

6.2.10 Rural zone code

6.2.10.1 Criteria for assessment

Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes		Acceptable	Comments
outcomes			
For self-assessable and assessable development			
P01 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.		A/S. The proposed development will not detrimentally impact the visual landscape amenity. Refer to the Architect's Report and Plans in Appendix D .
Performance outcomes		Acceptable	Comments
outcomes			
Setbacks			
P02 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: <ul style="list-style-type: none"> (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries. 		Complies. The proposed development will be adequately setback from adjoining properties. Refer to the Architect's Plans in Appendix D .
P03 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.		Complies. The proposed building design will include suitable external finishes. Refer to the Architect's Plans in Appendix D .
For assessable development			
P04 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.		A/S. The development is proposed for the Rural Zone on the grounds that the proposal contains elements that would be potentially inconsistent with residential development. The subject site is located in close proximity to Wangetti Trail and natural areas, which the proposed development seeks. Assessment of the Agricultural Land Classification (Appendix F) deemed the land to not constitute high quality agricultural land.



<p>PO5 Uses and other development include those that:</p> <ul style="list-style-type: none"> (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serverural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities. 	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>N/A</p>
<p>PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>	<p>Complies. Whilst the subject site has been historically cleared and limited remnant vegetation remains, the proposed development seeks to impact a small areas of mangroves, however a significant area is proposed for rehabilitation works to improve the natural values of the site. (Appendix H).</p>
<p>PO7 The minimum lot size is 40 hectares, unless</p> <ul style="list-style-type: none"> (a) the lot reconfiguration results in no additional lots(e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lotto accommodate: <ul style="list-style-type: none"> (i) Telecommunications facility; (ii) Utility installation. 	<p>AO7 No acceptable outcomes are prescribed.</p>	<p>A/S. The proposed Reconfiguration of a Lot component, whilst resulting in lots below the minimum lot size, is simply to enable the provision of four (4) precincts as depicted on Drawing No. DA-01.11, provided for reference is Appendix D. The applicant proposes the a tiered Community Titles Scheme, comprising a Principal Scheme containing the four (4) lots administered under a Principal Body Corporate.</p>

Table 6.2.10.3.b — Inconsistent uses within the Rural zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Bar • Brothel • Car wash • Child care centre • Club • Community care centre • Community residence • Detention facility, • Dual occupancy • Dwelling unit • Food and drink outlet • Hardware and trade supplies • Health care services • High impact industry 	<ul style="list-style-type: none"> • Hotel • Indoor sport and recreation • Low impact industry • Medium impact industry • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Port services • Relocatable home park • Renewable energy facility, being a wind farm 	<ul style="list-style-type: none"> • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Warehouse

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Criteria for assessment

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
P01 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	Complies. Refer to the geotechnical investigation provided for reference as Appendix J .

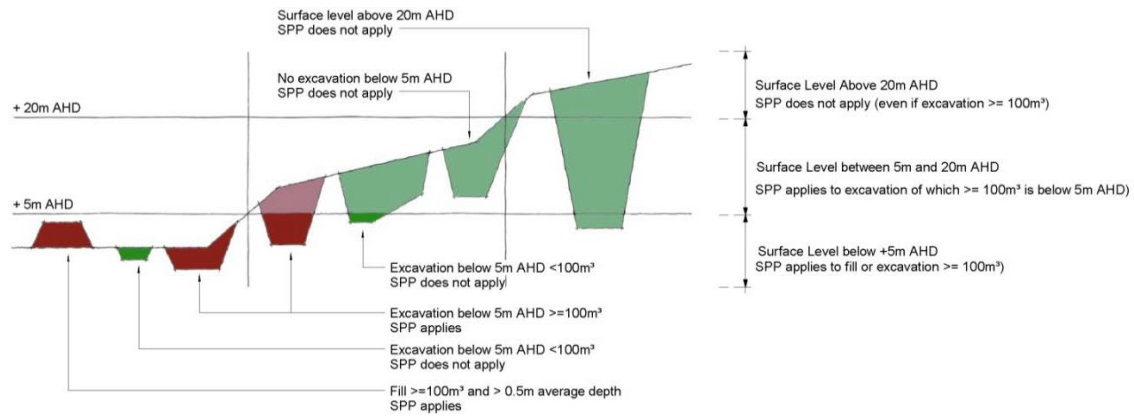
Performance outcomes	Acceptable outcomes
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<p>P02 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	<p>Refer to the Golders Geotechnical Studies provide for reference as Appendix J.</p>
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<p>P03 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>A03 No acceptable outcomes are prescribed.</p>	<p>Refer to the Golders Geotechnical Studies provide for reference as Appendix J.</p>
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Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)



8.2.3 Coastal environment overlay code

8.2.3.1 Criteria for assessment

Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development

Performance outcomes		Acceptable	Comments
outcomes			
For self-assessable and assessable development			
PO1 No works other than coastal protection work extend seaward of the coastal building line.	AO1.1 Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line. Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage		Complies. There will be no proposed works seaward of the coastal building line. The applicant proposed to undertake significant rehabilitation works as outlined in the Environmental Assessment Report (Appendix H).

Performance outcomes	Acceptable outcomes
	<p>Protection.</p> <p>AO1.2 Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.</p> <p>AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.</p> <p>AO1.4 Coastal protection work mitigates any increase in the coastal hazard.</p>
<p>PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.</p>	<p>AO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.</p>
For assessable development	
Erosion prone areas	
<p>PO3 Development identifies erosion prone areas (coastal hazards).</p>	<p>AO3 No acceptable outcomes are prescribed.</p>
<p>PO4 Erosion prone areas are free from development to allow for natural coastal processes.</p>	<p>AO4.1 Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)</p> <p>AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.</p>
Coastal management districts	
<p>PO5 Natural processes and protective functions of landforms and vegetation are maintained.</p>	<p>PO5.1 Development within the coastal management district:</p>



Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (a) maintains vegetation on coastal land forms where its removal or damage may: <ul style="list-style-type: none"> (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards; (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards; (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures. <p>PO5.2 Where development proposes the construction of an erosion control structure:</p> <ul style="list-style-type: none"> (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring. <p>PO5.3 Development involving reclamation:</p> <ul style="list-style-type: none"> (a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state; (c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.
<p>PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.</p>	<p>AO6.1 Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement</p>



Performance outcomes	Acceptable outcomes
	<p>site.</p> <p>and</p> <p>AO6.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure;</p> <p>and</p> <p>AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009.</p> <p>and</p> <p>AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources.</p> <p>and</p> <p>AO6.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.</p>
<p>P07 Development is to maintain access to and along the foreshore for general public access.</p>	<p>AO7.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.</p> <p>and</p> <p>AO7.2 Development provides for regular access points for vehicles including approved roads and tracks.</p> <p>or</p> <p>AO7.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.</p>
<p>P08 Public access to the coast is appropriately located, designed and operated.</p>	<p>AO8.1 Development maintains or enhances public access to the coast.</p>

Performance outcomes	Acceptable outcomes
	<p>or</p> <p>A08.2 Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres.</p> <p>or</p> <p>A08.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>
<p>PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to:</p> <ul style="list-style-type: none"> (a) maintain existing access to and along the foreshore; (b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location. 	<p>A09.1 Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> (a) demonstrates that restrictions to public access are necessary for: <ul style="list-style-type: none"> (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (a) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: <ul style="list-style-type: none"> (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. <p>A09.2 Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> (a) is located and designed to: <ul style="list-style-type: none"> (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. <p>or</p> <ul style="list-style-type: none"> (a) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to: <ul style="list-style-type: none"> (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and (ii) ensure emergency vehicles can access



Performance outcomes	Acceptable outcomes
	the area near the development.
AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	AO10.1 Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken. or AO10.2 Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.
PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	AO11 Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark
PO12 Development in connection with an artificial waterway enhances public access to coastal waters.	AO12 The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.
Coastal landscapes, views and vistas	
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	AO13 No acceptable outcomes are prescribed.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	AO14 No acceptable outcomes are prescribed.
Private marine development	
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	AO15 Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the <i>Land Act 1994</i> .
PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	AO16 Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.
PO17 Private marine development is of a height and scale and size compatible with the character and	AO17 Private marine development has regard to: (a) the height, scale and size of the natural



Performance outcomes	Acceptable outcomes
amenity of the location.	<p>features of the immediate surroundings and locality;</p> <p>(b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality;</p> <p>(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size.</p> <p>Note – The prescribed tidal works code in the <i>Coastal Protection and Management Regulation 2003</i> outlines design and construction requirements that must be complied with.</p>
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	AO18 Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.
For dry land marinas and artificial waterways	
PO19 Dry land marinas and artificial waterways: <ul style="list-style-type: none"> (a) avoid impacts on coastal resources; (b) do not contribute to the degradation of water quality; (c) do not increase the risk of flooding; (d) do not result in the degradation or loss of MSES; (e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected. (f) does not involve reclamation of tidal land other than for the purpose of: <ul style="list-style-type: none"> (i) coastal dependent development, public marine development; or (ii) community infrastructure, where there is no feasible alternative; or (iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes. 	AO19 No acceptable solutions are prescribed.

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Criteria for assessment

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Comments
For assessable and self assessable development		
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;</p> <p>or</p> <p>For dwelling houses,</p> <p>AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p> <p>AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>Refer to the Flood Study prepared by JBP, provided for reference as Appendix K.</p>
For assessable development		
<p>PO2 The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) /Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.</p>	<p>Complies. Refer to the Flood Study prepared by JBP, provided for reference as Appendix K.</p>

<p>P03 Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>A03.1 New buildings are:</p> <ul style="list-style-type: none"> (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>or</p>	
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Performance outcomes	Acceptable outcomes	Comments
	<p>AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Stormtide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p>AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways.</p> <p>AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership)</p>	<p>Refer to the Flood Study prepared by JBP, provided for reference as Appendix K.</p> <p>Refer to the Flood Study prepared by JBP, provided for reference as Appendix K.</p> <p>Refer to the Flood Study prepared by JBP, provided for reference as Appendix K.</p> <p>Complies. The proposed development will incorporate adequate signage for evacuation routes in the event of flood</p>



	<p>indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>Or</p> <p>AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	emergency.
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Performance outcomes	Acceptable outcomes	Comments
	<p>For Material change of use (Residential uses)</p> <p>AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	<p>Complies. Refer to the Flood Study prepared by JBP, provided for reference as Appendix K and the Architect's Plans provided at Appendix D.</p>



<p>P04 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses) AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.</p>	<p>Refer to the Flood Study prepared by JBP, provided for reference as Appendix K.</p> <p>Complies. The applicant will ensure that materials are stored adequately and may be able to be moved readily in a flood event if required.</p>
<p>P05 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an</p>	<p>For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and</p>	<p>N/A</p>



Performance outcomes	Acceptable outcomes	Comments
undesirable built form outcome and are not supported.	<p>mounds).</p> <p>AO5.2</p> <p>Works (including buildings and earthworks) in non urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m³; or</p> <p>(b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;</p> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</p> <p>For Material change of use</p> <p>AO5.3</p> <p>Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p>AO5.4</p> <p>In non urban areas, buildings and</p>	



	<p>infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	
PO6 Development avoids the release of hazardous materials into floodwaters.	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p>	<p>Complies. No hazardous materials will be manufactured on-site.</p> <p>Any potentially hazardous materials stored on-site will be appropriately stored and may be readily moved, if required, during a flood event.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>



<p>P07 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes. 	<p>Complies. The proposed development will implement adequate emergency evacuation routes and procedures to avoid unnecessary burden on disaster management responders.</p>
<p>P08 Development involving community infrastructure:</p> <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event. 	<p>AO8.1 The following uses are not located on land inundated during a DFE/Storm tide:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). <p>or</p> <p>AO8.2</p>	<p>N/A</p>



Performance outcomes	Acceptable outcomes	Comments
	<p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. 	N/A
	<p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"> (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant 	N/A
	<p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> (a) correctional facilities; (b) emergency services; (c) power stations; (d) major <p>switch</p> <p>yards.</p> <p>and/or</p>	N/A
	<p>AO8.3</p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. 	N/A
	<p>AO8.4</p> <p>Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or</p>	N/A

	<p>water supply pipeline air valves are:</p> <ul style="list-style-type: none"> (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. <p>AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	N/A
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Table 8.2.4.3.b - Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> Parks and open space.
5% AEP level	<ul style="list-style-type: none"> Car parking facilities (including car parking associated with use of land).
1% AEP level	<ul style="list-style-type: none"> All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	<ul style="list-style-type: none"> Emergency services (if for a police station); Industry activities (if including components which store, treat or use hazardous materials); Substation; Utility installation.
0.2% AEP level	<ul style="list-style-type: none"> Emergency services; Hospital; Major electricity infrastructure; Special industry.

Table 8.2.4.3.c - Degree of flood

Criteria	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4)	Fit adults would have difficulty wading. (Generally, safe wading velocity depth product is less than 0.6)	Wading is not an option.
Evacuation distances	< 200 metres	200-400 metres	400-600 metres	600 metres
Maximum flood depths	< 0.3 metre	< 0.6 metre	< 1.2 metres	1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres per second	< 1.5 metres per second	1.5 metres per second
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (Flooding)	Ample flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan. Generally safe wading conditions assume even walking surfaces and no obstructions, steps, soft underfoot etc.



8.2.6 Landscape values overlay code

8.2.6.1 Criteria for assessment

Table 8.2.6.3.a – Landscape values overlay code – assessable development

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Development in a High landscape value area		
<p>PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; 	<p>AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of roof height.</p> <p>AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <p>AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <ul style="list-style-type: none"> (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p>AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p> <p>AO1.7</p>	<p>N/A. No building is proposed within the High Landscape Value area of the subject site.</p>



<p>(g) extractive industry operations are avoided.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p>	
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Performance outcomes	Acceptable outcomes	Comments
	<p>AO1.8 Advertising devices do not occur.</p>	
Development within the Medium landscape value area		
<p>PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</p> <p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground</p>	<p>AO2.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p> <p>AO2.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <p>(a) development follows the natural; contours of the site;</p> <p>(b) buildings are split level or suspended floor construction, or a combination of the two;</p> <p>(c) lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p>AO2.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO2.5</p>	<p>The subject site has been historically cleared for agricultural production. The proposed development, as depicted in the Architect's Plans provided in Appendix D, will be adequately setback and screened to minimise visual impact.</p> <p>N/A</p> <p>The proposed development incorporates connectivity to the Wangetti Trail and significant rehabilitation works on the subject site, as detailed in the Environmental Assessment Report, provided for reference as Appendix H.</p> <p>Complies. The proposed buildings will contain a subdued palette for external features. Refer to the Architect's Plans provided for reference as Appendix D.</p> <p>N/A</p>



<p>infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p>AO2.6 Advertising devices do not occur.</p>	<p>The proposed development will include a single entry sign. Further detail is provided in the Planning Report under Section 4.2.7.</p>
Development within a Scenic route buffer / view corridor area		
<p>PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) retains visual access to views of the surrounding landscape, the sea and other water bodies;</p> <p>(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p>	<p>AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p>AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p>AO3.3 Where within a Scenic route buffer / view corridor</p>	<p>No building as proposed within the Scenic route buffer / view corridor area.</p> <p>The subject site has been historically cleared. The proposed development will incorporate the planting of vegetation to provide screening, as detailed in the Landscape Design Report, provided for reference as Appendix L.</p>
<p>Performance outcomes</p> <p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) minimises visual impacts on the setting and views in terms of:</p> <p>(i) the scale, height and setback of buildings;</p> <p>(ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;</p> <p>(iii) the scale, extent and visual prominence of advertising devices.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values</p>	<p>Acceptable outcomes</p> <p>area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p> <p>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p>Comments</p> <p>The proposed landscaping is in accordance with the Landscaping Code.</p> <p>The proposed development will include a single entry sign. Further detail is provided in the Planning Report under Section 4.2.7.</p>



in order to satisfy performance outcomes.		
Development within the Coastal scenery area		
<p>PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p>AO4.2 Where located adjacent to the foreshore buildings and structures are setback:</p> <p>(a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with native vegetation buffer that has a minimum width of 25 metres; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p> <p>AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:</p> <p>(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or</p> <p>(b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p> <p>(c)(c)</p>	N/A



Performance outcomes	Acceptable outcomes	Comments
<p>PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p>AO5 No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code</p>	N/A

8.2.7 Natural areas overlay code

8.2.7.1 Criteria for assessment

Table 8.2.7.3.a – Natural areas overlay code – assessable development

Performance outcomes		Acceptable	Comments
outcomes			
For self-assessable and assessable development			
Protection of matters of environmental significance			
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values.		Complies. The subject site has been historically cleared and therefore environmental values have impacted previously. Whilst the proposed development will impact a small area of mangroves, the proposal seek to offset this through significant rehabilitation works as detailed in the Environmental Assessment Report, provided for reference as Appendix H .
	or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.		
	or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.		
Management of impacts on matters of environmental significance			



PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. 	Refer to the Architect's Plans (Appendix D) and the Environmental Assessment Report, provided for reference as Appendix H .
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Performance outcomes	Acceptable outcomes	Comments
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within Urban areas. <p>or</p> AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Refer to the Environmental Assessment Report, provided for reference as Appendix H .
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained. AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Refer to the Environmental Assessment Report, provided for reference as Appendix H . Complies. Refer to the Environmental Assessment Report, provided for reference as Appendix H .



PO5 Development avoids the introduction of non- native pest species (plant or animal), that pose arisk to ecological integrity.	AO5.1 Development avoids the introduction of non-nativepest species. AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Complies. Refer to the Landscape Design Report (Appendix L). Complies. The applicant will implement a pest management plan.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areaslarge enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	The subject site was historically cleared, therefore ecological values of the site were degraded. The proposed development seeks to improve ecological values and connectivity through rehabilitation works as detailed in the Environmental Assessment Report, provided for reference as Appendix H .
Performance outcomes		Acceptable
PO7 Development minimises disturbance to mattersof state environmental significance (including existing ecological corridors).	AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent tothe height of the native vegetation. and AO7.2 Development does not encroach within 10 metresof existing riparian vegetation and watercourses.	Complies. Refer to the Architect's Plans (Appendix D) and the Environmental Assessment Report, provided for reference as Appendix H . Refer to the Environmental Assessment Report, provided for reference as Appendix H .
Waterways in an urban area		



PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	N/A
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Complies. Refer to the Waterways Determination Report (Appendix G) and the Environmental Assessment Report, provided for reference as Appendix H .

Table 8.2.7.3.b — Widths of waterway corridors for waterways

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top of the high bank.

8.2.10 Transport network overlay code

8.2.10.1 Criteria for assessment

Table 8.2.10.3.a – Transport network overlay code – assessable development

Performance outcomes outcomes	Acceptable	Comments
For assessable development		
<p>PO1 Development supports the road hierarchy for the region.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p> <p>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p> <p>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>	<p>Complies. Refer to the Traffic Impact Assessment prepared by GHD and provided for reference as Appendix M.</p> <p>Complies. Refer to the Traffic Impact Assessment prepared by GHD and provided for reference as Appendix M.</p> <p>N/A</p>
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (e) the Transport network overlay maps contained in Schedule 2; (a) any relevant Local Plan.</p> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p>Complies. Refer to the Traffic Impact Assessment prepared by GHD and provided for reference as Appendix M.</p>
<p>PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p>AO3 No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	<p>Complies. Refer to the Traffic Impact Assessment prepared by GHD and provided for reference as Appendix M.</p>



<p>P04 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> <p>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p> <p>AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>Complies. Refer to the Traffic Impact Assessment prepared by GHD and provided for reference as Appendix M.</p> <p>N/A</p> <p>Complies. Refer to the Traffic Impact Assessment prepared by GHD and provided for reference as Appendix M.</p> <p>Complies. Refer to the Traffic Impact Assessment prepared by GHD and provided for reference as Appendix M.</p>
Performance outcomes	Acceptable outcomes	Comments
<p>P05 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>The subject site has been historically cleared. However the proposed development seeks to undertake landscaping adjacent to the transport corridor as detailed in the Landscape Design Report, provided for reference as Appendix D.</p>
Pedestrian and cycle network		
<p>P06 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p>AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p>The proposed development seeks to provide pedestrian and cycle links between the proposed development and existing and future pedestrian and cycle networks. Refer to the Architect's Report and Plans provided for reference as Appendix D.</p> <p>The design will be finalized as part of the detailed design phase of the proposal.</p>

9.4.2 Advertising devices code

Note - For billboards and/or other devices on a State-controlled road, contact the Department of Transport and Main Roads for further information about obtaining an 'Ancillary Works and Encroachment (AWE) Permit' under the *Transport Infrastructure Act 1994*.

9.4.2.1 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.4.2.3.a – Advertising devices code – self assessable and assessable development

Performance outcomes		Acceptable	Comments
outcomes			
Requirements for all Advertising devices regulated by this planning scheme			
General			
<p>PO1 An advertising device:</p> <p>(a) is compatible with the existing and future planned character of the locality in which it is erected;</p> <p>(b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscapes and other advertising devices on the site;</p> <p>(c) is of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located;</p> <p>(d) is sited designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and does not interfere with the reasonable enjoyment of those sites;</p> <p>(e) is sited and designed to:</p> <p>(i) not unduly dominate the visual landscape;</p> <p>(ii) maintain views and vistas of public value; and</p> <p>(iii) protect the visual amenity of scenic routes;</p> <p>(f) is designed to achieve a high standard of architectural, urban and landscape design, or at least does not detract from the architectural, urban or</p>	<p>AO1 Self-assessable development</p> <p>For self-assessable development, the advertising device complies with the requirements specified in Column 2 of Table 9.4.2.3.b.</p> <p>Assessable development</p> <p>For assessable development, in partial fulfilment of Performance Outcome P1 – the advertising device substantially complies with the requirements specified in Column 2 of Table 9.4.2.3.b – Specific requirements for types of advertising devices.</p> <p>Note – Third party advertising devices, fly-posters, inflatable signs, blimps, bunting/streamers and standing-vehicle signs are not encouraged to establish in Douglas Shire. In most circumstances, these forms of advertising device would:</p> <p>(a) be contrary to Performance Outcome PO1 and the applicable specific requirements for advertising devices in this code; and</p> <p>(b) risk compromising the character, lifestyle and environmental attributes of the Shire as defined in the Part 3 (Strategic Framework).</p> <p>Note – A planning report and streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a Third party advertising device.</p>	<p>A/S. the proposed entry sign will be positioned within the boundary as part of the entry gate and will not protrude from the wall. The applicant is seeking preliminary approval and further detail of the proposed signage may be provided at the detailed design phase.</p>	



<p>landscape design standards of a locality; and</p> <p>(g) is designed and sited so as to not contribute to the proliferation of visual clutter.</p>		
Illumination, lighting and movement		
<p>PO2</p> <p>An advertising device only incorporates illumination and lighting where it:</p> <p>(a) is appropriate to its setting and is compatible with the amenity of the local area;</p> <p>(b) does not cause nuisance or distraction;</p> <p>(c) does not create glare, reflecting or flaring of colours; and</p> <p>(d) will not create a potential safety hazard, including a potential traffic safety hazard.</p>	<p>AO2.1</p> <p>The advertising device is only illuminated where it is:</p> <p>(a) located in a Centre zone or an Industry zone, or a Recreation and Open Space zone; and</p> <p>(b) associated with a business that operates at night.</p> <p>AO2.2</p> <p>Where an advertising device is illuminated, it:</p> <p>(a) it has a maximum luminance of 350 candelas per m²;</p> <p>(b) does not incorporate flashing lights or digital displays; and</p> <p>(c) is switched off between 11.00pm and 5.00am the following day or at any time the business</p>	<p>N/A</p> <p>N/A</p>



Performance outcomes	Acceptable outcomes	Comments
	is not operating between these hours.	
P03 An advertising device does not move or incorporate elements that give the impression of movement.	AO3 The advertising device does not revolve, contain moving parts or have a moving boarder.	Complies.
Safety of pedestrians and vehicles		
P04 An advertising device is designed so as not to create a traffic or pedestrian safety hazard.	AO4.1 The advertising device does not physically obstruct the passage of pedestrians or vehicles. AO4.2 The advertising device does not mimic, and is not able to be confused with, a traffic control device. AO4.3 The advertising device does not restrict sightlines at intersections or site access points. Note - Refer to Figure 9.4.2.3.a for details. AO4.4 The advertising device is: (a) appropriately secured and supported so as to cause no injury or damage to persons or property; (b) not on or attached to a tree, telegraph and/or electricity poles, traffic or safety signs.	Complies. The proposed entry sign will not be visually intrusive and will be in keeping with the natural area characteristics. Complies. Complies. The proposed entry sign will be adequately designed as to not impede sightlines. Complies.
Maintenance		
P05 A high quality appearance of advertising devices is established, and is maintained.	AO5 Advertising devices (a) are constructed of high quality materials selected for easy maintenance, durability and an ability not to readily stain, discolour or deteriorate; (b) that have stained, discoloured or deteriorated are either: (i) remedied; or (ii) removed.	Complies. The applicant is seeking Preliminary Approval only and further detail may be provided at the detailed design stage.
Additional requirements for Advertising devices in the Conservation zone, the Environmental management zone and the Rural zone north of the Daintree River		



<p>P06</p> <p>Advertising devices are high quality, low key in scale, and are reflective of the character of the area and directly promote small-scale lawfully-established businesses.</p>	<p>A06</p> <p>In addition to the requirements contained within the Advertising devices code, where the advertising device is free standing or attached to a fence, the advertising device:</p> <ul style="list-style-type: none"> (a) has a maximum height of 1.5 metres aboveground level; (b) has a maximum width of 1.5 metres; (c) requires no significant vegetation removal to make the advertising device visible;* (d) is directly associated with a lawfully established business conducted on or near the premises;* (e) is non-illuminated; (f) is of colours that are subdued, reflecting the 	<p>N/A</p>
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Performance outcomes	Acceptable outcomes	Comments
	<p>natural character and amenity of the area (colours include the content of the advertising device)^</p> <p>*Note – These requirements may involve a site selection for the advertising device that is not within the premises and this would require further direction from Council.</p> <p>^Note – Signage consisting of representative symbols, as an alternative to text may be considered to be an example of advertising devices that are in keeping with the character of the area.</p>	

Table 9.4.2.3.b – Specific requirements for types of advertising devices

Advertising device type	Specific requirements
Façade sign: An advertising device painted or otherwise affixed to the façade of a building.	(a) does not obscure any window or architectural feature; (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project above or beyond the wall to which it is attached; (d) is not more than 300mm thick.
Flush wall sign: An advertising device painted on or otherwise affixed flat to the wall of a building or structure, not being a façade sign.	(a) is erected only in a Centre zone or an Industry zone (b) does not exceed 25% of the surface area of the wall to which it is attached; (c) does not project beyond the edges of the wall to which it is attached; (d) does not exceed a maximum sign face of 18m ² ; (e) does not cover more than 30% of the visible area of the total surface of the wall face; and (f) is not more than 300mm thick.
Projecting sign: An advertising device attached or mounted at an angle to the façade of a building.	(a) is erected only in a Centre zone or an Industry zone; (b) does not project further than 0.75m from the building line; (c) has a minimum vertical clearance of 2.4m from the lowest part of the sign to the footpath pavement; (d) does not exceed a maximum surface area of 1m ² ; (e) does not project beyond any awning or verandah of the building to which it is attached; (f) does not protrude above the roofline of the building to which it is attached; and (g) is limited to a maximum of one sign per premises.
Above awning sign: An advertising device located on top of an awning or verandah.	(a) is erected only in a Centre zone or an Industry zone; (b) is only erected where it can be demonstrated that there is no other opportunity to make use of an alternative sign type; (c) has a maximum height above the awning not exceeding 1.2m (d) is of a size and form that is appropriate to the scale and character of the building on which it is exhibited and the development in the locality; (e) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached. Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for an above awning sign.
Created awning sign: An advertising device attached to and extending beyond the fascia of an awning or the like.	(a) is integrated with the design of the building so as to complement its architectural form or style; (b) does not extend more than 500mm above the fascia to which it is attached; (c) does not exceed a sign-face area equivalent to 25% of the area of the

Advertising device type	Specific requirements
	<p>awning face; and</p> <p>(d) has a minimum clearance of 2.4 metres between the lowest part of the sign and the footway pavement.</p>
<p>Under awning sign: An advertising device attached underneath or suspended from an awning, verandah or the like.</p>	<p>(a) is oriented at right angles to the building frontage;</p> <p>(b) is not more than 2.5 metres long or 600mm high;</p> <p>(c) does not exceed a maximum sign-face area of 1.50m²;</p> <p>(d) has a minimum clearance of 2.4 metres between the lowest part of the sign and the footway pavement;</p> <p>(e) one per shop or tenancy and is generally centrally located along the frontage of each shop or tenancy; and</p> <p>(f) is not closer than 3 metres to any other under awning sign or within 1.5 metres of any side property.</p>
<p>Created roof sign: An advertising device positioned on a roof, façade or wall of a building which changes the horizontal or angular lines of the roof.</p>	<p>(a) is integrated with the design of the building so as to complement its architectural form and style; and</p> <p>(b) has a maximum height above the surrounding roof line of not more than 1.2 metres.</p>
<p>Roof top sign: An advertising device fitted to the roof of a building with no relation to the architectural design or appearance of the building.</p>	<p>(a) is erected only in a Centre zone or an Industry zone;</p> <p>(b) is only erected where it can be demonstrated that there is no other opportunity to make use of an alternative sign type;</p> <p>(c) is of a size and form that is appropriate to the scale and character of the building on which it is exhibited and the development in the locality;</p> <p>(d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and</p> <p>(e) does not extend more than 1.2 metres above the roofline to which it is attached.</p> <p>Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a roof top sign.</p>
<p>Freestanding signs: An advertising device normally elevated from the ground and supported by one or more vertical supports used to display advertising matter, including billboards, pylon, three-dimensional and other freestanding signs.</p>	<p>(a) do not exceed the maximum height and sign-face area requirements set out in Table 9.4.2.3.c – Maximum height and sign-face area of billboard and pylon signage</p> <p>(b) ensure that not more than one freestanding sign is erected on any site (including a site with multiple occupancy buildings), except for a free standing sign, which:-</p> <ol style="list-style-type: none"> identifies access to a site; is not more than 1.5 metres in height; and has a maximum surface area of 2m²/side; and <p>(c) notwithstanding any other provisions of this code:</p> <ol style="list-style-type: none"> are consistent with the streetscape character of the area; are of a scale and proportion consistent with the existing development and predominant land use in the area; are presented and designed to a proportional and uniform detail; and do not detract from or obscure any important view or vista. <p>Note – A streetscape or landscape analysis prepared by a competent person may be required in support of a development application for a three-dimensional sign.</p>

Table 9.4.2.3.c – Maximum height and sign-face area of billboard and pylon signage

Zone	Maximum height	Maximum sign-face area/side
Centre zone and Industry zone	(a) Where total street frontage is less than 40 metres: 5m. or (b) Where total street frontage is 40 metres or greater: 7.5m.	(a) Where total street frontage is less than 40 metres: 10m ² or (b) Where total street frontage is 40 metres or greater: 15m ² .
Any other zone	5m.	10m ² .

Figure 9.4.2.3.a – Sightlines for Advertising devices

