

Infrastructure Works Code

Performance outcomes	Acceptable outcomes	Compliance ✓/✘/NA	Applicant response
For self-assessable and assessable development			
Works on a local government road			
<p>PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.</p>	<p>AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p> <p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p>	<p>NA</p>	<p>AO1.1-1.5 – Not Applicable No works interfere with local government roads, crossovers or existing footpaths.</p>

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	<p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p> <p>AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>		
Accessibility structures			
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>AO2.1 Accessibility structures are not located within the road reserve.</p> <p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p> <p>AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes</p>	✓	<p>AO2.1-2.3 – Complies</p> <p>Any accessibility structures will be wholly contained within the site and will comply with AS1428.3.</p>

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	in grade are contained within the boundaries of the lot and not within the road reserve.		
Water supply			
<p>PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	✓	<p>AO3.1 - Complies</p> <p>The premises will be connected to town mains by a licensed plumber.</p>
Treatment and disposal of effluent			
PO4	AO4.1	✓	AO4.1 - Complies

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
<p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>Or</p> <p>AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>		<p>The building amenities will be connected via the on-site sewage system to the town sewer mains and will be designed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>
Stormwater quality			
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <p>(a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.</p>	<p>AO5.1 A connection is provided from the premises to Council's drainage system;</p> <p>Or</p> <p>AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC</p>		<p>AO5.1 – Complies with PO5 Stormwater quality will be protected through compliance with the Stormwater Management Plan at Appendix K.</p> <p>AO5.3 – Complies A stormwater management plan has been prepared and can be found at Appendix K.</p> <p>AO5.4 – Complies</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	<p>Regional Development Manual.</p> <p>AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.</p> <p>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> <p>AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p>		<p>Refer to the Environmental Management Plan at Appendix D, which includes erosion and sediment control measures.</p> <p>AO5.5 – Complies</p> <p>Refer to the stormwater management plan at Appendix K.</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.		
Non-tidal artificial waterways			
<p>PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. 	<p>AO6.1 Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. <p>AO6.2 Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. <p>AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p>	NA	<p>AO6.1 - 6.7 – Not Applicable</p> <p>Development does not involve non-tidal artificial waterways.</p>

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	<p>(a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.</p> <p>AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.</p> <p>AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> <p>AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <p>AO6.7 Aquatic weeds are managed to achieve a low</p>		

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	percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.		
Wastewater discharge			
<p>PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.</p>	<p>AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.</p> <p>AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways;</p> <p>or</p> <p>(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p> <p>AO7.3 Wastewater discharge is managed to avoid or</p>	✓	<p>Complies with PO7</p> <p>Wastewater management will be carried out in accordance with the Environmental Management Plan at Appendix D. Wastewater received from the development by the Mill will be treated in accordance with the Mill's environmental authority. Wastewater managed solely by CocoNutz will similarly be managed in accordance with the environmental authority sought as part of this application.</p>

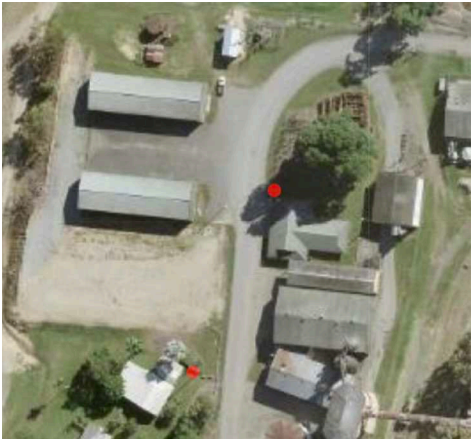
Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	<p>minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> <p>AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>		
Electricity supply			
PO8	AO8.1	✓	AO8.1 - Complies

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
<p>Development is provided with a source of power that will meet its energy needs.</p>	<p>A connection is provided from the premises to the electricity distribution network;</p> <p>Or</p> <p>AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>		<p>Electrical connection to the grid is being overseen by a licensed electrical engineer. An existing 1000kVa transformer at the Mill site will supply power. Further detail can be provided as required.</p>
<p>PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.</p> <p>AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.</p>	<p>NA</p>	<p>AO9.1-9.2 – Not Applicable No new pad-mount infrastructure is planned.</p>
<p>Telecommunications</p>			

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
<p>PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>	✓	<p>AO10 – Complies The site office is currently connected to national telecoms infrastructure. A communications cable will be installed underground to connect the sheds to the site office for site data transfer.</p>
<p>PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p>AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	✓	<p>AO11 – Complies Conduits will be installed in all trenches that cross roads for future expansion and can be provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>
Road construction			
<p>PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.</p>	<p>AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme Manual, for the particular class of road, as identified in the road hierarchy.</p> <p>AO12.2 There is existing road, kerb and channel for the full road frontage of the site.</p> <p>AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are</p>	NA	<p>AO12.1-12.3 – Not Applicable The site does not have any road frontage, being embedded within the existing Mill site. No changes to existing access arrangements are proposed.</p>

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	provided for the safe passage of emergency vehicles.		
Alterations and repairs to public utility services			
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.		AO13 – Complies An overhead powerline will be relocated from overhead to underground. Town water services will be extended to the site area.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; Or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.		Complies with PO14 Development and works will be managed to avoid the efficient functioning of public utility mains, services and installations.
Construction management			
PO15	AO15 Works include, at a minimum: (a) installation of protective fencing around	✓	AO15 - Complies

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Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.		Works will be managed in accordance with (a) – (d) during construction.
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	✓	AO16 - Complies Licensed professionals will be engaged to carry out all works to infrastructure in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.
For assessable development			
High speed telecommunication infrastructure			
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	✓	AO17 - Complies CAT 6 comms cables will be installed during trenching to connect sheds to the site office. Site office has existing telecommunications connection.
Trade waste			
PO18	AO18	✓	AO18 - Complies

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
<p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>	<p>No acceptable outcomes are prescribed.</p>		<p>Trade waste will be managed in accordance with the Environmental Management Plan at Appendix D and the Environmental Authority sought as part of this application.</p> <p>Refer to the Environmental Management Plan at Appendix D for further information.</p>
Fire services in developments accessed by common private title			
<p>PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p>AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	N/A	<p>AO19.2 – N/A No changes to existing hydrants are proposed. The position of existing hydrants is shown in the image below.</p> 

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<p>PO20 Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</p>	<p>AO20 No acceptable outcomes are prescribed.</p>	<p>NA</p>	<p>AO20 – Not Applicable No changes to existing hydrants are proposed.</p>

Mossman Local Plan Code

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
For self-assessable and assessable development			
<p>PO1</p> <p>Building and structures complement the height of surrounding development</p>	<p>AO1</p> <p>Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.</p>	✓	<p>Complies with A01</p> <p>The proposed development relies largely on existing structures and involves the construction of one new building only, being a new cane cleaning shed. This proposed new shed has building height of less than 10m.</p>
For assessable development			
Development in the Mossman local plan area generally			
<p>PO1</p> <p>Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).</p>	<p>AO1.1</p> <p>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <p>(a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent;</p> <p>(b) natural vegetation along watercourses, in particular the</p>	✓	<p>Complies</p> <p>It is noted that some existing vegetation was removed to facilitate construction of the proposed additional shed and to remediate interference with underground services. There are no further plans for removal of vegetation and all remaining trees within will be retained where practical.</p>

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	<p>Mossman River, the South Mossman River, Parker Creek and Marris Creek;</p> <p>(c) the avenue of planting in the town centre in Front Street;</p> <p>(d) the Raintrees in Foxtan Avenue;</p> <p>(e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River;</p> <p>(f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive;</p> <p>(g) Mossman sugar mill site.</p>		
	<p>AO1.2</p> <p>Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:</p> <p>(a) Mount Demi (Manjal Dimbi);</p> <p>(b) Mossman Bluff;</p> <p>(c) Mount Beaufort;</p> <p>(d) Shannonvale Valley.</p>	✓	<p>Complies with AO1.2</p> <p>The proposed development includes the construction of one new shed only, which is in keeping with the scale of existing sheds in the lease area and does not intrude into the listed important views and vistas.</p>
	<p>AO1.3</p>	✓	<p>Complies with AO1.3</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	<p>Important landmarks, memorials and monuments are retained, including, but not limited to:</p> <p>(a) the cane tram line running east west through the town at Mill Street;</p> <p>(b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxtan Avenue and Junction Road</p>		<p>The proposed development will not impact important landmarks, memorials and monuments.</p>
<p>PO2</p> <p>Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.</p>	<p>AO2</p> <p>Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>	<p>NA</p>	<p>Not Applicable</p> <p>The site is not adjacent to a gateway or key intersection identified on the Mossman Local Plan Precincts Map or the Mossman Townscape Plan Map.</p>
<p>PO3</p> <p>Landscaping of development sites complements the existing tropical character of Mossman.</p>	<p>AO3</p> <p>Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.</p>	<p>✓</p>	<p>AO3 – Complies</p> <p>All landscaping proposed will have regard to the requirements of Planning scheme policy SC 6.2- Landscaping.</p>
<p>P04</p>	<p>AO4</p>	<p>NA</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
Development does not compromise the safety and efficiency of the State-controlled road network.	Direct access is not provided to a State-controlled road where legal and practical access from another road is available.		The site does not adjoin a State controlled road and the proposal includes use of the existing access arrangements to the mill site.
For assessable development			
Additional requirements for Precinct 2 – Foxtton Avenue precinct – PO5-6 Not Applicable			
Additional requirements for Precinct 3 – Junction Road residential precinct - PO7-9 Not Applicable			
Additional requirements for Precinct 4 – Junction Road industry precinct			
<p>PO10 Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.</p>	<p>AO10.1 A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.</p> <p>AO10.2 No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.</p>	NA	<p>Not Applicable It is noted that while part of Lot 27 on RP804231 is within Precinct 4, the lease area is outside this precinct. The proposed lease area does not adjoin Junction Road.</p>
Additional requirements for Precinct 5 – Town Centre precinct – PO11-15 – Not Applicable			
Additional requirements for Precinct 6 – Front Street precinct – PO16-19 – Not Applicable			
Additional requirements for Precinct 7 – Emerging Community precinct – PO20 – Not Applicable			

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
Additional requirements for Precinct 8 – Mossman South industry – PO21-23 – Not Applicable			
Additional requirements for Precinct 9 – Mossman Gorge Community - PO24 – Not Applicable			

Access, Parking and Servicing Code

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
For self-assessable and assessable development			
<p>PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ul style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. 	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>✓</p>	<p>Complies with AO1.1 It is noted that the existing Mossman Mill is a long-standing operation and as such, there is no available approval or requirement stipulating the required number of onsite spaces. Nonetheless, it is observed that current provision of parking spaces exceeds demand.</p> <p>While the proposed development includes a lease area with a total GFA of 1973m² (approximate, excludes new shed GFA), the proposal only increases the onsite GFA by 366m², being the area of the proposed new shed. Table 9.4.1.3.b prescribes a car parking rate of 1 space per 90m² GFA for Research and Technology Industry, which translates to 5 car parking spaces for the additional onsite GFA proposed.</p> <p>The proposed provision of car parking exceeds this requirement, including 6 additional spaces between sheds 2 and 3, with a disabled parking area compliant to AS2890.6 (refer to the Site Plans at Appendix A).</p>

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			As per the site layout plans (Appendix A), the lease area also includes three existing undercover spaces attached to the office which are currently unused.
	<p>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p>	✓	<p>Complies with AO1.2 All car parking spaces within the proposed lease area will remain available for parking of vehicles in connection with the proposed Research and Technology Industry development at all times. The spaces will not be rented or sub-leased.</p>
	<p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p>	NA	<p>AO1.4 – Not Applicable The proposal does not include parking for motorcycles, however, as per the response to AO1.1 above, the proposed provision of car parking spaces exceeds the minimum prescribed allocation and as such, it is considered that there will be ample space available for motorcycles to make use of car parking spaces as required.</p>
	<p>AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	NA	<p>AO1.4 – Not Applicable The proposal does not include more than 50 parking spaces.</p>

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<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>	<p>✓</p>	<p>Complies with AO2 The proposed vehicle parking areas will comply with all relevant Australian standards. This may be conditioned as appropriate.</p>
<p>PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve</p>	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p>	<p>NA</p>	<p>AO3.1 – Not Applicable The proposed development does not include any new crossovers and will instead make use of the existing site access arrangements via Mill Street.</p>
	<p>AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	<p>NA</p>	<p>AO3.2 – Not Applicable As above</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
<p>adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	✓	<p>Complies with AO3.3 As stated above, the proposed development does not include any new driveways and will instead make use of the existing site access arrangements via Mill Street.</p> <p>Furthermore, it is noted that existing onsite roads and access points are currently in use by various heavy vehicles and CocoNutZ’s lease agreement with Far Northern Milling includes restoring of any services and infrastructure to original conditions to achieve compliance with the Commercial Lease.</p>
	<p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	✓	<p>Complies with AO3.3 Existing onsite roads are currently bitumen and as per the response to AO3.3. above, will be repaired upon completion of construction and fit-out.</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	✓	<p>Complies As per the site layout plans, provision is made for a parking space for persons with a disability between sheds 1 and 2.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	✓	<p>Complies with AO5 The proposed new shed will cater to people with disabilities in accordance with all relevant standards.</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	NA	<p>AO6 – Not Applicable Table 9.4.1.3.b states that bicycle parking requirements are not applicable to Research and Technology Industry uses.</p>
<p>PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.</p>	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	NA	<p>AO6 – Not Applicable As above.</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
<p>PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.</p>	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p>NA</p>	<p>AO6 – Not Applicable The proposed development is limited to the proposed lease area and does not include any changes to the frontage of Lot 27 on RP804231. Furthermore, the site is a private industrial site and access through the site is not practical for safety reasons.</p>
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>✓</p>	<p>Complies with AO9.1 Vehicle manoeuvring and onsite parking for service vehicles will be designed and constructed in accordance with all relevant Australian standards. No access driveways are proposed.</p>
	<p>AO9.2 Service and loading areas are contained fully within the site.</p>	<p>✓</p>	<p>Complies with AO9.2 The proposed service and loading area is at the South-East corner of the lease area.</p>
	<p>AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.</p>	<p>✓</p>	<p>Complies with AO9.3 The proposed service and loading area, being the existing bitumen pad to the South east of Shed 1, within the lease area is located away from proposed car parking spaces and sufficiently removed from the nearest internal road to avoid</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
			impeding on the movement of vehicles and pedestrians through the site.
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.</p>	<p>NA</p>	<p>AO10.1 – Not Applicable The proposed development is limited to a Research and Technology use and does not include any of the listed uses.</p>
	<p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>✓</p>	<p>Complies with AO10.2 The proposal is not expected to give rise to vehicle queueing; at maximum production rates, a single semi-trailer of product will be produced on a daily basis. Set down areas will be designed in accordance with all relevant Australian standards.</p>

Acid Sulfate Soils Overlay Code

Performance outcomes	Acceptable outcomes	Compliance ✓/✘/NA	Applicant response
For assessable development			
<p>PO1</p> <p>The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1</p> <p>No excavation or filling occurs on the site.</p> <p>or</p> <p>AO1.2</p> <p>An acid sulfate soils investigation is undertaken.</p> <p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>	✓	<p>Complies with A01.1</p> <p>No excavation or filling is proposed.</p>
<p>PO2</p> <p>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</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <p>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in</p>	✓	<p>Complies with A02.1</p> <p>The proposal does NOT include:</p> <ul style="list-style-type: none"> - excavation or removal of soil or sediment - extraction of groundwater - undertaking filling

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	<p>the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in:</p> <p>(i) actual acid sulfate soils being moved below the water table;</p> <p>(ii) previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO2.2</p> <p>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> <p>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</p> <p>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p> <p>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual</p>		

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	<p>acid sulfate soils through ground water level management;</p> <p>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</p> <p>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>		
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>✓</p>	<p>Complies</p> <p>Refer to the responses to AO1.1 and AO1.2 above.</p>

Environmental Performance Code Response

Performance outcomes	Acceptable outcomes	Comments
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	AO1.1 - complies Final detailed design on lighting components of the development will comply with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting. If required, this can be conditioned within relevant approvals.
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	AO1.2 – complies Where flood lighting is required (subject to detailed design) louvres will be installed to appropriately direct light. If required, this can be conditioned within relevant approvals.
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	AO1.3 - complies The nearest residential premises are located on Kidd St internal to the mill property boundary. These residences are owned by the mill and residents are bound to mill activities. Notwithstanding, the development will make use of existing site access arrangements and car parking thus potential impacts from vehicle lighting are negligible and given the low volume of vehicle movements associated with the development, are considered as non-worsening. The lease area does include new allowance for overflow parking; however, the location of this parking is well shielding from residences both internal and external to the mill boundaries.

Performance outcomes	Acceptable outcomes	Comments
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity	AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or	AO2.1 – Not Applicable Refer to AO2.2 below
	AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	AO2.2 - Complies Adverse noise impact on nearby noise-sensitive receptors will be adequately controlled by (i) appropriate design, construction and operation of the buildings housing the processing operations, (ii) appropriate specification, selection and installation of external plant and (iii) implementation of appropriately designed noise control treatments and operational constraints, as applicable.
	AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping	AO2.3 - Complies Car parking is located away from adjacent sensitive land uses.
Airborne particles and other emissions		
PO3	AO3.1	AO3.1 – Not Applicable

Performance outcomes	Acceptable outcomes	Comments
<p>Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p>	<p>Development does not involve activities that will result in airborne particles or emissions being generated; or</p>	<p>Refer to AO3.2 below</p>
	<p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p>	<p>AO3.2 -Complies Adverse airborne particles and emissions on nearby sensitive receptors will be adequately controlled by appropriate design and operation of the processing operations.</p>
<p>Odours</p>		
<p>PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity</p>	<p>AO4.1 The development does not involve activities that create odorous emissions; or</p>	<p>AO4.1 – Not Applicable Refer to AO4.2 below</p>
	<p>AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses</p>	<p>AO4.2 -Complies Adverse odour causing activities on nearby sensitive receptors will be adequately controlled by appropriate design and operation of the processing operations.</p>
<p>Waste and recyclable material storage</p>		
<p>PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p>	<p>AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p>	<p>AO5.1 - Complies Under the lease agreement with the existing mil operation, all putrescent waste associated with the proposed activity will be directed to the mills existing</p>

Performance outcomes	Acceptable outcomes	Comments
		waste stream with negligible increases to current volumes.
	<p>AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <ul style="list-style-type: none"> (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. 	<p>AO5.2 – complies The proposed activity EMP provides the overall framework for management of the developments waste streams including material storage receptacles. Specifically;</p> <ul style="list-style-type: none"> a) The location of waste receptacles associated with the proposed development is within the production area and is well shielded from the nearest sensitive receiver. Additionally, the minor increase in waste volumes of the greater mill operation is considered non-worsening of any current potential impacts. b) The number of receptacles proposed is concurrent with the increase in GFA of the development and is considered as appropriate to the scale of the activity. These receptacles will be serviced as per the schedule and service contractor requirements associated with the greater mill operations. c) Waste receptacles will be of appropriate design pursuant to the guidelines of the <i>Environmental Protection (Waste Management) Policy 2008</i>. d) Waste receptacles are to be located within the stormwater collection area where other sources of leachate require management. The existing stormwater management system at the mill requires that first flush stormwater is directed to the first flush stream via recovery drains and transfer pumps that direct water to evaporation

Performance outcomes	Acceptable outcomes	Comments
		<p>ponds. Water runoff other than first flush is directed to the mills release point after testing for chemical parameter compliance. Spillage seepage and/leakage is to be managed under the framework of the proposed development EMP that provides requirements for monitoring and corrective actions regarding waste management.</p>
Sensitive land use activities		
<p>PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p>	<p>AO6.1 – Not Applicable Pursuant to Schedule 1 of the Douglas Shire Planning Scheme 2018 (Definitions) the proposed development does not represent a sensitive land use activity.</p>
	<p>AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p>AO6.2 – Not Applicable Pursuant to Schedule 1 of the Douglas Shire Planning Scheme 2018 (Definitions) the proposed development does not represent a sensitive land use activity.</p>
Stormwater quality		
<p>PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.</p>	<p>AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	<p>AO7.1 – Complies Stormwater management of the development will comply with the greater mill stormwater management plan with all flows from the production area being directed into the mill stormwater management system including discharge to the nominated lawful point of discharge.</p>
	<p>AO7.2</p>	<p>AO7.2 - complies</p>


Performance outcomes	Acceptable outcomes	Comments
	<p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p>Potential sources of polluting activities from the development have been identified and are detailed within the proposed activity EMP. All stormwater flows from the production area will be directed to the greater mill stormwater management system. The management system requires that first flush stormwater is directed to the first flush stream via recovery drains and transfer pumps that direct water to evaporation ponds. Water runoff other than first flush is directed to the mills release point after testing for chemical parameter compliance.</p> <p>Given the above it is considered that adequate controls are in place to manage potentially polluted stormwater runoff.</p>
	<p>AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p>	<p>AO7.3 - Complies As per our response to AO7.1 and AO7.2 proposed water control measures during operation phase are to be in accordance with the greater mill operations.</p> <p>Soil and water management during construction phases of the development will be managed in accordance with associated building approvals (where required) and with compliant environmental management strategies of contractor's construction phase environmental management plans.</p>
<p>Pest Plants (for material change of use on vacant land over 1,000m²)</p>		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all landowner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or</p> <p>AO8.2</p>	<p>PO8.1 – Not Applicable The proposed development is not located on vacant land. Obligations pursuant to the <i>Biosecurity Act 2014</i> will be managed under the framework of the activity EMP and relevant Environmental Procedures contained within.</p> <p>AO8.2 – Not Applicable</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	<p>The proposed development is not located on vacant land. Obligations pursuant to the <i>Biosecurity Act 2014</i> will be managed under the framework of the activity EMP and relevant Environmental Procedures contained within.</p>

Industry Activities Code

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
For self-assessable and assessable development			
<p>PO1 The site coverage of buildings ensures that there is sufficient area for the provision of services and landscaping and caters for flood storage in areas affected by flooding.</p>	<p>AO1 The site coverage is not more than 80%.</p>	<p>✓</p>	<p>Complies with AO1 The proposed development includes only one additional structure, being the new cane cleaning shed, which increases Mossman Mill's site coverage by 366m² (0.3% of the area of Lot 27 on RP804231. This does not significantly impact the existing site cover estimated for this Lot 27 on RP804231 (13.5% as per sheet 02 at Appendix A).</p>
<p>PO2 Setbacks: (a) contribute to an attractive and consistent streetscape appearance; (b) provide for visible employee and customer car parking; (c) allow for landscape planting along street frontages; (d) minimise unusable spaces between buildings / boundaries.</p>	<p>AO2 Buildings, display areas and storage areas are set back: (a) 6 metres from the main road frontage; (b) 3 metres from any secondary road frontage; (c) where the site has a common boundary with land in an industry zone, the building is setback either: (i) zero metres from the side or rear boundary; or (ii) not less than 3 metres from the side or rear boundary.</p>	<p>✓</p>	<p>Complies with AO2 The site is made up of a lease area situated in the central western portion of Lot 27 on RP804231. The lease area adjoins a lot to the west which is also located within the industry zone, being Lot 12 on RP804231. The lease area (site) does not adjoin land which is not in an industry zone or any road frontage. The setbacks of the existing sheds (north and south processing sheds) from the adjoining lot to the west in the industry zone will be maintained and the</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	(d) where a site adjoins land other than an industry zone, the building is setback not less than 3 metres from the side or rear boundary.		minimum setback of the new cane cleaning shed to this boundary will be the same as existing sheds (17m to western side boundary and 23m to the southern side boundary).
Amenity			
PO3 The appearance of development provides a quality, legible appearance and workplace.	AO3.1 Pedestrian entrances to buildings are: (a) easily identifiable from the street and directly accessible from the car parking areas; (b) provided with sun and rain shelter a minimum of 900mm width immediately above the entryway.	✓	Complies with P03 As shown on the site plans at Appendix A, the proposed development will largely be contained within existing structures within the lease area, with the only proposed structure being the new cane cleaning shed. No changes are proposed to existing structures on site and the existing shed is being constructed to fit with the existing buildings.
	AO3.2 Ancillary office or sales space is orientated toward the street frontage and is provided with human scale elements (such as windows, doors, shading devices and variation of construction materials and colours).	NA	AO3.2 – Not Applicable Ancillary office space associated with the proposed development is to be located within an existing office building. No architectural changes to the existing building are proposed.

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	<p>A03.3 Customer car parking is located to the front or side of premises with clear and direct pedestrian access to the main customer building entry.</p>	<p>NA</p>	<p>A03.3 Not Applicable The proposed development comprises a research and technology industry development (pilot plant) and does not involve customers. As such, no customer parking is proposed.</p>
	<p>A03.4 Outdoor storage areas are not located forward of the building line.</p>	<p>✓</p>	<p>Complies with A03.4 The proposed development does not include outdoor storage areas other than for the storage of bins.</p>
	<p>A03.5 Illumination is provided within parking and pedestrian areas during night time hours of operation.</p>	<p>✓</p>	<p>Complies with A03.5 Existing lighting illuminates the proposed parking and pedestrian areas within the lease area as shown below.</p>  <p>The image above shows existing lighting installations – 2 directional spotlights to</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
			illuminate the area between the sheds, 3 streetlights running parallel to the road on the Western side, and a smaller light near the existing mill car-park. The office car park also has strip lighting over each parking bay.
	AO3.6 Development provides clear and legible street numbering for the benefit of motorists.	NA	AO3.6 Not Applicable The proposed development is limited to a lease area within the existing Mossman Mill and does not necessitate any changes to street numbering.
	AO3.7 Gates to a road frontage are sliding or open inwardly into the site.	NA	AO3.7 Not Applicable The proposed development does not include any new gates.
	AO3.8 Development on a site greater than 2,500m ² incorporates on-site amenity areas for staff that: (a) provide seating and tables; (b) incorporates weather protection.	✓	Complies with A03.8 The main office building includes a kitchenette and staff room to be used as an indoor amenity area for staff.
Landscaping			
PO4 Landscaping is provided to: (a) enhance the appearance and amenity of the development;	AO4.1 At least 5% of the site is landscaped.	✓	Complies with PO4 The proposed development is within a lease area within the existing Mossman Mill site, which does not include any

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
(b) contribute positively to the appearance of the streetscape.			formal landscape planting. Furthermore, the proposal is largely limited to existing structures, with just one new structure proposed. On this basis and given the longstanding and industrial nature of the site, landscape planting is considered to be unnecessary in this instance, however, an area of landscaping is proposed in front of the existing administration building to beautify this area and formalise the entry.
	AO4.2 A landscape strip not less than 2 metres is provided within the site along the road frontage.	NA	AO4.2 – Not Applicable The proposed lease area is not situated along a public road frontage.
	AO4.3 Landscaped areas adjoining parking and manoeuvring areas are protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction.	NA	Complies with PO4 Refer to response to AO4.1 above. Landscaping is not proposed adjoining parking and manoeuvring areas.
	AO4.4 Planting is to consist of a combination of hardy tropical tree and spreading ground cover species in accordance with Planning scheme policy SC6.7 - Landscaping that will complement the scale of proposed development, without interfering with casual surveillance and sightlines	✓	Complies with AO4.4 All planting will be compliant to SC6.7

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	AO4.5 Hardy tropical shrubs are provided in accordance with Planning scheme policy SC6.7 - Landscaping to screen bin storage and service areas.	✓	Complies with AO4.4 All planting will be compliant to SC6.7
	AO4.6 Fencing along street frontages is more than 50% transparent.	NA	AO4.6 – Not Applicable The proposed lease area is not situated along any public street frontages.
Services			
PO5 Development adequately takes into account the functional requirements of infrastructure needs and service of the use.	AO5 Design takes into account the potential need to provide: (a) space and access for trade waste connections to the sewer network; (b) waste and recyclable material storage areas; (c) storage tanks; (d) fire fighting booster pumps; (e) electrical infrastructure; (f) car parking, manoeuvring areas including loading facilities.	✓	Complies with AO5 The proposed development is considerate of the functional requirements of infrastructure needs and service of the use as follows: <ul style="list-style-type: none"> (a) Trade waste connection to be provided (b) Waste and recyclable material storage will be segregated (c) Storage tanks will be used for intermediate water storage, and will have on-line continuous measurement of water quality. (d) A fire-fighting booster pump is not proposed. It is noted that a dedicated hydrant is not required as per National

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
			<p>Construction Codes E1.3(a)(i). The position of existing hydrants is shown in the image below.</p> <p>(e) Electrical infrastructure install is being overseen by a licensed electrical engineer and all connections are to be underground. An existing overhead power line is also proposed to be relocated underground to allow a front-end loader and multi-lift truck to drive in the area safely.</p> <p>(f) Car parking spaces, manoeuvring and loading areas are shown on the Site Layout Plans at Appendix X.</p>
Access and loading/unloading of goods			
<p>PO6 The transport of goods and materials to and from sites does not adversely affect the movement of traffic on roads adjacent to the site.</p>	<p>AO6.1 All vehicles are contained within the site when loading and unloading.</p>	<p>✓</p>	<p>Complies with AO6.1</p> <p>At full production rates, 3 heavy vehicles per day will deliver cane, and 1 heavy vehicle will load out final product.</p> <p>Other raw material deliveries are expected every 2 months (ingredients, pallets, plastic drums)</p> <p>These vehicles can readily be accommodated within the proposed</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
			service/loading area shown on the Site Layout Plans at Appendix A.
	<p>AO6.2 Manoeuvring area is provided on site to allow a Medium rigid vehicle to enter and exit the site in a forward gear.</p>	✓	<p>Complies with AO6.2 The mill site has a dedicated vehicle turning area near the molasses and mud loading area to allow vehicles to remain in forward gear. This area has been included in the site area and the existing lease agreement permits use of this area.</p>
	<p>AO6.3 Site access is limited to one access point to each frontage.</p>	NA	<p>AO6.3 – Not Applicable The proposal does not include any changes to existing access arrangements.</p>
	<p>AO6.4 Where a site has a frontage greater than 40 metres, two access points to the street frontage can be provided they are separated by a distance of not less than 10 metres.</p>	NA	<p>AO6.4 – Not Applicable As above. The proposed lease area is not situated along a public road frontage and the proposal does not include any changes to existing site access arrangements.</p>

Industry Zone Code

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
For self-assessable and assessable development			
PO1 The height of buildings and structures is consistent with those of nearby buildings.	AO1 Buildings and structures are not more than 10 metres in height.	✓	Complies with A01 The proposed development relies largely on existing structures and involves the construction of one new building only, being a new cane cleaning shed. This proposed new shed has building height of less than 10m.
PO2 Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.	AO2.1 Buildings, structures, display and storage areas are set back a minimum of: (a) 8 metres to a State-controlled road (b) 6 metres from any other road frontage(s).	✓	Complies with A02.1 The proposed development is not located along a State-controlled road and is more than 6m from the nearest road, being Kid Street. Notably Kid street is an informal, unmade road on Lot 27 on RP804231.
	AO2.2 Where a site has a common boundary with land in an Industry zone, the buildings are setback either: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres. Note – Building Code requirements must be satisfied.	✓	Complies The site is made up of a lease area situated in the central western portion of Lot 27 on RP804231. The lease area adjoins a lot to the west which is also located within the industry zone, being Lot 12 on RP804231. The setback of the existing shed (north and south processing sheds) will be maintained and the setback of the new

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
			cane cleaning shed to this boundary is 10.9m.
	<p>A02.3</p> <p>Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or ¼ of the height of the building, whichever is the greater from the common boundary.</p> <p>Note – Building Code requirements must be satisfied.</p>	NA	<p>A02.3 Not Applicable</p> <p>The proposed lease area (site) does not adjoin land which is not in an industry zone.</p>
<p>PO3</p> <p>The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.</p>	<p>A03</p> <p>The site coverage of buildings does not exceed 60%.</p>	✓	<p>Complies with A03</p> <p>The proposed development does not substantially effect overall site cover, including only one additional structure, with a GFA of 366m².</p>
<p>PO4</p> <p>Development provides a quality workplace.</p>	<p>A04.1</p> <p>Pedestrian entrances to buildings are:</p> <p>(a) easy to identify from the street and on-site car parking areas;</p> <p>(b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</p>	✓	<p>Complies with PO4</p> <p>No changes to existing buildings are proposed and the proposed new shed has been designed to be in keeping with the existing sheds.</p>
	<p>A04.2</p> <p>Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows, doors, shading devices</p>	NA	<p>Not Applicable</p> <p>No changes to the existing administration building are proposed. New landscaping in front of this building</p>

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	and variations in construction materials, colours etc.).		is planned to formalise the entry and beautify this area.
	A04.3 Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.	NA	A04.3 Not Applicable The proposed development comprises a research and technology industry development (pilot plant) and does not involve customers. As such, no customer parking is proposed.
	A04.4 Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.	NA	A04.4 Not Applicable The proposed development does not include any new gates.
	A04.5 Car parking surfaces are constructed or coated with glare-reducing materials.	NA	A04.5 Complies Car parking surfaces can be coated or constructed using glare-reducing materials.
PO5 The appearance and amenity of development is enhanced through landscaping works. Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.	A05.1 A minimum of 20% of the site is provided with space available for landscape planting.	✓	Complies with PO5 In keeping with existing site conditions and the industrial nature of the site, proposed additional landscaping at the site is limited to low scale planting in front of the administration building to beautify and formalise the entry way.
	A05.2 A 2 metre landscape planting strip for dense planting is provided along the road	✓	As above

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
	frontage(s), except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.		
	A05.3 Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.	✓	As above
	A05.4 Landscape planting consists of hardy tropical species suited to Douglas Shire's climatic conditions.	✓	As above
PO6 The movement of traffic on roads is not compromised by the loading and unloading of goods.	A06 All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.	✓	A06 – Complies All delivery/pick up vehicles will be wholly situated within the site when loading/unloading goods as per the site layout plans at Appendix A.
PO7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.	A07 No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway.	NA	A07 Not Applicable The proposed development will not be visible from the Captain Cook Highway and no signage is currently proposed.
PO7	A07.1 Site access for vehicles is limited to one point per road frontage. or	NA	A07.1 Not Applicable The proposed development does not include any proposed changes to current site access arrangements and will make

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
The movement of traffic on roads is not compromised by access and egress to the site.			use of the existing road access via Mill Street.
	A07.2 If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.	NA	A07.2 Not Applicable Refer to the response to A07.1 above.
	A07.3 Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.	✓	Complies with A07.3 Refer to the site layout plans at Appendix A.
PO8 Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.	A08.1 Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.	✓	Complies with A08.1 Refer to the Environmental Management Plan at Appendix D.
	A08.2 Roof and storm water are directed away from areas of potential contamination.	✓	Complies with A08.2 Refer to the Environmental Management Plan at Appendix D
	A08.3 Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.	✓	Complies with A08.3 Refer to the Environmental Management Plan at Appendix D
For assessable development			
PO9 The establishment of uses is consistent with the outcomes sought for the Industry zone	A09	✓	Complies with A09

Performance outcomes	Acceptable outcomes	Compliance ✓/✗/NA	Applicant response
and protects the zone from the intrusion of inconsistent uses.	Uses identified in Table 6.2.5.3.b are not established in the Industry zone.		The proposed use is 'research and technology industry' which is lot identified in Table 6.2.5.3.b.
<p>PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:</p> <p>(a) the Accommodation activity group, located outside the Industry zone;</p> <p>(b) the Sensitive land use activity group, located outside the Industry zone.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>	✓	<p>Complies with AO10 Refer to the Acoustic Report (Appendix E), Air Quality and Odour Report (Appendix F) and Environmental Management Plan (Appendix D).</p>
<p>PO11 New lots contain a minimum area of 1000m².</p>	<p>AO11 No acceptable outcomes are prescribed.</p>	NA	<p>AO11 Not Applicable No new lots are proposed.</p>
<p>PO12 New lots have a minimum road frontage of 20 metres.</p>	<p>AO12 No acceptable outcomes are prescribed.</p>	NA	<p>AO12 Not Applicable No new lots are proposed.</p>
<p>PO13 New lots contain a 20 metre x 40 metre rectangle.</p>	<p>AO13 No acceptable outcomes are prescribed.</p>	NA	<p>AO13 Not Applicable No new lots are proposed.</p>