to accompany a development application to assist in assessing a development activity's impacts and benefits.
- (2) A site assessment identifies and describes:
  - (a) the opportunities and constraints of the site;
  - (b) the key influences on the design, siting, operation and management of the development;
  - (c) how the proposed development relates to and integrates with its surrounds.
- (3) A site assessment should be specifically relevant to the site and its surrounds and proposed development. The extent of detail and information required will be proportionate to the type of development proposed, the likely impact of that development and the constraints and opportunities of the site and surrounds.
- (4) As a general guide, a site assessment should include the following:
  - (a) in respect to the site, information describing (to the extent relevant):
    - (i) overlays;
    - (ii) contours and site levels;
    - (iii) the type, size and location of existing vegetation;
    - (iv) past and present land uses;
    - (v) existing improvements and structures;
    - (vi) views to and from the site;
    - (vii) vehicular and pedestrian access and connection points;
    - (viii) drainage paths, services and infrastructure;
    - (ix) and noise nuisance sources;
    - (x) any contaminated soils
    - (xi) areas that are filled above the natural ground level ;
    - (xii) fences, boundaries, lot sizes, easements and any road realignment lines;
    - (xiii) features of environmental, cultural or heritage significance; and
    - (xiv) any other notable features.
  - (b) in respect to the site surrounds, information describing (to the extent relevant):
    - (i) adjoining or surrounding land uses including nearby sensitive land uses and their compatibility with the proposed uses;
    - (ii) nearby activity centres and facilities such as schools, shopping centres, employment generators and other community services;
    - (iii) the existing road network and intersections, public transport routes and stops;
    - (iv) the surrounding open space network and pedestrian and cyclist network;
    - (v) where the site adjoins a sensitive land use, identify the location of private open spaces and openings of habitable rooms;
    - (vi) major trees on adjacent properties;
    - (vii) extractive resource areas, haulage routes or infrastructure corridors;

- (viii) characteristics of any adjacent public open space;
- (ix) street frontage features such as poles, footpaths, street trees, kerb crossovers, bus stops, parking spaces and services;
- (x) the built form and character of adjacent and nearby development, including characteristic fencing and garden styles;
- (xi) the difference in ground levels (natural and finished) between the subject land and adjacent properties;
- (xii) photographs of the site and surrounds.

## SC6.14 Planning scheme policy – Structure planning

### SC6.14.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to provide guidance on the preparation of structure plans.

### SC6.14.2 Relationship to the planning scheme

- (1) This planning scheme policy provides guidance on the preparation of a structure plan required for development:
  - (a) A site which is more than 5,000m<sup>2</sup> in any of the Residential zones; or  
**or within these zones, and**
  - (b) creates 10 or more lots; or
  - (c) involves the creation of new roads and/or public use land.  
**or**
  - (d) For Material Change of Use involving;
    - (i) preliminary approval to vary the effect of the planning scheme;
    - (ii) establishing alternative zones to the planning scheme.

### SC6.14.3 Guidance on meeting planning scheme outcomes

#### SC6.14.3.1 Requirement to prepare a Structure Plan

- (1) A structure plan is required to accompany applications for development listed in SC6.14.2 above. Once adopted or approved by Council, the structure plan will guide and inform subsequent development of the structure planned area.
- (2) A structure plan provides the necessary planning framework to ensure that development is planned and delivered in an orderly and integrated manner. Where the site is located within a local plan area, the structure plan must be prepared in accordance with the provisions of the relevant local plan.

#### SC6.14.3.2 Scope of a Structure Plan

- (1) The scope of a structure plan will depend on the scale, likely impact and broader context of the development. The extent of detail and information required will be commensurate to the type of development proposed, the likely impact of that development and the constraints and opportunities of the land.
- (2) The structure plan is to be prepared with consideration of the broader context of the locality and surrounding area. It must demonstrate how development in the structure planned area will integrate with the surrounding community and with existing parks and infrastructure networks and movement systems (road network, public transport facilities and pedestrian and cyclist networks).
- (3) The structure plan should integrate with and act as part of the planning scheme through the use of consistent zoning and terminology within the planning scheme. It must not conflict with or compromise the achievement of the Strategic Framework. The structure plan should reference relevant provisions within the planning scheme to achieve the intent for the structure planned area rather than proposing alternative provisions or levels of assessment.

**SC6.14.3.3 Structure plan framework**

- (1) Where a structure plan is required, it should include the following as a minimum.
  - (a) A site description of the land;
  - (b) an assessment that details the nature and extent of the opportunities and constraints associated with the site and the immediate locality surrounding the site, such as:
    - (i) the impacts of applicable overlays;
    - (ii) adjoining or surrounding land uses and their compatibility with the proposed uses;
    - (iii) the availability and location of infrastructure;
    - (iv) topographical and natural features;
    - (v) the existing road network and intersections, public transport routes and stops;
    - (vi) the surrounding open space network and pedestrian and cyclist network;
    - (vii) the proximity of nearby activity centres and facilities such as schools, shopping centres, employment generators and other community services.
  - (c) The structure plan should include plans showing:
    - (i) the road and block layout;
    - (ii) allocated zones;
    - (iii) the sequencing or staging of development;
    - (iv) the location of public open space and recreational areas including open space linkages and networks;
    - (v) pedestrian and cycle networks;
    - (vi) public transport routes and stops;
    - (vii) the internal road hierarchy and how it integrates with the external road hierarchy;
    - (viii) the physical infrastructure networks to be provided including, water supply, drainage and waste water;
    - (ix) the location of major stormwater flow paths;
    - (x) activity centres;
    - (xi) community facilities.
  - (d) The structure plan should provide the following information:
    - (i) how the constraints and opportunities of the land and likely impact of the development have been considered and incorporated;
    - (ii) the approximate lot or dwelling yield for the proposed development;
    - (iii) how the development integrates with surrounding land uses, road network, infrastructure networks, open space and recreation networks and natural features, including any basic layout set-out in a local plan and/or a previously adopted structure plan for the land or adjoining premises;
    - (iv) consideration given to the potential for the development of coordinated and integrated development of adjoining land;
    - (v) demonstration that the proposed development does not unduly prejudice the development of adjoining premises by allocating unreasonable costs of infrastructure on to adjoining premises (i.e. such as parks, stormwater management facilities, roads or bridges);
    - (vi) the intended location, mix and density of residential development and the range of proposed land uses;
    - (vii) where appropriate, the proposed built form and character of development;
    - (viii) where an activity centre is proposed, the scale and function of the activity centre and its role within the region's hierarchy of activity centres;
    - (ix) justification must be provided to support the need for a new activity centre to be established and demonstrate that the new activity centre will not have an adverse effect on the economic viability of existing activity centres;

- (x) how the Structure Plan addresses the Planning Scheme provisions relevant to the structure planned area;
  - (xi) the consideration given to relevant environmental issues, including any short term and cumulative impact on biodiversity and cultural heritage values;
  - (xii) the consideration given to the relevant demographics of the current area and future requirements, to ensure that the appropriate mix of services are available or can be provided;
  - (xiii) how open space meets the desired provisions for land area, park design and improvements.
- (2) Further studies or information may be requested by Council to validate the proposal. This may include:
- (a) Bushfire management plan;
  - (b) Cultural heritage assessment;
  - (c) Infrastructure studies;
  - (d) Environmental assessment report;
  - (e) Flood hazard assessment;
  - (f) Landslide assessment;
  - (g) Strategic rehabilitation;
  - (h) Site opportunity and constraints analysis;
  - (i) Social and community impact assessment;
  - (j) Visual assessment report.