

Development Application Receipt Sheet

Date Recd	17/6/2015	Planning Officer	
File #	MLHC	Reviewed by	
infoXpert #		Auth #	Properly made?
SeDA ref #		Pment	Refer to Mayor
Applicant ref #		Rec #	Web list & Status Report
Receipt Letter	Acknowledgement Notice		
APPLICANT			
Applicant	Lancelotti Trade Centre		
Company	CL 201P		
Postal Address	25 Moore E. Trawin Green		
Attention	Simon Corrie		
PROPERTY			
Site Address	25 MOORE E. TRAWIN GREEN		
Lot & Plan	LB 11/60/310	Planning Area	Urban
Parcel #	1501	Assessment #	870123
Proposal	Rural Homes 41 limited		
LEVEL OF ASSESSMENT			
Code Assessment	<input checked="" type="checkbox"/>	Impact Assessment	Compliance Assessment
			Concurrence Assessment
LOCALITY			
World Heritage Areas		Mossman & Environs	Coastal Suburbs, Villages & Townships
Settlement Areas North of the Daintree River		Port Douglas & Environs	Rural Areas & Rural Settlements
TYPE OF APPLICATION			
Material Change of Use PA or DP	<input checked="" type="checkbox"/>	s 369 Request Permissible Change	Building Work
Reconfiguring a Lot PA or DP		s 383 Extend Relevant Period	Siting Dispensation
Operational Works PA or DP		s 378 Change of Conditions	Prelodgement Enquiry
Survey Plan		Superseded Planning Scheme	
INTERNAL REFERRALS			
Plumbing / Trade Waste		Project Engineer	Property Officer
Enviro Health & Regulatory Serv		Planning Officer - Op Works	Exec Officer - Sport & Rec
		Coord Civil Works	
NOTES			

Development Application

Land off Unnamed Road off Ferrero Road, Port Douglas

JUNE 15, 2015

PORT DOUGLAS SHIRE COUNCIL	
Received	
From: MSHC	
17 JUN 2015	
Attn: TVIC	only
Comments:	

PROPOSED RESERVOIR AND ASSOCIATED INFRASTRUCTURE

MATERIAL CHANGE OF USE AND LOT RECONFIGURATION

SCTP
PLANNING REPORT

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

SCTP on behalf of Douglas Shire Council

For companies, contact name

Simon Clarke

Postal address

33 Moore Street

Suburb	Trinity Beach		
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State	Queensland	Postcode	4879
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Country	Australia
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Contact phone number

0400979799

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

scla4255@outlook.com

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ✓ Material change of use
- b) What is the approval type? (Please only tick one box.)
- ✓ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- 'Public Utilities and Facilities' – Water reservoir and associated infrastructure
- d) What is the level of assessment? (Please only tick one box.)
- ✓ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ✓ Reconfiguring a lot
- b) What is the approval type? (Please only tick one box.)
- ✓ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Lot reconfiguration (1 into 2 lots) and lot reconfiguration (road opening).
- d) What is the level of assessment?
- ✓ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

✓ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

☒ Street address **and** lot on plan (All lots must be listed.)
☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Unnamed Road, off Ferrero Road, Port Douglas		8	RP893100	Douglas Shire Council
ii)			Unnamed Road, off Ferrero Road, Port Douglas		8	SP243566	Douglas Shire Council
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Rural Planning Area	n/a	Natural Hazards
ii)	Rural Planning Area	n/a	Natural Hazards
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

Lot 8 on RP893100 = 25.061ha Lot 8 on SP243566 = 3.151ha

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Cane Farm

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☐ No ☒ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☒ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms, Planning Report, Plans of the Proposed Development	Electronic and hard copy

14. Applicant's declaration

- ✓ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

- 1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Water Reservoir	Public Utilities and Facilities			

- 2. Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

The reuse of existing buildings on the premises	✓	No	<input type="checkbox"/>	Yes
New building work on the premises	✓	No	<input type="checkbox"/>	Yes
The reuse of existing operational work on the premises	✓	No	<input type="checkbox"/>	Yes
New operational work on the premises	✓	No	<input type="checkbox"/>	Yes

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	✓ Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	✓ Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	✓ Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	✓ Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> • the north point • the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) • the room layout (for residential development only) with all rooms clearly labelled • the existing and the proposed built form (for extensions only) • the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.1 effective 1 October 2014)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

For requests for compliance assessment, you must:

- complete IDAS form 32—Compliance assessment
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. What is the total number of existing lots making up the premises?

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- ☒ subdivision—complete questions 3–6 and 11
- ☐ boundary realignment—complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☐ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created				1 Lot and New Road (Rural)

4. What type of approval is being sought for the subdivision?

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

5. Are there any current approvals associated with this subdivision application or request?
(E.g. material change of use.)

✓ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Does the proposal involve multiple stages?

✓ No—complete Table A ☐ Yes—complete Table B

Table A

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?
✓ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?
✓ No ☐ Yes

Nil

Table B—complete a new Table B for every stage if the application involves more than one stage

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?
☐ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?
☐ No ☐ Yes

7. Lease/agreement details—how many parts are being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other—specify
Number of additional parts created				

8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage

9. What is the reason for the boundary realignment?

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10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.)

Width (m)	Length (m)	Purpose of the easement (e.g. pedestrian access)?	What land is benefitted by the easement?

Mandatory supporting information

11. Confirm that the following mandatory supporting information accompanies this application or request

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the contours and natural ground levels of the relevant land the location of any existing buildings or structures on the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% any existing or proposed easements on the relevant land and their function all existing and proposed roads and access points on the relevant land any existing or proposed car parking areas on the relevant land the location of any proposed retaining walls on the relevant land and their height the location of any stormwater detention on the relevant land the location and dimension of any land dedicated for community 	✓ Confirmed	

purposes <ul style="list-style-type: none"> the final intended use of any new lots. 		
For a development application – A statement about how the proposed development addresses the local government's planning scheme and any other planning documents relevant to the application. For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Department of State Development, Infrastructure and Planning

PO Box 15009 City East Qld 4002

tel 13 QGOV (13 74 68)

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www.dsdip.qld.gov.au

Department of State Development, Infrastructure and Planning

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PROPOSED WATER RESERVOIR AND ASSOCIATED INFRASTRUCTURE AND RECONFIGURING A LOT

EXECUTIVE SUMMARY

This development application has been prepared for Douglas Shire Council – Operations seeking a development permit to facilitate approvals and construction of a new reservoir and associated infrastructure to deliver additional potable water supply for Port Douglas.

The project includes the installation of a new 20 mega-litre water storage reservoir and associated infrastructure on land to the west of the Port Douglas township. The infrastructure works include an access road to the reservoir site and dedicated inlet and outlet mains to be installed underground, connecting to the existing infrastructure.

Council has previously examined a number of options for the siting of the proposed reservoir. However this report does not seek to provide an analysis of those other options. This particular site has been deemed the most viable and suitable option. This report provides an overview of the works involved and an assessment against the relevant legislation for the selected option.

The assessment concludes that the development is suitable for the site, subject to conditions that seek to mitigate any impacts associated with the proposed development.

BACKGROUND

SITE

The proposed development involves two rural lots located on the western side of the Captain Cook Highway, to the west of the Port Douglas/Craigie township. The proposed reservoir site is at the base of the Mowbray National Park, while the road opening component of the application is adjacent to Crees Creek. The locality is characterised by cane farms, watercourses and vegetated hillslopes and various other low key rural activities.

LOT DESCRIPTION

The land, subject to this application, is described as:

- Lot 8 on RP893100 (25.061ha)

This lot is to be developed as the reservoir site and it will also be subdivided into two lots to establish a separate land title for the reservoir. The lot contains a large expanse of land devoted to sugar cane cultivation on the lower flatter portions of the land, and a vegetated hillslope area toward the western side. The land is divided by a section of temporarily closed road. However use of this closed section is not necessary as the proposed reservoir will have access to a short section of open road that runs into the northern part of the lot (~42 metres in length). The reservoir is proposed to be sited on part of the land which has previously been disturbed and benched in association with former quarrying activities, thereby minimising the amount of disturbance required to establish the use.

- Lot 8 on SP243566 (2.47ha)

This lot is subject to a proposed road opening in order to align the proposed underground water network and the existing road within a gazetted road reserve. The land is presently used for sugar cane cultivation and adjoins Crees Creek on its eastern boundary. The current title is burdened with an access and services easement in favour of Lot 15 on SP113652 and Lot 144 on SP113652. The proposed road opening will align with this easement.

PROPOSAL

The proposal consists of three components as follows:

- A Material Change of Use for 'Public Utilities and Facilities' to establish a water reservoir on land described as Lot 8 on RP893100;
- Reconfiguring a Lot over Lot 8 on RP893100 (1 into 2 lots) to establish an independent lot for the proposed reservoir;
- Reconfiguring a Lot over Lot 8 on SP243566 to open road that will contain the associated infrastructure (pipe and network connections) that will connect the reservoir to the water supply system in Port Douglas.

The proposal will involve the construction of a 20 mega-litre reservoir, excavation, vegetation clearing, trenching for pipe works, provision of a road for access and other ancillary activities. The proposed reservoir will be established at approximately the 53 m AHD contour and will have an approximate height of 10 metres to its side walls. The reservoir will consist of a post-tensioned concrete base and walls with either a steel truss aluminum roof with colorbond or similar sheeting. There will be a service footpath and road around the outside of the reservoir with drainage (kerb and channel or table drains) as required.

The adjacent chlorination building will be constructed out of masonry block and will have a cast in-situ reinforced concrete roof. The building will have two rooms, one bunded and the other of standard construction for electrical switchboards and standby generator. The chlorination building will have aluminum doors along with a suitable hardstand area to cater for turning movements of delivery and service vehicles.

The infrastructure associated with the reservoir will include:

- a dedicated Inlet Main DN450 approximate length 2.5km (to be located entirely within Lot 8 RP893100 and the identified road reserves);
- a dedicated Outlet Main DN600 approximate length of 2.5km (to be located entirely within Lot 8 on RP893100 and the identified road reserves);
- an access road construction to provide physical access for approximately 600m (to connect the water reservoir site to the edge of the existing sealed road).

The reservoir site will be accessed from a private driveway that will permit vehicle access to an 'as-yet-to-be' constructed road.

The 1 into 2 lot subdivision of lot 8 on RP893100 will establish lot 100 for the reservoir site (approximately 7.8 hectares), with the balance lot 101 (approximately 17.233 hectares) remaining available for continued sugar cane cultivation.

The road opening over lot 8 on SP243566 will add 804m² to the existing unnamed road. The balance area of the lot will continue to be used for sugar cane cultivation.

The development is essential infrastructure that is necessary to support Council's commitment to supply Port Douglas with a potable water supply consistent with Council's corporate objectives.

The proposed development (reservoir, lot reconfiguration {1 into 2 lots} and road opening) is shown on the plans of layout attached at Appendix 2.

STATUTORY PLANNING ASSESSMENT

STATE PLANNING POLICY

The State Planning Policy (SPP) is a key component of Queensland's land use planning system that expresses all state interests in land use planning in one policy. Part E of the SPP provides interim development assessment provisions that must be applied by local government until the SPP has been integrated into the relevant planning scheme.

THE SPP is accompanied by a SPP Interactive Mapping System which is the repository for all available Geographical Information System (GIS) mapping layers kept, prepared or sourced by the state that relate to matters of state interest.

The lots that are subject to this application are affected by the Environment and Heritage mapping layer and the Hazards and Safety mapping layer (refer to Appendix 5 and Appendix 6 for mapping details) as follows:

Lot 8 on RP893100 (Reservoir site) is partially affected by:

Environment and Heritage Mapping Layer - Biodiversity

- Matters of State Environmental Significance - Wildlife Habitat;
- Matters of State Environmental Significance - Regulated Vegetation; and
- Matters of State Environmental Significance - Regulated Vegetation (intersecting a watercourse).

However as can be seen from the mapping at Appendix 5, that part of the land which is proposed for the reservoir (including its access) is not affected by any of these Matters of State Environmental Significance.

Hazards and Safety Mapping Layer – Natural Hazards Risks and Resilience

- Very high (potential risk) for bushfire; and
- Potential Bushfire Impact Buffer.

The proposed reservoir (including its access) is adjacent to an area mapped as Very high potential risk for bushfire, and within the Potential Bushfire Impact Buffer. The proposed reservoir, once established will require only intermittent maintenance and will not heighten any bushfire risks to persons or adjoining properties. While the proposed reservoir does not avoid the hazard, it mitigates risk to an acceptable or tolerable level. Equally, the siting of the reservoir at this location could arguably lessen bushfire risk in the locality by providing a source of water supply for fire fighting purposes.

Lot 8 on SP243566 (Road opening site) is partially affected by:

Environment and Heritage Mapping Layer - Biodiversity

- Matters of State Environmental Significance - Wildlife Habitat; and
- Matters of State Environmental Significance - Regulated Vegetation.

- Flood Hazard Areas – Level 1 - Queensland Flood Plain Assessment Overlay.

Having regard to these mapping layers, it should be noted that the proposed road opening will align with the existing road, rather than establishing a new road. As such the proposed road opening does not materially impact on any of these state interests.

DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT

Douglas Shire Planning Scheme Assessment

The proposed development is defined as ‘Public Utilities and Facilities’ under the 2009 Douglas Shire Planning Scheme, as follows:

“The use of premises for the provision of public facilities and services such as emergency services, water, sewerage, gas, telecommunications, transport, drainage and refuse collection and disposal.”

The land is included within the Rural Planning Area of the Rural Areas and Rural Settlements Locality. Under the Rural Planning area, ‘Public Utilities and Facilities’ represent ‘Code Assessable’ development.

The ‘Reconfiguration of a Lot’ component of the application is also identified as being ‘Code Assessable’ in the Rural Planning Area.

The planning scheme identifies the following codes as being applicable:

Douglas Shire Rural Areas and Rural Settlements Locality		Code Applicability
Locality	Rural Areas and Rural Settlements	✓
Planning Area	Rural	✓
Defined Use	Public Utility	
Overlay Codes	Acid Sulfate Soils Code	✗
	Cultural Heritage and Valuable Sites Code	✗
	Natural Hazards Code	✓
General Codes	Design and Siting of Advertising Devices Code	✗
	Filling and Excavation Code	✓
	Landscaping Code	✓
	Natural Areas and Scenic Amenity Code	✓
	Reconfiguring a Lot Code	✓
	Vehicle Parking and Access Code	✓
	Sustainable Development Code	✓

Attached at Appendix 3 is a comprehensive review of each of the relevant codes. The following is a commentary on areas of non-compliance with those codes:

Code compliance

Filling and Excavation Code

The development of the reservoir on the hillslope necessitates the consideration of a variety of specific engineering concerns. The scope of the earthworks will include cut and fill works to establish the reservoir site as well as excavation works to lay the inlet/outlet infrastructure. The reservoir requires a location on a 'near-level' terrace. Currently the land is split into higher and lower areas by a steep 5 – 6 metre grassed batter. Cut works will be required to smooth out this existing batter into a more gradual step. Placement of fill will be required along the outer edge of the reservoir to provide sufficient area for construction and to accommodate a perimeter access track around the reservoir. Such filling, where it extends close to or beyond the existing steep batter between the two terraces will be required to be appropriately battered or supported by retaining walls. These will be designed to bear the weight of the proposed reservoir.

The provisions of the Filling and Excavation Code can be met by ensuring that cut and fill batters are adequately stabilized. The utilization of the existing benched area and old access track mean that only a small portion of the site will be impacted by earthworks. With the introduction of the reservoir structure, the existing drainage pattern will be formalised, with the installation of either kerb and channel or table drains.

Landscaping Code

The proposed development will result in the removal of remnant vegetation, shrubs and grasses on the development site and will require earthworks that will require excavation and filling. The Landscaping Code is therefore relevant to the application.

However the thrust of the Landscaping Code contained within the planning scheme is directed to other forms of development (e.g. multiple dwellings, car parking areas, streetscapes etc.) A Landscape Plan is likely to be required as a condition of a development permit for the development, and such Landscape Plan will be developed in accordance with the requirements of Planning Scheme Policy No 7 – Landscaping.

Existing native vegetation will be retained where practical and the site will otherwise be rehabilitated with native or endemic species selected for screening, durability and low-maintenance.

Natural Areas and Scenic Amenity Code

The nature of the proposed development precludes it being sited in an area of lowest threat to scenic or natural values, as an elevated position is critical for the infrastructure. The construction phase of the development will result in a temporary decline in the visual amenity of the area. The site has a moderate level of visibility from the flat land to the east. However is at the base of the more visually dominant range which will be the predominant backdrop in the view-shed.

The retention of vegetation will be a priority to minimize scenic amenity impacts. Outside the immediate development envelope all natural, environmental and scenic amenity values will be protected. Re-vegetation will occur post-construction to rehabilitate the site and reinstate scenic amenity values to the surrounding area. In addition the proposed structure can be designed in colours that suit the vegetated backdrop.

With regard to the vegetation impacts, the proposed reservoir will be located on a previously disturbed and benched portion of the allotment which was as a consequence of former quarrying activities on the land. However there will be disturbance of vegetation. Attached at Appendix 4 is a Vegetation Assessment Report that ground-truths the presence and

type of vegetation on the land in support of the application. It is also noted that the latest version of the SPP Interactive Mapping System, that the proposed reservoir site avoids land identified as containing wildlife or vegetation considered to be of State Environmental Significance.

Reconfiguring a Lot Code

In the Rural Planning Area, the Reconfiguring a Lot Code prioritises the conservation of rural land to ensure that reconfiguration does not result in the fragmentation or alienation of good quality agricultural land. In this regard, the proposed reconfiguration (1 into 2 lots) is consistent with this objective as it will result in the full retention of the existing agricultural land within one lot, despite not meeting the minimum lot size specified for the Rural Planning Area. The reconfiguration proposes to segment the vegetated natural features surrounding the proposed reservoir from the flat, cleared and useable agricultural land. In doing so, no loss of good quality agricultural land will occur. Therefore the proposed reservoir allotment will be suitable to accommodate the public utility with no detrimental impact to the surrounding rural area, while also providing an essential community infrastructure facility for the future prosperity of Port Douglas and Craiglie.

Sustainability Code

The Sustainability has little practical application for the proposed development in terms of the provisions contained within the code and this code is not specifically addressed in Appendix 2. Despite this, the proposed development does meet the overall purpose of the code, which states:

“The purpose the code is to enhance the sustainability of development by increasing the extent to which it enhances economic, physical and social wellbeing of the Shire’s residents and communities, including lifecycle affordability, accessibility, safety and security.”

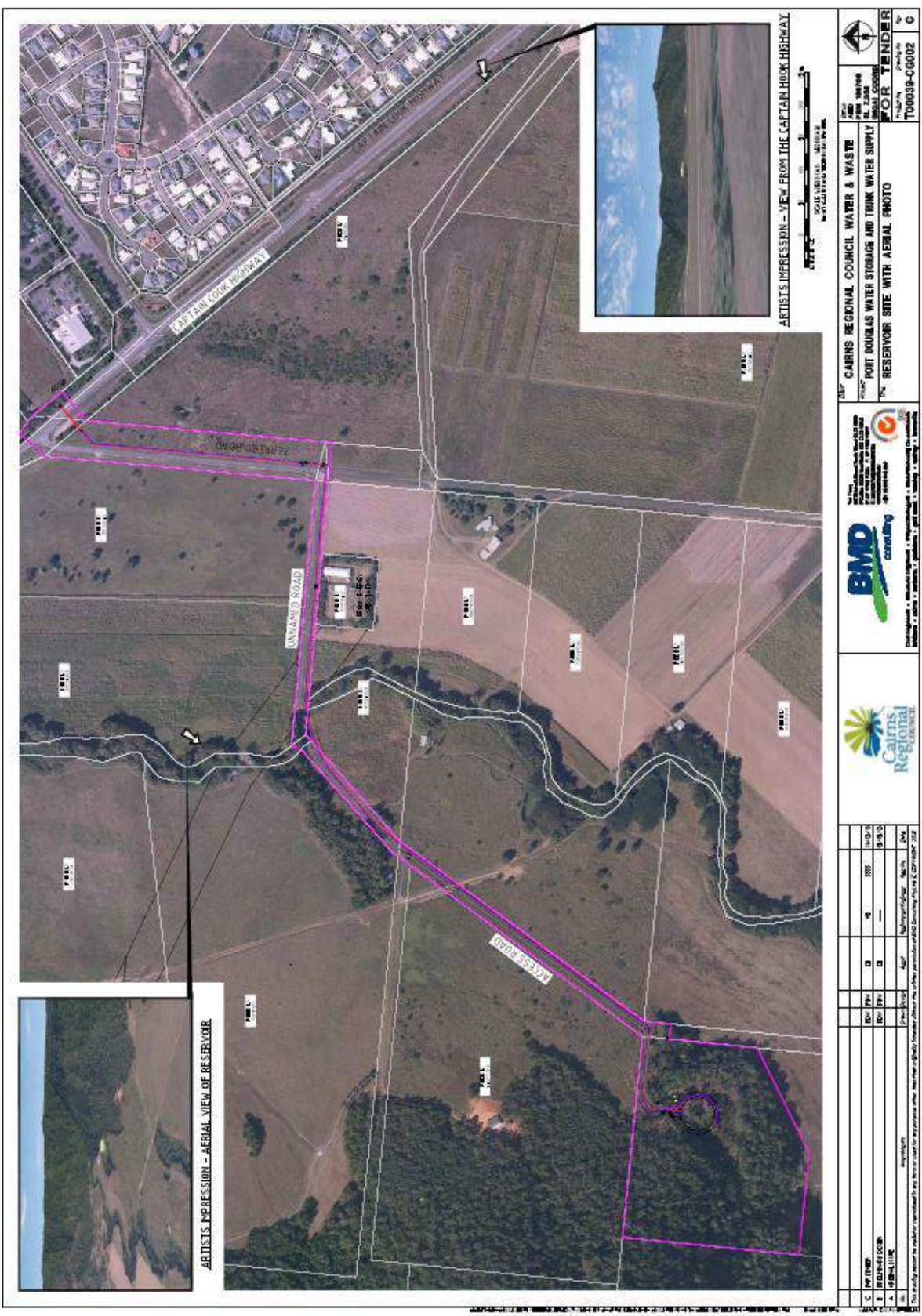
CONCLUSIONS

The proposed reservoir and associated infrastructure is essential in securing the future potable water supply for Port Douglas. The location of the reservoir is a requisite for the proper operation of the facility. The impacts of the proposed development can be contained and where necessary conditions of a development permit can assist in reducing visual amenity impacts.

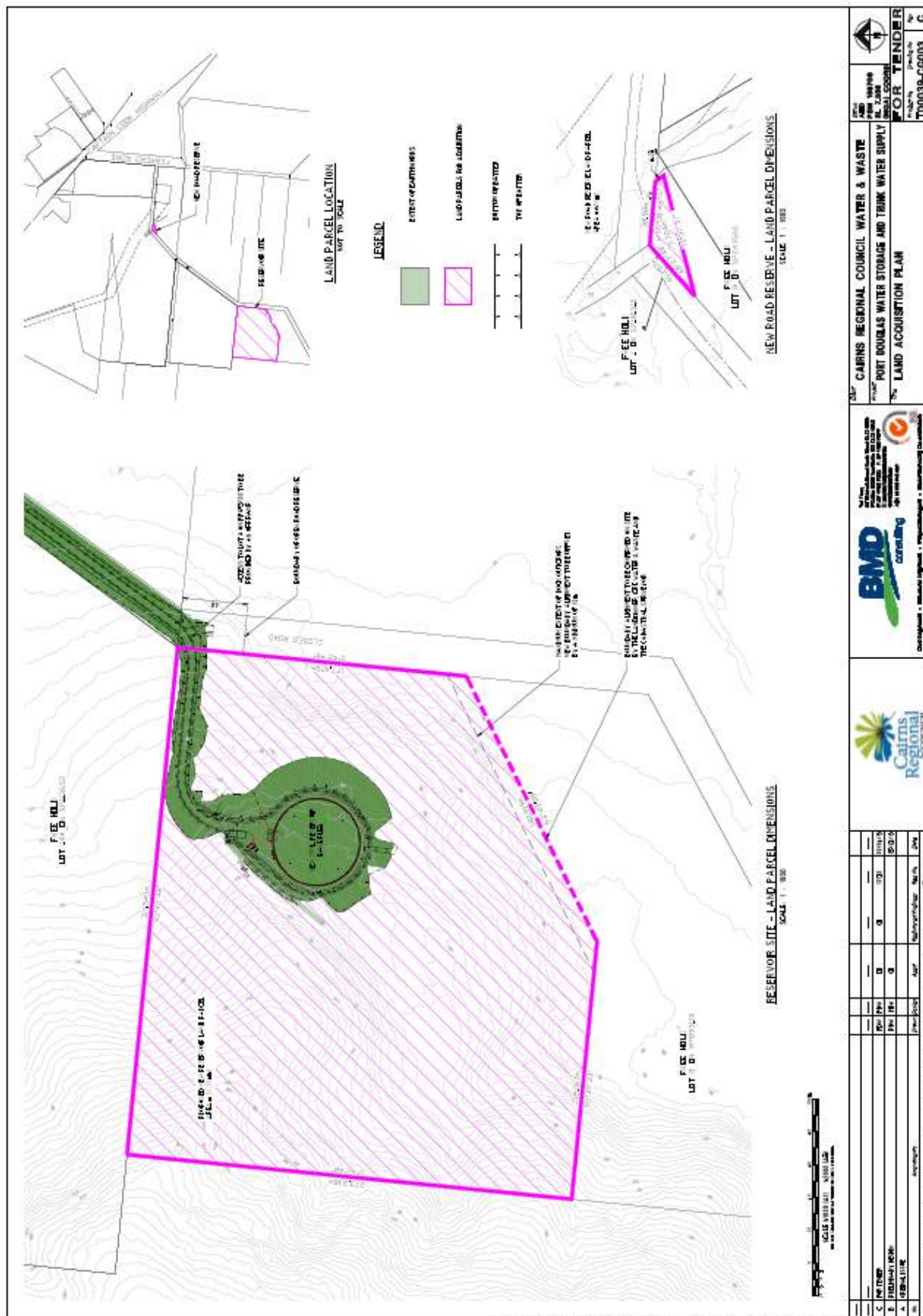
15 June 2015

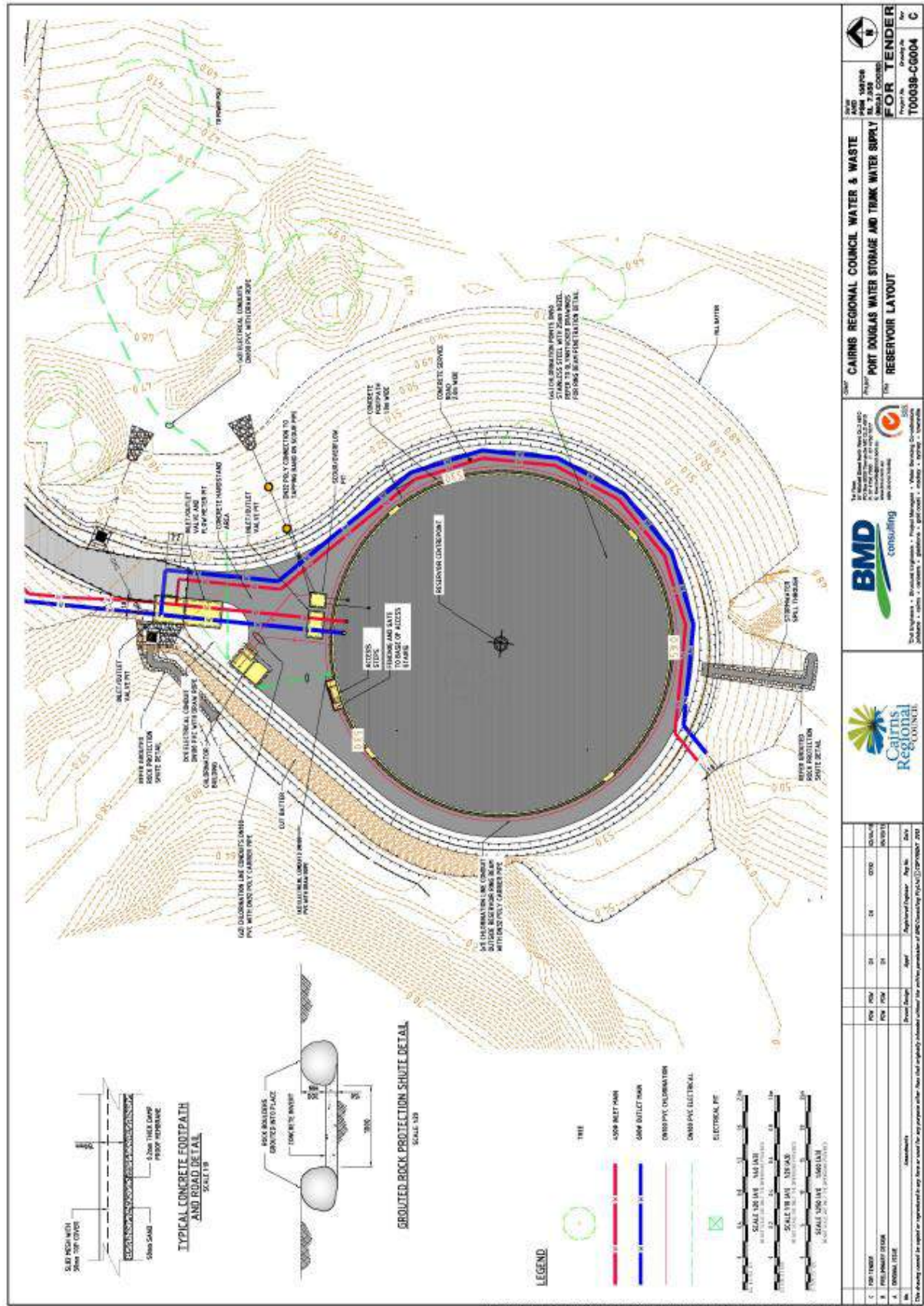
APPENDIX 1: APPLICATION FORMS

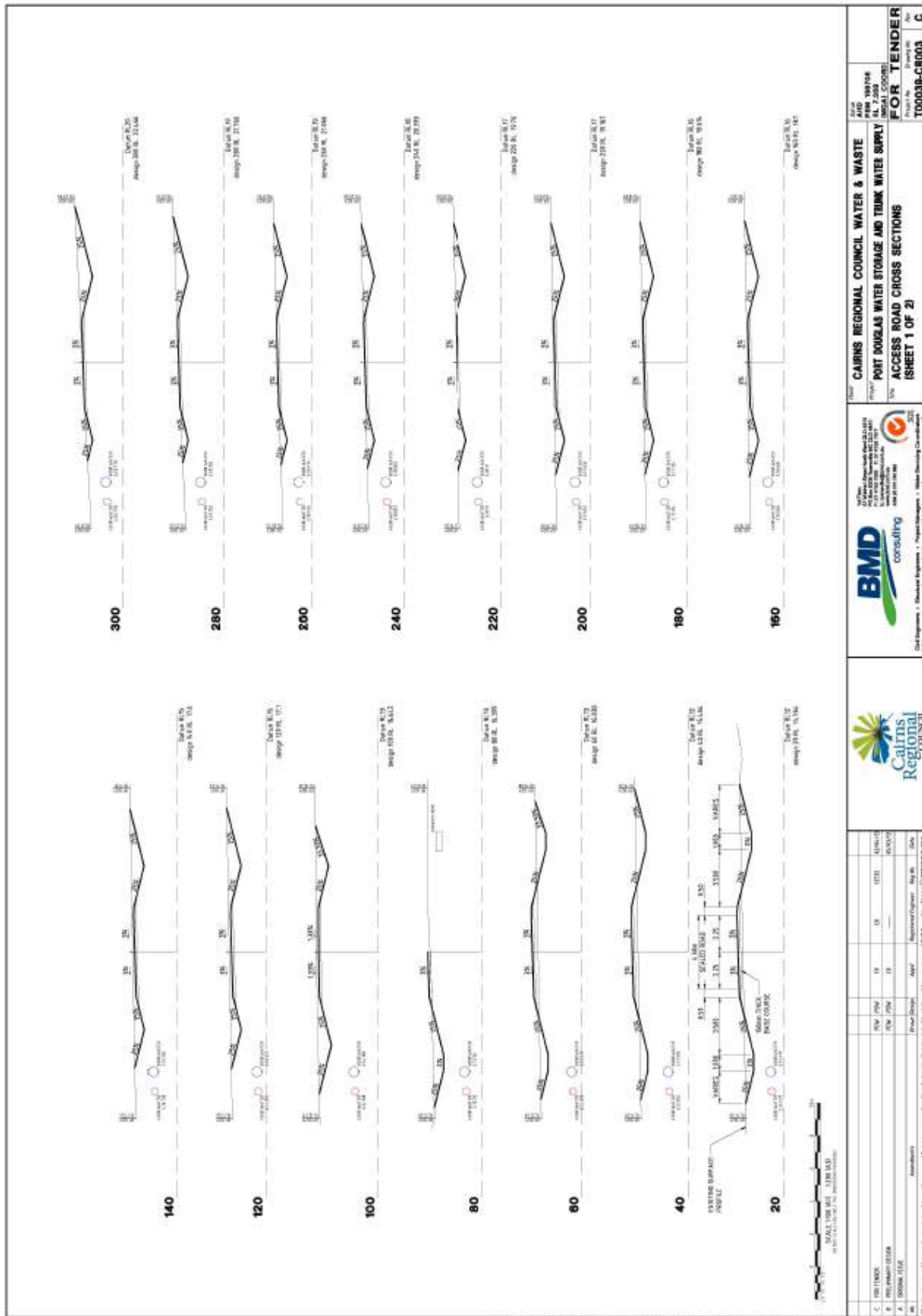
(see IDAS Forms Folder)

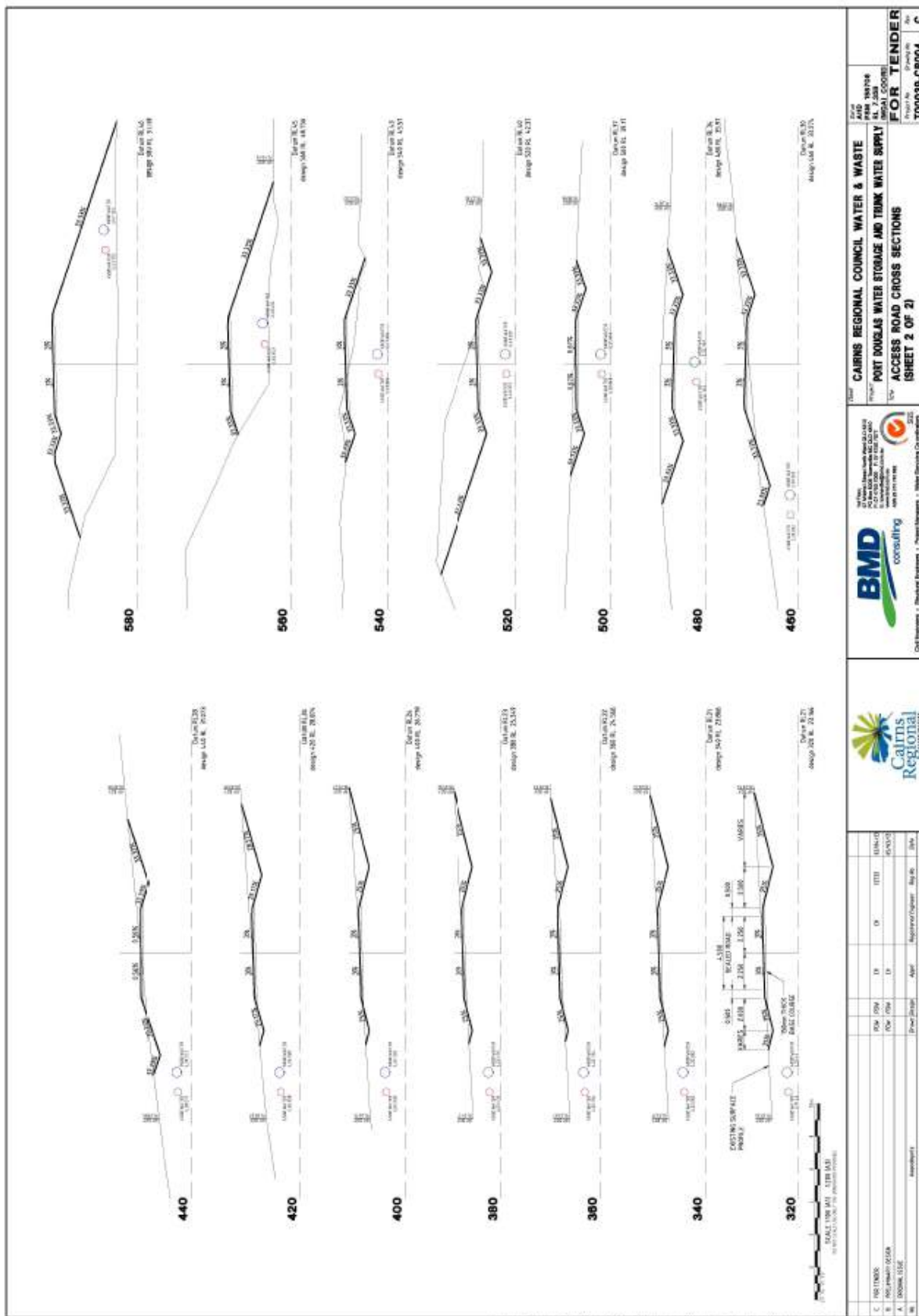


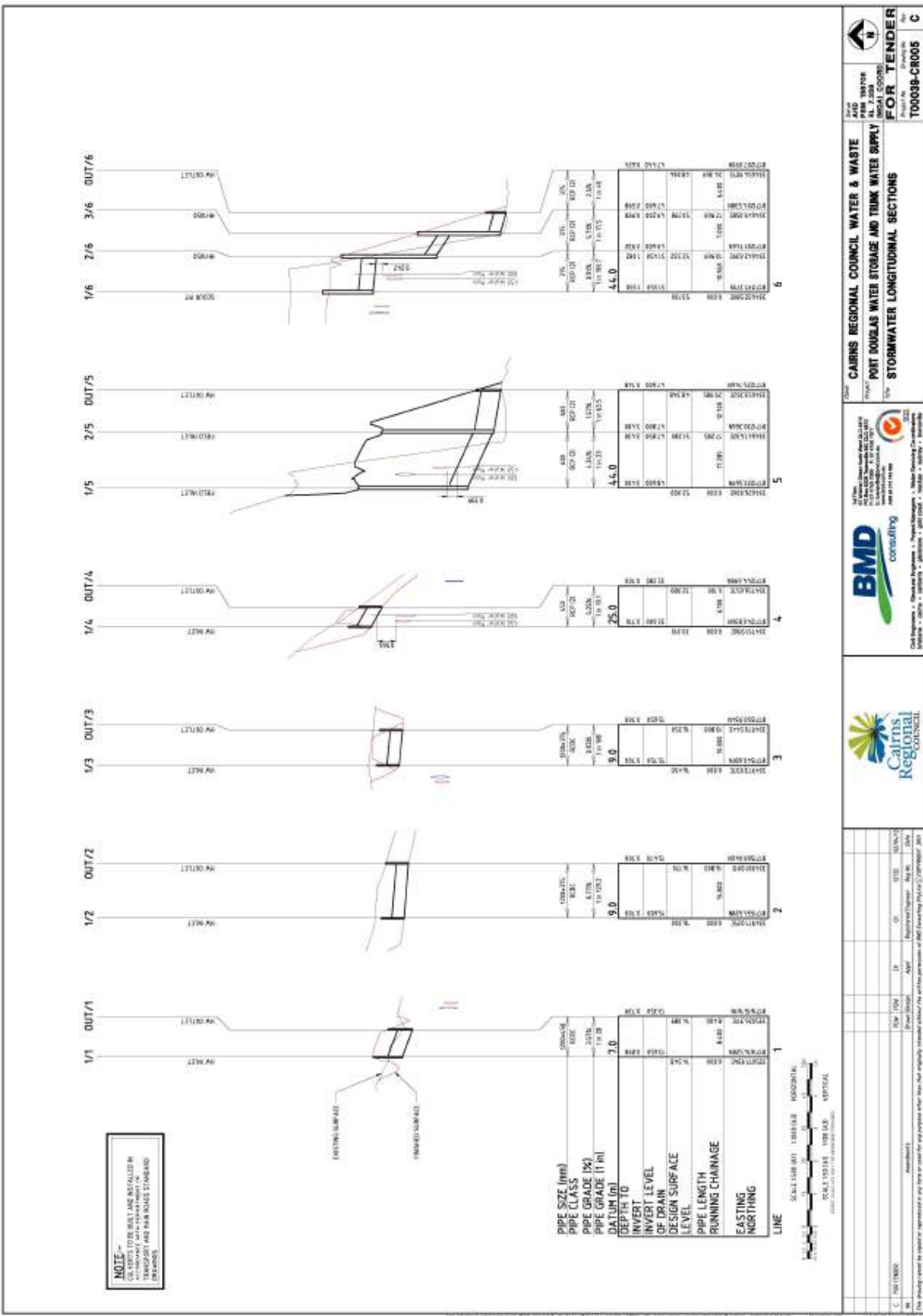
CARRIS REGIONAL COUNCIL WATER & WASTE PORT DOUGLAS WATER STORAGE AND TREATMENT SITE RESERVOIR SITE WITH AERIAL PHOTO		BMD CONSULTING 10/100 BMD CONSULTING PTY LTD 10/100 BMD CONSULTING PTY LTD 10/100 BMD CONSULTING PTY LTD		FOR TENDER T000039-00002	

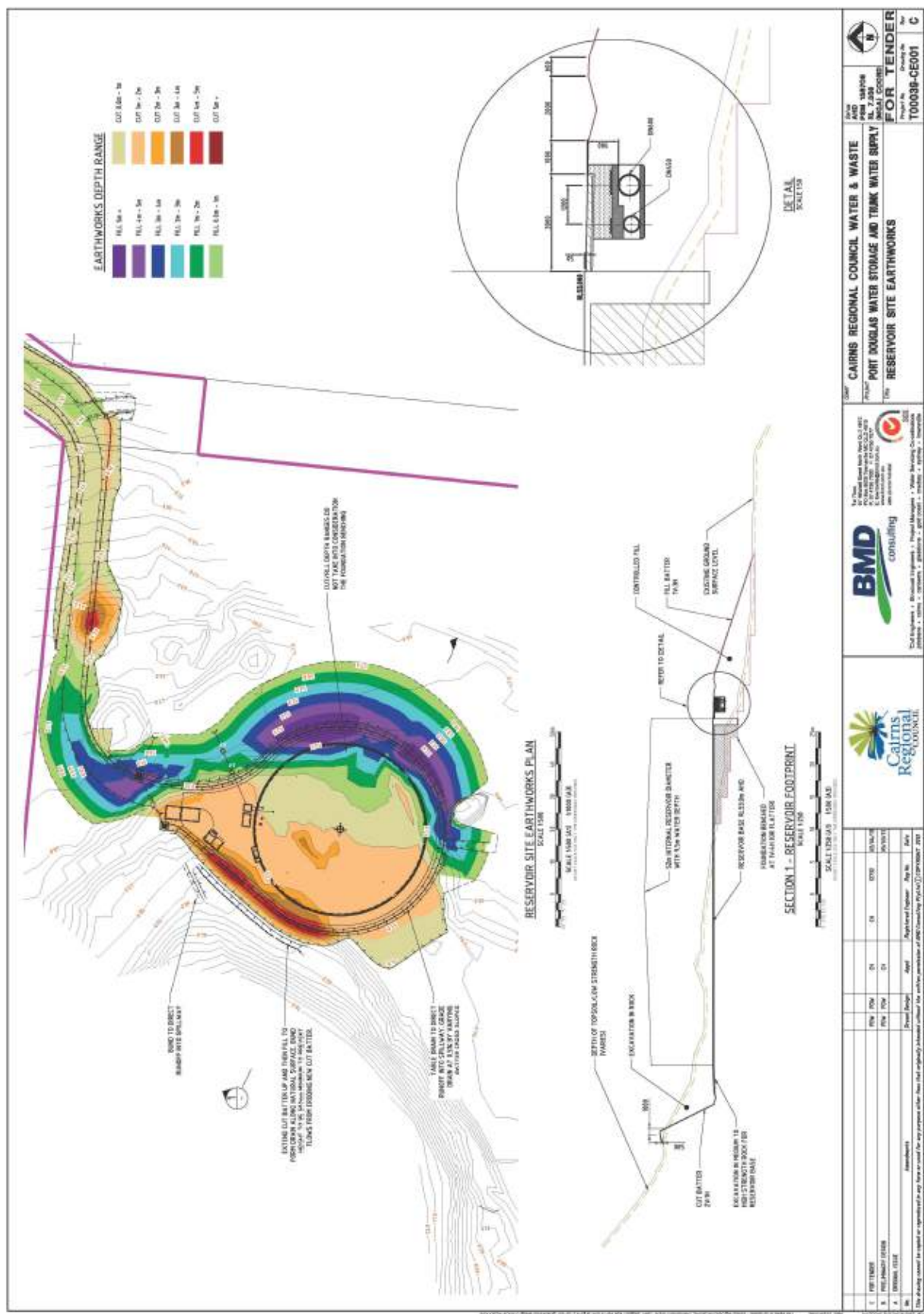


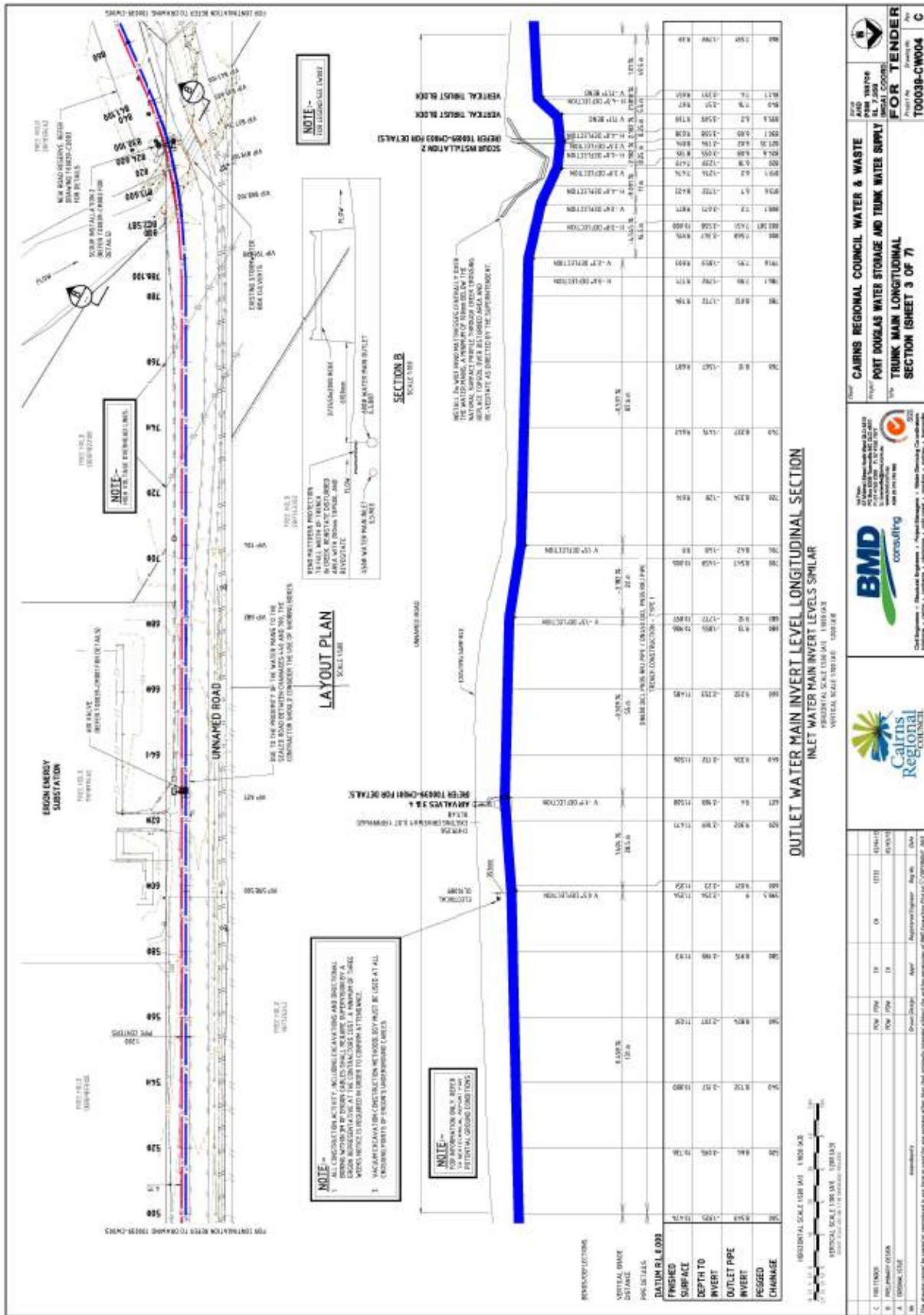


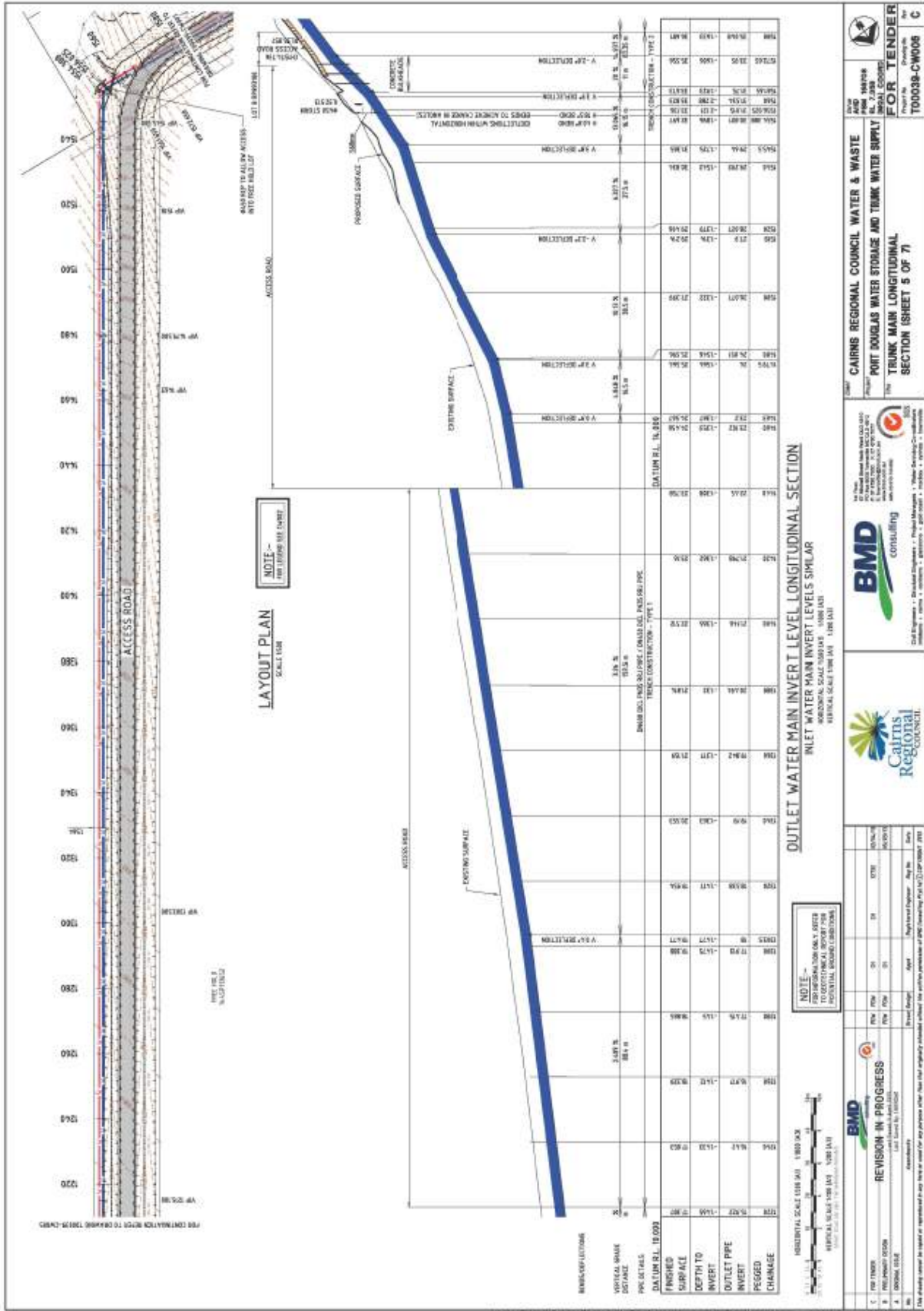












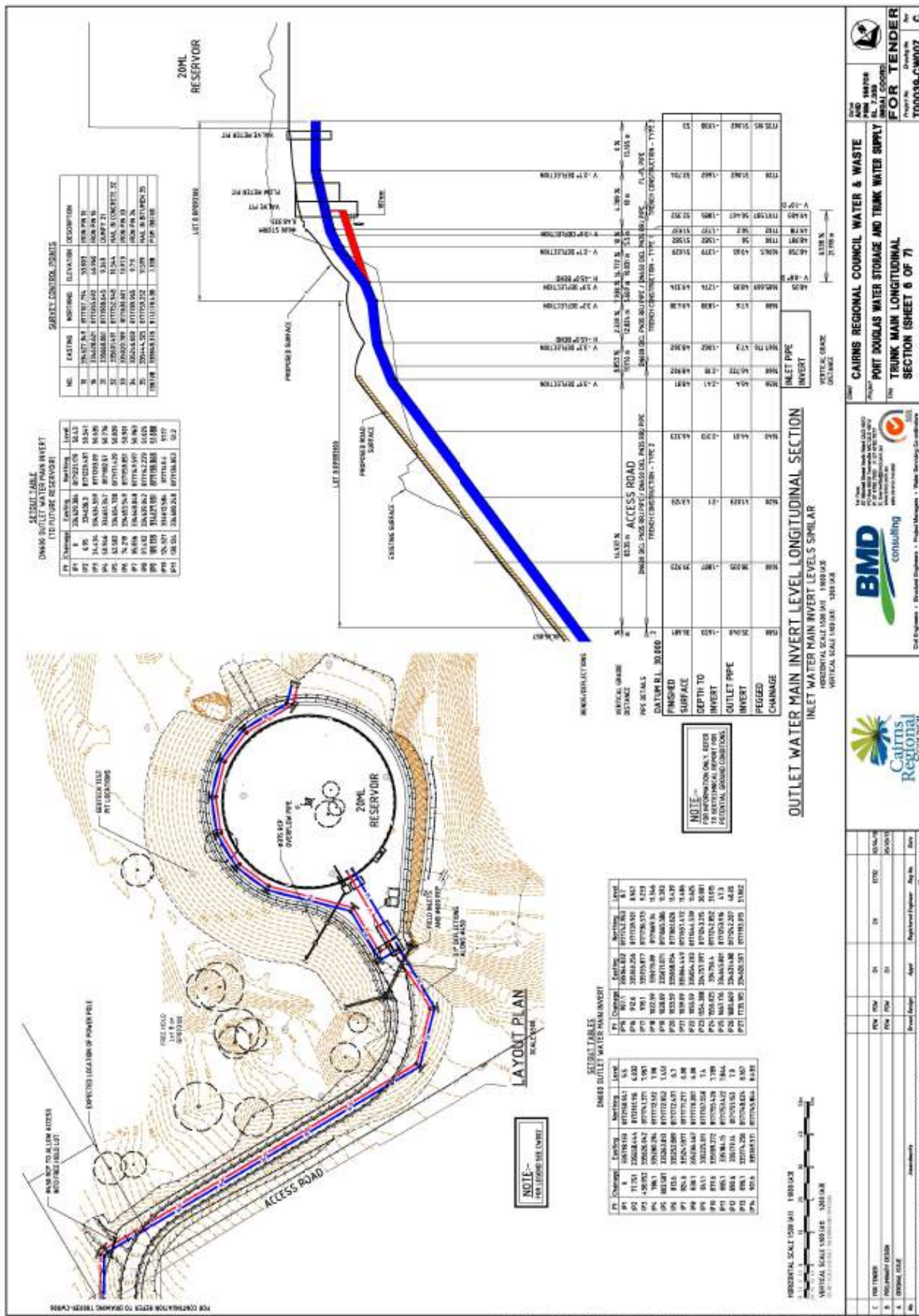


TABLE NO. 1: TOP OF COLUMN RL 2	(Column)	Top of Column RL	Top of (Column)
	C. to CP CS	43.20	C. to CS CS
	C. CS CS CS	43.40	C. to CS CS
	C. CS CS CS		C. to CS



B	POWER FOR TEST	C/F	US 3
C	POWER FOR TEST	C/F	US 5
F	POWER FOR TEST	C/F	US 10



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PORT DOUGLAS WATER STORAGE
AND TRUNK WATER SUPPLY
FOR
CAIRNS REGIONAL COUNCIL
WATER & WASTE

FRAMING ELEVATIONS :
SHEET 1 OF 2

Drawn:	C.R.F.
Date:	07/08/2012
Scale:	1:100
Checked:	A1 SHEET
Approved:	
Project No.	24021
Log No.	S-301
	11

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APPENDIX 3: CODE ASSESSMENT TABLES

Included within this Appendix are the following codes:

- Rural Areas and Rural Settlements Code
- Rural Planning Area Code
- Natural Hazards Code
- Filling and Excavation Code
- Landscaping Code
- Natural Areas and Scenic Amenity Code
- Reconfiguring a Lot Code
- Vehicle parking and Access Code

(see Planning Codes Folder)

APPENDIX 4: VEGETATION ASSESSMENT REPORT

Included within this Appendix is a Vegetation Assessment Report.

REPORT ON VEGETATION: 23 ML RESERVIOR SITE ON LOT 8 OF RP893100 AT
FERRERO ROAD, CRAIGLIE

DATE: 12TH DECEMBER 2011

An inspection of the vegetation at the proposed 23 ML Reservoir site at Lot 8 on RP893100 at Ferrero Road, Craiglie was undertaken on the 9th December 2011. A list of all plant species observed is attached.

The proposed site is situated towards the south western corner of an existing levelled benched area created from past quarry activities on the site. This levelled area is mainly covered in introduced weeds and grasses but also contains well scattered seedlings and saplings to 1½ metres tall of native trees such as *Corymbia tessellaris*, *Eucalyptus tereticornis* and *Lophostemon suaveolens*.

A small area in the north-west quadrant of the proposed reservoir footprint contains a small grove of trees to four metres tall. Species present are: *Acacia crassicarpa*, *Alphitonia petriei*, *Claoxylon tenerifolium*, *Corymbia tessellaris*, *Eucalyptus tereticornis*, *Lophostemon suaveolens*, *Polyscias elegans*, *Tarennia dallachiana* and *Terminalia sericocarpa*.

Other significant trees within the footprint are;

Acacia crassicarpa approximately 20 metres tall with a stem of 60 cm. d.b.h.

Corymbia tessellaris approx. 20 metres tall with a stem of 45 cm. d.b.h.

Tarennia dallachiana approx. 10 metres tall with a stem of 10 cm. d.b.h.

Trema orientalis approx. 20 metres tall with a stem of 25 cm. d.b.h.

Remnant Vegetation

The south-east quadrant may impact on a small area of vegetation mapped as remnant vegetation. The regional ecosystem mapped RE 7.11.7a. has a least concern status and is described as; Complex notophyll vine forest with emergent *Agathis robusta*. Foothills and uplands of areas excluding the Seaview Range subregion. Moist rainfall zone. The vegetation present in this quadrant does not fit the description of this regional ecosystem and the polygon may be incorrectly mapped by DERM. The regional ecosystem mapping for the Wet Tropics Bioregion has a ± degree of accuracy of 50 metres. The vegetation present consists of common rainforest species to 10 metres tall with stems to 20 cm. d.b.h. Common species are *Corymbia tessellaris*, *Buchanania arborescens*, *Pleiogynium timorense*, *Mallotus philippensis*, *Litsea glutinosa*, *Streblus brunonianus*, *Chionanthus ramiflora*, *Melicope rubra*, *Micromelum minutum* and *Ptychosperma elegans*.

Two small specimens of *Randia audasii* occur in this quadrant. This species has a Near Threatened status under the *Nature Conservation Act 1992* and an approval under this act will be required if the proposed work impacts on these specimens. Both specimens (1 of 3 metres tall and the other 1½ metres tall) are in close proximity and the larger of the two has been marked with pink and blue flagging tape.

The north-west quadrant consists of an old quarry face cut into a substrate of metamorphic rocks of the Hodgkinson formation. This face is covered in *Acacia crassicarpa* to 10 metres tall. The vegetation behind this regrowth is mapped as RE 7.11.5c. This regional ecosystem has a least concern status and is described as; *Corymbia intermedia*, *Eucalyptus pellita*, *Eucalyptus tereticornis*, *Corymbia tessellaris*, *Corymbia torelliana*, open-forest to woodland with *Acacia celsa*, *Acacia mangium*, *Lophostemon suaveolens* and *Syncarpia glomulifera*. The true boundary of the regrowth dominated by *Acacia crassicarpa* and the remnant vegetation appears to be some distance from the actual footprint of the reservoir.

Pest Plants

The site contains a large infestation of the Class 2 Pest Plant American Rats-tail Grass (**Sporobolus jacquemontii*). Small scattered specimens of the Class 3 Pest Plant Lantana (**Lantana camara*) are also present. Appropriate measures should be implemented to prevent the spread of these pest plants.



Fig. 1 View across site. Centre peg for Reservoir is visible towards the centre of the photograph.



Fig. 2 Small area of rainforest in the south-east quadrant that may be impacted.



Fig. 3 Old quarry face covered in *Acacia crassicarpa* regrowth.

23 ML Reservior Site Ferrero Road L8 RP893100

<u>Family Code</u>	<u>Taxon</u>	<u>Common Name</u>
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FERNS & ALLIES

Adiantaceae

*	Pityrogramma calomelanos var. calomelanos	Silver Fern
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Blechnaceae

	Blechnum orientale	
--	--------------------	--

Gleicheniaceae

	Dicranopteris linearis var. linearis	
--	--------------------------------------	--

Schizaeaceae

	Lygodium flexuosum	Snake Fern
--	--------------------	------------

FLOWERING PLANTS-DICOTYLEDONS

Anacardiaceae

	Buchanania arborescens	Satinwood
	Euroschinus falcatus var. falcatus	Blush Cudgerie or Pink Poplar
*	Mangifera indica	Mango
	Pleiogynium timorense	Burdekin Plum

Apocynaceae

	Alstonia scholaris	Milky Pine
#	Alstonia spectabilis subsp. spectabilis	Hard Milkwood
	Parsonsia velutina	Velvet Silkpod
	Tabernaemontana orientalis	Eastern Gondola Bush

Araliaceae

	Polyscias elegans	Celerywood
--	-------------------	------------

Asteraceae

*	Ageratum conyzoides	Blue Top; Billygoat Weed
	Cyanthillium cinereum	Purple Fleabane
*	Praxelis clematidea	Praxelis

Burseraceae

	Canarium australianum var. australianum	Scrub Turpentine; Mangobark
--	---	-----------------------------

Combretaceae

	Terminalia muelleri	Little Sea Almond
	Terminalia sericocarpa	Damson

Convolvulaceae

	Merremia peltata	
--	------------------	--

Ebenaceae

<u>Family Code</u>	<u>Taxon</u>	<u>Common Name</u>
	Diospyros hebecarpa	Scrub Ebony
<u>Euphorbiaceae</u>		
	Aleurites rockinghamensis	Candlenut
	Claoxylon tenerifolium subsp. boreals	Queensland Brittlewood
	Macaranga involucrata var. mallotoides	Brown Macaranga
	Macaranga tanarius	Blush Macaranga
	Mallotus philippensis	Red Kamala
<u>Fabaceae</u>		
*	Centrosema molle	Centro
*	Crotalaria pallida var. obovata	Streaked Rattle Pod
	Desmodium triflorum	Creeping Tick Trefoil
*	Stylosanthes humilis	Stylo
<u>Lamiaceae</u>		
	Clerodendrum longiflorum var. glabrum	Witches Tongues
<u>Lauraceae</u>		
	Beilschmiedia obtusifolia	Blush Walnut; Hard Bollygum
	Cryptocarya hypospodia	Northern Laurel
	Litsea glutinosa	Bollywood
	Litsea leefeana	Bollywood
<u>Malvaceae</u>		
*	Sida rhombifolia	Common Sida
*	Urena lobata	Urena Burr
<u>Meliaceae</u>		
	Dysoxylum arborescens	Mossman Mahogany
	Melia azedarach	White Cedar
<u>Menispermaceae</u>		
	Stephania japonica var. japonica	
<u>Mimosaceae</u>		
	Acacia celsa	Black Wattle
	Acacia crassicarpa	Brown Wattle
	Acacia oraria	Coastal Wattle
	Albizia procera	Forest Siris
*	Mimosa pudica var. hispida	Common Sensitive Plant
<u>Moraceae</u>		
	Ficus congesta var. congesta	Red Leaf Fig
	Ficus hispida	Hairy Fig: Boombil
	Ficus opposita	Sandpaper Fig
	Streblus brunonianus	White Handlewood

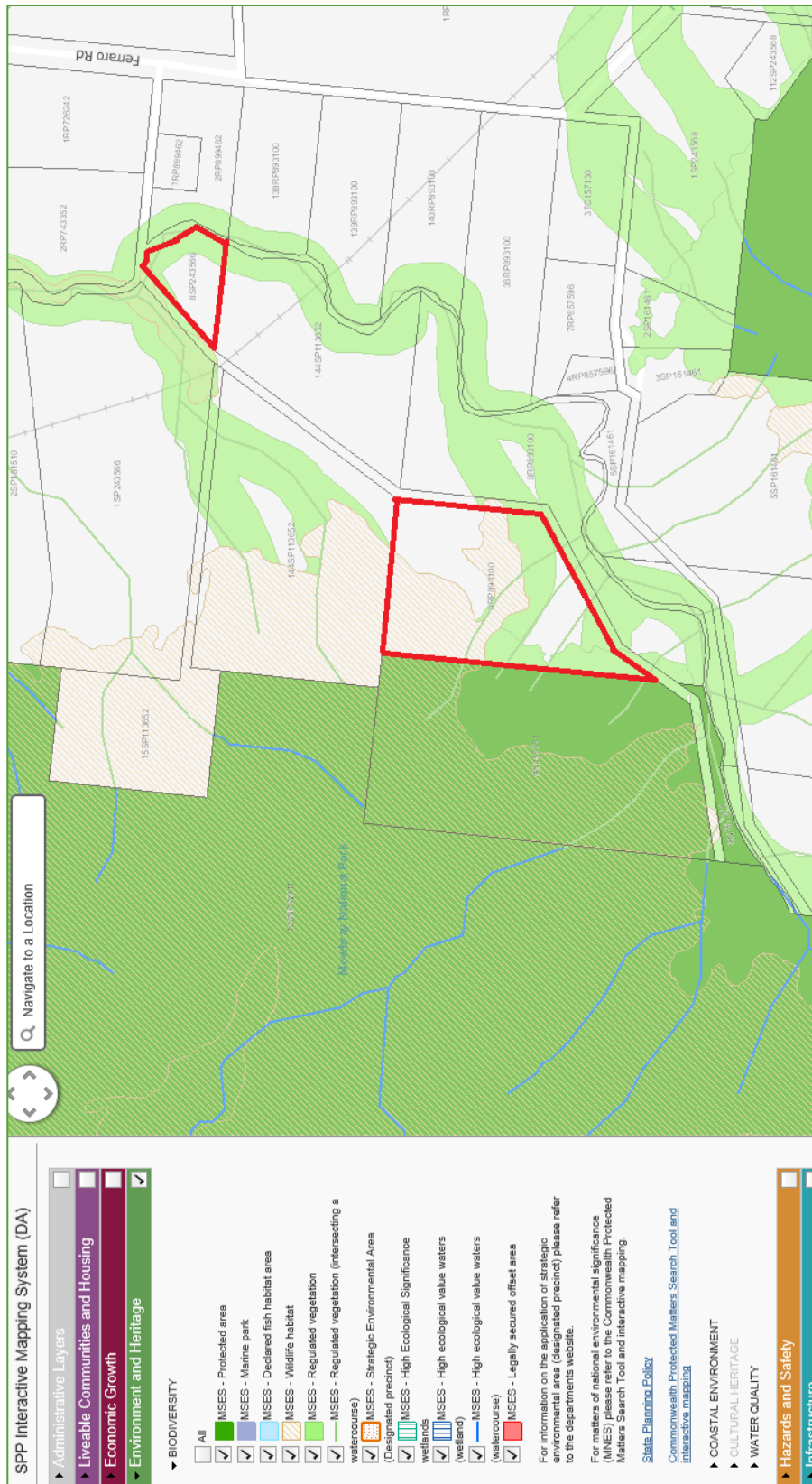
<u>Family</u>	<u>Code</u>	<u>Taxon</u>	<u>Common Name</u>
<i>Myrtaceae</i>			
		Corymbia tessellaris	Moreton Bay Ash; Carbeen
		Eucalyptus tereticornis	Forest Red Gum; Blue Gum
		Lophostemon suaveolens	Swamp Mahogany
		Melaleuca dealbata	Red Tea Tree
<i>Oleaceae</i>			
		Chionanthus ramiflora	Native Olive
		Jasminum elongatum	Native jasmin
<i>Passifloraceae</i>			
	*	Passiflora foetida	Stinking Passion Fruit
	*	Passiflora suberosa	Corky Passion Flower
<i>Phyllanthaceae</i>			
		Breynia cernua	Fart Tree
		Glochidion harveyanum var. harveyanum	Harvey's Buttonwood
		Glochidion philippicum	Buttonwood
<i>Polygalaceae</i>			
	*	Polygala paniculata	
<i>Rhamnaceae</i>			
		Alphitonia petriei	Pink Ash
		Rhamnella vitiensis	
<i>Rhizophoraceae</i>			
		Carallia brachiata	Corky Bark
<i>Rubiaceae</i>			
	*	Mitracarpus hirtus	Small Square Weed
	NT	Randia audasii	
	*	Spermacoce latifolia	Big Square Weed
		Tarenna dallachiana subsp. dallachiana	Tree Ixora
<i>Rutaceae</i>			
		Melicope rubra	Evodiella
		Micromelum minutum	Lime Berry
<i>Sapindaceae</i>			
		Castanopora alphanthii	Brown Tamarind
		Cupaniopsis anacardioides	Tuckeroo
		Guioa acutifolia	Glossy Tamarind
		Jagera pseudorhus var. pseudorhus	Foambark
		Rhysotoechia robertsonii	Robert's Tuckeroo
<i>Simaroubaceae</i>			

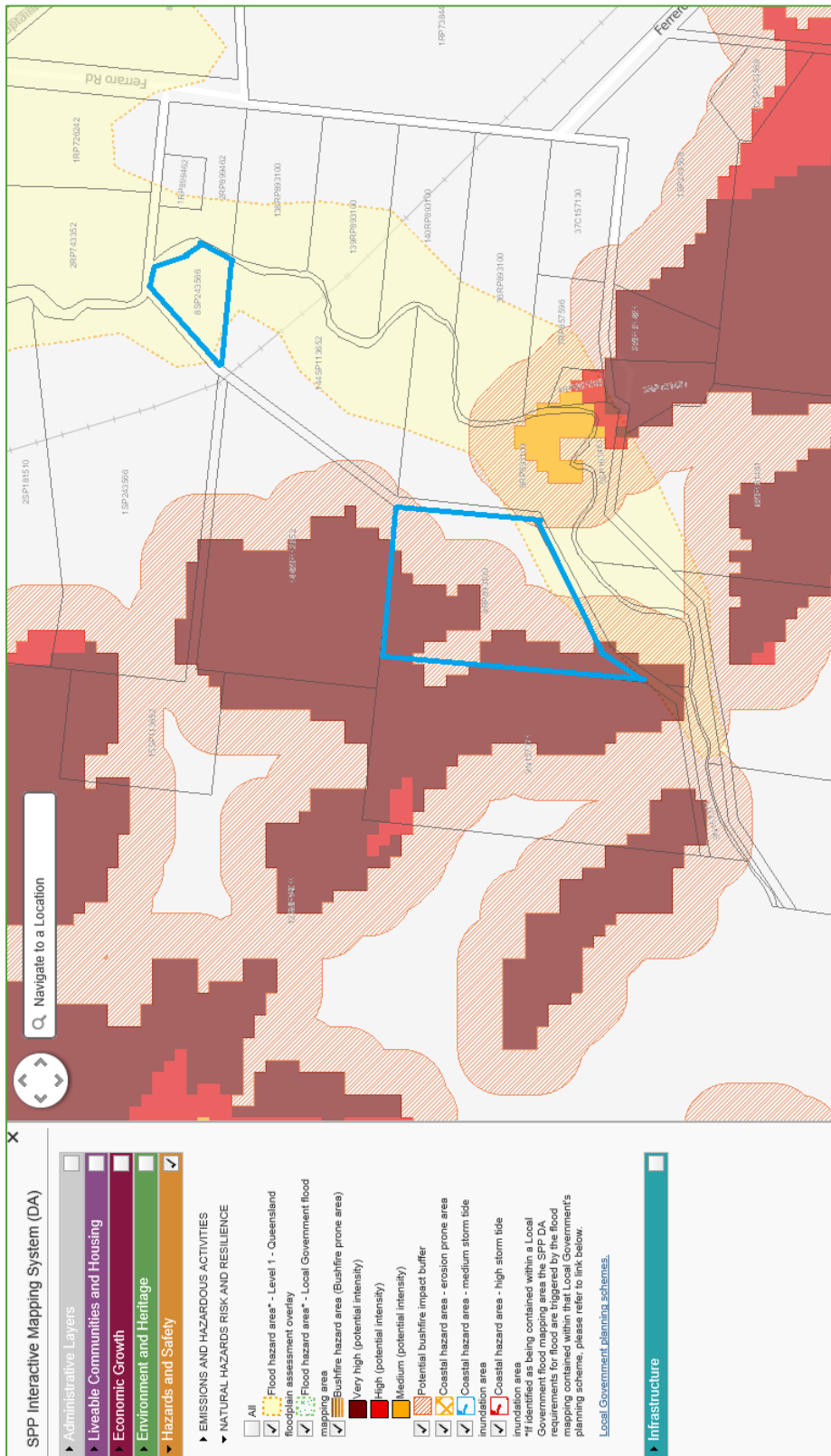
<u>Family Code</u>	<u>Taxon</u>	<u>Common Name</u>
	Brucea javanica	Brucea
<i>Solanaceae</i>		
*	Solanum torvum	Devil's Fig
<i>Thymelaeaceae</i>		
	Thecanthes cornucopiae	
<i>Ulmaceae</i>		
	Trema orientalis	Poison Peach Tree
	Trema tomentosa var. aspera	Poison Peach Bush
<i>Verbenaceae</i>		
*C3	Lantana camara	Lantana
*	Stachytarpheta cayennensis	Snakeweed
<i>Vitaceae</i>		
	Tetrastigma thorsborneorum	Thorsborne's Grape

FLOWERING PLANTS-MONOCOTYLEDONS

<i>Arecaceae</i>		
	Ptychosperma elegans	Solitaire Palm
<i>Cyperaceae</i>		
	Fimbristylis dichotoma	Common Fingerrush
	Scleria mackaviensis	
<i>Flagellariaceae</i>		
	Flagellaria indica	Supplejack
<i>Laxmanniaceae</i>		
	Eustrephus latifolius	Wombat Berry
<i>Poaceae</i>		
*	Axonopus compressus	Broad Leaf Carpet Grass
	Capillipedium spicigerum	Scented Top Grass
*	Chrysopogon aciculatus	Mackies Curse
*	Digitaria ciliaris	Summer Grass
*	Eleusine indica	Crow's Foot Grass
	Eragrostis cumingii	Cumming's Love Grass
*	Megathyrsus maximus var. maximus	Guinea Grass
*	Paspalum paniculatum	Russell River Grass
	Paspalum scrobiculatum	Ditch Millet
*C2	Sporobolus jacquemontii	American Rat's-tail Grass

APPENDIX 5: STATE PLANNING POLICY INTERACTIVE MAPPING - BIODIVERSITY





PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS	
Vehicle Parking Numbers					
P1	<p>Sufficient parking spaces are provided on the site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having regard to:</p> <ul style="list-style-type: none">the desired character of the area in which the site is located;the nature of the particular use and its specific characteristics and scale;the number of employees and the likely number of visitors to the site;the level of accessibility;the nature and frequency of any public transport serving the area;whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building;whether or not the use involves an identified Valuable Conservation Feature and Valuable site; andwhether or not the use involves the retention of significant vegetation.	A1.1	<p>The minimum number of vehicle parking spaces provided on the site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces is calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	Yes	<p>Vehicle parking requirements for Public Utility and Facilities requires 1 parking space per 2 staff members. The nature of the proposed use will require only intermittent maintenance work and it is expected that 1 car parking space will be sufficient for proposed development.</p>
Parking for People with Disabilities					
P2	<p>Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	A2.1	<p>For parking areas with a total number of ordinary vehicle spaces less than 50, wheel chair accessible spaces are provided as follows:</p> <ul style="list-style-type: none">Medical, higher education, entertainment facilities and shopping centres – 2 spaces;	Not applicable	<p>The proposed development does not involve general public access.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<ul style="list-style-type: none"> ○ All other uses – 1 space. <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheel chair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> ○ Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; ○ All other uses – 2% (to the closest whole number) of the total number of spaces required. 	Not applicable	The proposed development does not involve general public access.
<i>Motorcycles</i>			
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motorcycles is selected so that:</p> <ul style="list-style-type: none"> ○ ordinary vehicles do not demand parking in the spaces reserved for motorcycles due to capacity constraints; and ○ it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and ○ it is not a reflection of the lower cost of providing motorcycle parking. 	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motor cycle parking complies with other elements of this Code.</p>	Not applicable	Motor cycle parking is not required for the proposed use.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Compact vehicles</i>				
P4	<p>A proportion of parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> compact vehicles spaces are not available to non-compact vehicles; and; it is a reflection of the make-up of the likely vehicle fleet that uses the parking; compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 	<p>A4.1 For car parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> compact vehicle parking does not exceed 10% of total vehicle parking required; and the parking location is proximate to the entry locations for parking users; and the parking provided complies with other elements of this Code. 	Not applicable	The proposed development does not require this quantity of car parking.
<i>Bicycle Parking</i>				
P5	Sufficient bicycle parking with appropriate security and end of trip facilities are provided on-site to accommodate the amount of bicycles expected to be generated by the use or uses.	<p>A5.1 The minimum number of bicycle parking spaces provided on site is not less than the number prescribed in Schedule 1 of this Code, for particular uses or uses.</p>	Not applicable	The proposed development does not require bicycle parking.
<i>Vehicular access to the site</i>				
P6	<p>The location of Access point minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> the amount and type of vehicular traffic; 	<p>A6.1 The location of the Access points is in accordance with the provisions of relevant Australian Standards.</p> <p>AND</p>	Yes	A single vehicular access will be from a public road and will be designed to the relevant standards.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<ul style="list-style-type: none"> the type and use (e.g. long-stay, short-stay, regular, casual); Frontage Road traffic conditions; the nature and extent of future on-street parking arrangements; the capacity of the adjacent street system; the available sight distance. 	<p>Where the site has Frontage to more than one street, the Access is from the lowest order street.</p> <p>A6.2 All redundant Accesses must be removed and suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3 Only one Access point is to be provided to each site unless stated otherwise in another code.</p>	<p>Not applicable</p> <p>Yes</p>	<p>There are no redundant accesses that need to be removed.</p> <p>Provision of one access point to the development is proposed.</p>
<i>Accessibility and Amenity for Users</i>			
P7 – P8 are not relevant as the proposed development is not intended for use by the general public.			
<i>Access Driveways</i>			
P9 The dimensions of Access Driveways cater for all vehicles likely to enter the site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	Yes	The access driveway will be constructed to the relevant standards.
P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 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.	Not applicable	Access to the reservoir is not to be used by the general public.
<i>Access for People with Disabilities</i>			
P11 Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the provisions of the relevant Australian Standards.	Not applicable	Access to the reservoir is not to be used by the general public.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Access for Pedestrians</i>			
P12 is not relevant as the general public is not afforded access to the proposed development.			
<i>Access for Cyclists</i>			
P13 is not relevant as the general cycling population is not afforded access to the proposed development.			
<i>Dimensions of Parking Spaces</i>			
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> ○ width: 4 metres; ○ length: 20 metres; and ○ clear Height: 4 metres. <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> ○ 15 per cent less in width measurements than required by 	Yes	All parking areas will be of sufficient size and dimensions to accommodate the anticipated types of vehicles that will be required to visit the site.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>Australian Standards for any ordinary vehicle; and</p> <ul style="list-style-type: none"> ○ 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. <p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p>		
	<p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	Not applicable	The proposed development does not require bicycle parking.
<i>On-site driveways, Manoeuvring Areas and Parking/Standing Areas</i>			
<p>P15 On-site driveways, manoeuvring areas and vehicle parking and standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> ○ are at gradients suitable for the intended vehicle use; ○ consider the shared movements of pedestrians and cyclists; ○ are effectively drained and surfaced; and 	<p>A15.1 On-site driveways, vehicular manoeuvring and load/unloading areas:</p> <ul style="list-style-type: none"> ○ are sealed in urban areas; <p>AND</p> <p>upgraded to minimise noise, dust and run off in other areas of the locality in accordance with the relevant Locality</p>	Yes	The private access driveway to the reservoir will be built to engineering design specifications taking into account gradient, drainage and other relevant standards.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<ul style="list-style-type: none"> are available at all times they are required. 	<p>Code;</p> <ul style="list-style-type: none"> have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained at all times.</p>	Yes	This requirement can form part of a condition of a development permit.
<i>Vehicle Circulation, Queuing and Set Down Areas</i>			
P16 Sufficient area or appropriate circulation arrangements are provided to enable all vehicles to use the site to drive on and off the site in forward gear.	A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.	Yes	The reservoir will be serviced by a circulation or turn-around area to enable vehicles to enter and exit the site in forward gear.
P17 An on-site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	Yes	The access will be built to all relevant standards.
P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	Not applicable	The proposed development does not require queuing or set down areas.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Consistent and Inconsistent Uses</i>				
P1	The establishment of uses is consistent with outcomes sought for the Rural Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Planning Area.	Yes	Public Utilities and Facilities are not an inconsistent use in the Rural Planning Area.
<i>Good Quality Agricultural Land</i>				
P2	GQAL is only used for agricultural uses and primary production purposes.	A2.1 Agricultural land is used for agricultural uses in accordance with the classifications of the Agricultural Land Classes identified in the Shire and the requirements of State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.	Yes	Agricultural land is not compromised by the proposed development.
<i>Buffering Incompatible Land Uses</i>				
P3	A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals (including Aquaculture and Intensive Animal Husbandry), from residential development.	A3.1 A buffer is provided in accordance with the requirements of State Planning policy 1/92 and planning Guidelines – Separating Agricultural and Residential land Uses (DNR 1997).	Not applicable	The proposed reservoir is not an incompatible land use in the Rural Planning Area.
<i>Building/Structure Setbacks and Screening</i>				
P4	Buildings/structures are Setback to: <ul style="list-style-type: none"> ○ Maintain the rural character of the area; and ○ Achieve separation from neighbouring Buildings and from Road Frontages. 	A4.1 Buildings/structures are Setback not less than: <ul style="list-style-type: none"> ○ 40 metres from the property boundary adjoining a State Controlled Road; or ○ 25 metres from the property boundary adjoining Cape Tribulation Road; or ○ 20 metres from the property boundary fronting any other Road; 	Yes	The proposed reservoir is setback approximately 90 metres from the existing gazetted road.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
		<ul style="list-style-type: none"> 6 metres from the side and rear boundaries of the Site. 		
P5	Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.	A5.1 A 10 metre Setback on rural land adjacent to any Road Frontage north of the Daintree River including dense planting of the setback area.	Not applicable	The land is not located north of the Daintree River.
<i>Rural Character</i>				
P6	Buildings/structures are designed to maintain the rural character of the area.	A6.1 White and shining metal finishes are avoided on external surfaces of Buildings located in prominent view.	Yes	The external surfaces of the proposed reservoir will be coloured so as to not be visually obtrusive. This can be reinforced as a condition of any development permit.
<i>Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area</i>				
P7	Native vegetation existing along Watercourses and in or adjacent to areas of environmental value or areas of remnant vegetation of value is protected.	<p>No acceptable solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Yes	To the extent relevant, the proposed development complies with requirement not to adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the natural values of the locality. The proposed reservoir is sited out of necessity in this particular location.
<i>Sloping sites</i>				
P8	Buildings/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A8.1 Buildings/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development is proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical</p>	Yes	<p>The proposed reservoir is to be constructed at 53m AHD out of functional necessity on an existing benched area.</p> <p>BMD Consulting has prepared the relevant geotechnical documentation for the proposed reservoir and this can be in support of an application for Operational Works.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development is proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at Building application stage.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>		

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
P9	The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A9.1 A split level building form is utilised.	No	Out of necessity the reservoir is to be constructed on a level bench on the site.
		A9.2 A single plane construction slab is not utilised.	No	For practical and operational reasons a single plane construction slab is utilised.
		A9.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	Not applicable	There will be no voids between the underside of the reservoir and the ground level.
P10	Development on sloping sites minimises any impact on the landscape character of the surrounding area.	A10 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	No	The nature of the proposed development requires that it be sited in an elevated position and the size of the infrastructure may create a visual impact, at least in the short term. However other measures (landscape screen planting and colours of construction) can help mitigate visual impacts. It is noted that there are many other similar reservoirs located throughout the shire and most of these established development, have over time become visually unobtrusive. Furthermore the range behind the proposed reservoir will also help lessen its overall visual impact.
P11	Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Yes	All stormwater discharge will be directed to a lawful point of discharge.
<i>Sustainable Siting and Design of Houses on land where the Natural Areas and Scenic Amenity Code is triggered</i>				
P12-P17 are not applicable because the proposed development is not for a House.				

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		COMPLIES	COMMENTS
<i>General Requirements</i>					
P1	Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding development and are in keeping with the character of the Locality.	A1.1	In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	No	The proposed reservoir structure is 10.1 metres in height at its external wall, rising to 12.0 metres at the centre of the structure. However the design and height of the reservoir is a necessity in terms of delivering the appropriate infrastructure outcomes for the community.
P2	Development is connected to all urban services or to sustainable on Site infrastructure services.	A2.	Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions. OR Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with camlock fitting and installed and connected prior to occupation and screened with Dense Planting.	Yes Not applicable Not applicable	The infrastructure will be connected to the existing water services by underground connections within the proposed road reserve. Contributions do not apply to the proposed development. This requirement is not relevant to the development proposal.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
		<p>AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>AND</p> <p>On-site sewerage facilities are provided in accordance with the On-Site Sewerage Code.</p>	<p>Not applicable</p> <p>Not applicable</p>	<p>This requirement is not relevant to the development proposal.</p> <p>This requirement is not relevant to the development proposal as no toilets are being proposed.</p>
P3	Landscaping of development sites complements the existing rural character of the Locality.	<p>A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for the Locality.</p> <p>AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	<p>Yes</p> <p>Yes</p>	<p>The proposed development will be screened with landscaping utilising suitable endemic species.</p> <p>As per A3.1 response above.</p>
P4	Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	<p>A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>Yes</p>	<p>The proposed development will involve the construction of a public road to the appropriate design standards, and a private access to the reservoir site.</p>

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Protecting Rural/Rural Settlement Amenity</i>				
P5	Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on the Site or in the surrounding area.	A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.	Not applicable	The proposed use does not involve industrial activities.
P6	Any community facilities or service infrastructure in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.	<p>A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.</p> <p>A6.2 Community facilities are screened from adjacent Roads by dense landscape buffers of Dense Planting a minimum of 5 metres width.</p> <p>AND</p> <p>All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>The proposed reservoir site was chosen as the optimal location for the proposed use. It is located in the Rural Areas and Rural Settlements Locality out of necessity.</p> <p>The proposed reservoir will be surrounded by existing native vegetation where it is practical to retain this vegetation. Supplementary planting will occur to provide further screening.</p> <p>The proposed reservoir and associated earthworks are setback a minimum of 40 metres from the side boundaries of the proposed lot.</p> <p>The proposed access to the reservoir will require landscaping to ensure that this acceptable solution is achieved and this can be conditioned as part of any development permit.</p>
P7	Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high	A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following:	Not applicable	The proposed development is not at Rocky Point.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
quality.	<ul style="list-style-type: none"> Reconfiguration is in accordance with the Rural Settlement planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code, taking into account of the existing topography of the Site <p>AND</p> <p>The remnant vegetation on the western boundary of the Site is dedicated as public park.</p>		
<p>P8 Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman- Daintree Road.</p>	<p>A8.1 The minimum lot size in this area is 3500m².</p> <p>AND</p> <p>Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access Driveway for any additional lots.</p> <p>A8.2 Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan.</p> <p>A8.3 Development located within a Designated Development Area is sited</p>	Not applicable	The proposed development is not at Rocky Point.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>where Clearing is limited to a maximum area of 800m² of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m² area of Clearing does not include an access driveway.)</p> <p>OR, ALTERNATIVELY</p> <p>If a greater part of the Site is to be cleared, that part of the site is to be included in a Conservation Covenant to protect the integrity of the natural environment.</p> <p>A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require excessive cut and fill and/or complex geotechnical solutions.</p> <p>A8.5 The DDA is sited so that the development of a House does not obstruct views from any adjacent existing Houses.</p> <p>AND</p> <p>Ensures the new House is not visually prominent from adjacent vantage points, such as the Mossman-Daintree Road and Rocky Point.</p>		

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
P9	Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.	A9.1 Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.	Not applicable	The proposed development is not located at Lot 32 on RP850495, Vixies Road, Wonga Beach.
P10	The development of parts of Lot 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.	<p>A10 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.</p> <p>AND</p> <p>The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.</p> <p>AND</p> <p>Only one access point from the to the State-Controlled Road is permitted.</p> <p>AND</p> <p>At reconfiguration stage a broad screen is provided along the elevated frontage of the site to Mossman-Daintree Road so that the residential development is screened from the road.</p> <p>AND</p>	Not applicable	The proposed development is not located at Lot 10 or Lot 11 on SP132055.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.		
<i>Protection of Scenic Amenity and Natural Values</i>			
P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the locality.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Yes	To the extent relevant, the proposed development complies with requirement not to adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the locality. The proposed reservoir is sited out of necessity in this particular location.
<i>Indigenous Interests</i>			
P12 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the planning scheme.	Not applicable	The land is not subject to an ILUA.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Areas and Dimensions of Lots</i>				
P1	Lots are of sufficient area and dimensions to meet the requirements of users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.	No	The proposed lots are of sufficient size and dimension for their intended purpose. The new boundary proposed between lots 100 and 101 follows existing natural and established features. The subdivision enables the flat, useable cane production land to be retained in one parcel, separate from the hilly, vegetated portion of the land required for the reservoir site.
<i>Rural Planning Area</i>				
P2	Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewage disposal.	A2.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation.	Yes	The proposed lot boundaries relate to natural and established features including the road reserve, contours and vegetation extent. The road opening boundary has been determined by the physical extent of the existing road.
		A2.2 Lots comply with the area and dimensions identified for Lots in the Rural Planning Area in Table 1.	No	The proposed lots are of sufficient size and dimension for their intended purpose. The new boundary proposed between lots 100 and 101 follows existing natural and established features. The subdivision enables the flat, useable cane production land to be retained in one parcel, separate from the hilly, vegetated portion of the land required for the reservoir site.
		A2.3 Designated Development Areas are identified on any lots exceeding a maximum slope of 15% and are registered on title.	Yes	The extent of development is identified on the Site Plan. Registering a Designated Development Envelope on the title can form part of a condition of a development permit, if deemed necessary.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Rural Settlement Planning Area</i>			
P3 is not relevant as the site is not located within the Rural Settlement Planning Area.			
<i>Residential 1 Planning Area</i>			
P4 and P5 are not relevant as the site is not located within the Residential 1 Planning Area.			
<i>Commercial/Industrial Planning Areas</i>			
P6 is not relevant as the site is not located within a Commercial or Industrial Planning Area.			
<i>Infrastructure for Local Communities</i>			
P7 and P8 are not relevant as the development does not trigger a requirement to provide infrastructure for local communities (i.e. Parks and/or Open Space).			
<i>Road Network</i>			
P9 The Road network: <ul style="list-style-type: none"> ○ is integrated and consistent with the existing and proposed local Road network; ○ is legible and retains existing features, views, topography and vegetation; ○ is convenient and safe for local residents; ○ facilitates walking and cycling within neighbourhoods; and ○ is compatible with the intended role of the State-Controlled Road and does not prejudice traffic safety or efficiency. 	A9.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	Yes	Roads will be designed to the relevant standards.
	A9.2 The Road network takes into account the natural and cultural features of the Site, existing vegetation, Watercourses and contours.	Not applicable	The proposed development does not establish a new road network.
	A9.3 The Road network is designed to reduce traffic speeds and volumes on local streets in residential areas to facilitate parking and manoeuvring and to integrate with the existing and proposed pedestrian and bicycle path network.	Not applicable	The proposed development does not establish a new road network.
	A9.4 Direct Access is not provided to a State-Controlled Road where legal and practical Access from another Road is available.	Not applicable	Direct access will not be provided to a State-Controlled Road.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	A9.5 Where the created allotments have Frontage to more than one Road, Access to individual allotments is from the lower order road.	Yes	One access point is proposed to the only road that will be available to the site.
P10 The Road network for industrial/commercial reconfigurations ensures convenient movement and Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.	A10.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. A10.2 Industrial/commercial traffic is able to Access a major Road without intruding into a residential neighbourhood.	Yes Not applicable	Roads will be designed to the relevant standards. The development will not direct industrial or commercial traffic through a residential area.
<i>Pedestrian and bicycle network</i>			
P11 is not relevant as pedestrian and cycle networks are considered to be necessary for the development or the location.			
<i>Stormwater Drainage</i>			
P12 Stormwater runoff is contained and managed so that it does not adversely affect: <ul style="list-style-type: none"> ○ natural Watercourses; ○ surface or underground water quality; or ○ the built environment either upstream or downstream of the site. 	A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	Yes	Stormwater drainage is intended to occur as per the natural drainage pattern given the sloping nature of the site.
<i>Water Supply</i>			
P13 An adequate, safe and reliable supply of potable water is provided.	A13.1 Where in a water supply area, each new lot is connected to Council's reticulated water supply system. AND The extension of and connection to the reticulated water supply system is	Yes	The infrastructure will connect to the existing water supply infrastructure via underground connections through Ferraro Road and up to the Captain Cook Highway.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p> <p>A13.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	Not applicable	The proposed development does not trigger headworks contributions.
<i>Treatment and Supply of Effluent</i>			
P14 is not relevant as sewerage is not required for the proposed development.			
<i>Residential development – Standard Format Plan with Common Property</i>			
P15 – P20 are not relevant as the proposed development is not Residential Development – Standard Format Plan with Common Property			
<i>Boundary Realignment</i>			
P21 is not relevant as the proposed reconfiguration is not a boundary realignment.			
<i>Energy Efficiency</i>			
P22 - P23 are not relevant to the proposed lot reconfiguration.			

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Bushfire				
P1	Development does not compromise the safety of people or property from bushfire.	<p>A1.1 Any development on land identified as High Risk Hazard on any Natural Hazard Overlay on any Locality Map complies with all the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and landslide.</p> <p>AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>	Not applicable	<p>The planning scheme maps the site as low-medium bushfire hazard.</p> <p>It is nonetheless, noted that the State Interactive Mapping has a different classifications in comparison to Council's mapping and this matter is addressed in the accompanying planning report.</p>
P2	<p>Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> ○ avoiding areas of High or Medium Risk Hazard; or ○ mitigating the risk through: <ul style="list-style-type: none"> ▪ lot design and the siting of Buildings; and ▪ includes firebreaks that provide adequate: <ul style="list-style-type: none"> ○ Setbacks between Buildings/structures and hazardous vegetation and ○ Access for fire fighting/other emergency vehicles ▪ Providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and ▪ Providing an adequate and accessible water supply for fire 	<p>A2.1 Development is located on a Site that is not subject to High or Medium Risk Bushfire Hazard.</p> <p>OR</p> <p>For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Buildings and structures on lots greater than 2500m²:</p> <ul style="list-style-type: none"> ○ Are sited in locations of lowest hazard within the lot; and ○ Achieve setbacks 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and 	Yes	<p>The proposed reservoir, once constructed, will not attract a permanent workforce and visitations to the site will be infrequent. It is not anticipated that the proposed reservoir would warrant extensive setbacks to vegetation or firebreaks.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
fighting purposes.	<ul style="list-style-type: none"> ○ 10 metres from any retained vegetation strips or small areas of vegetation; and ○ Are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p>Buildings and structures on lots less than or equal to 2500m², maximise Setbacks from hazardous vegetation.</p> <p>AND</p> <p>For uses involving new or existing Gross Floor Area greater than 50m² each lot has:</p> <ul style="list-style-type: none"> ○ A reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200kPA); or ○ An on Site water storage of not less than 5000 litres (e.g. accessible dam or tank with fire brigade tank fittings, swimming pool). 		
	A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to	Not applicable	The proposed development does not include multiple buildings or lots or any residential activity.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>High or Medium Risk Hazard), then</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> ○ efficient emergency Access to Buildings for fire fighting appliances (e.g. by avoiding long narrow lots with long Access drives to Buildings); and ○ Setbacks and Building siting in accordance with 2.1(a) above. <p>AND</p> <p>Fire breaks are provided by:</p> <ul style="list-style-type: none"> ○ a perimeter Road that separates lots from areas of bushfire hazard and that Road has: <ul style="list-style-type: none"> ▪ a minimum cleared width of 20 metres; and ▪ a constructed Road width and all weather standard complying with Council standards. <p>OR</p> <ul style="list-style-type: none"> ○ where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to boundaries of the lots and the adjoining bushland hazard, and 		

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>fire/maintenance trails:</p> <ul style="list-style-type: none"> ▪ have a minimum cleared width of 6 metres; and ▪ have a formed width and gradient, and erosion control devices to Council standards; and ▪ have vehicular Access at each end; and ▪ provide passing bays and turning areas for fire fighting appliances; and ▪ are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS). <p>AND</p> <ul style="list-style-type: none"> ○ sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response. <p>AND</p> <p>Roads are designed and constructed in accordance with applicable Council</p>		

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
		and State government standards and: <ul style="list-style-type: none"> ○ have a maximum gradient of 12.5%; and ○ exclude culs-de-sac, except where the perimeter Road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other Roads. 		
P3	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	A3.1 Development complies with a Bushfire Management Plan prepared for the site.	Not applicable	The proposed use will not put public safety at risk through the storage of hazardous materials in bulk.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Development in Areas of Natural and Scenic Amenity Value</i>				
P1	Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	A1.1 Buildings/structures, Access Roads/car parking, Infrastructure and landscaping/recreation facilities are constructed within the DDA identified on the Site Plan drawn to scale.	No	The site does not have a Designated Development Envelope. However the extent of development will be confined to that shown on the scaled site plan.
		A2.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale. <i>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – reports and information the Council May request, for code and impact assessable development).</i>	No	The site does not have a Designated Development Envelope. However internal roads will be confined to those shown on the scaled site plan.
P2	Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourses.	A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example: <ul style="list-style-type: none"> ○ adjacent to existing development; ○ within an existing cleared area; ○ within a disturbed area with little potential for rehabilitation; ○ within an area close to an Access 	No	The operational nature of the reservoir requires that it be located at a certain elevation which will impact on the scenic amenity of the area. It is also noted that site has previously been disturbed. Following construction the land surrounding the reservoir will be rehabilitated with landscaping to reduce visual impacts utilising native and endemic planting stock.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>Road;</p> <ul style="list-style-type: none"> ○ removed from an identified area of important habitat. 		
	A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.	Yes	That part of the site to be used for the reservoir is located to minimise visual intrusion to the surrounding landscape through generous setbacks to property boundaries.
	A2.3 No continuous boundary fence lines or barriers are Erected on the approved development Site within a DDA identified on the Site Plan drawn to scale.	Yes	It is not proposed to erect continuous boundary fence lines on the site.
	A2.4 Infrastructure such as water mains, sewers, electricity and telecommunication services is sited underground wherever reasonable to protect Scenic Amenity, and is located within a DDA on a Site plan drawn to scale.	Yes	Proposed infrastructure will be via underground connections within the road reserve.
	A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.	Not applicable	The proposed development does not involve internal roads for public use.
	A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.	Yes	The proposed road opening crosses the riparian area associated with Crees Creek. However the road opening will utilise the existing road and will not create any additional crossings over the creek.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p>AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p>	Yes	Adequate setbacks are able to be achieved for the reservoir.
	A2.8 There is no fragmentation or alienation of any Remnant Vegetation.	Yes	The proposed site has been selected due to existing disturbance. The proposed development will not fragment Remnant Vegetation.
	A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.	Yes	Clearing will be restricted to the extent of development shown on the site plan.
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	<p>A3.1 No Acceptable Solution.</p> <p><i>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – reports and information the Council May request, for code and impact assessable development).</i></p>	Not applicable	The proposed development does not involve an aquatic environment.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Setback Areas/Riparian Corridors</i>				
P4	Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s, any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.	Not applicable	The proposed reservoir is not within the Residential 1, Residential 2 or Rural Settlement Planning Area, or adjacent to a watercourse.
		A4.2 Revegetation occurs in accordance with a landscape plan prepared by a suitable qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.	Yes	Revegetation will occur post-construction to establish native vegetation around the reservoir in accordance with the relevant Planning Scheme Policies.
		A4.3 The minimum width of the setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is: <ul style="list-style-type: none"> ○ Category 1 – major Perennial Watercourse – 30 metres ○ Category 2 – Perennial 	Not applicable	The proposed reservoir is not within a setback area/riparian corridor.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>Watercourse – 20 metres</p> <ul style="list-style-type: none"> Category 3 – Minor Perennial Watercourse – 10 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> Category 1 – major Perennial Watercourse – 10 metres Category 2 – Perennial Watercourse – 5 metres Category 3 – Minor Perennial Watercourse – 2.5 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p>		

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		COMPLIES	COMMENTS
		A4.4	Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.	Not applicable	The proposed reservoir is not within a setback area/riparian corridor.
Use of Setback Areas/Riparian Corridors					
P5	Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	A5.1	Only low key, passive low impact recreational facilities including pedestrian and cycle paths or boardwalks, are located within the Setback area/Riparian corridor.	Not applicable	The proposed reservoir is not within a setback area/riparian corridor.
		A5.2	The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within Setback area/riparian corridor does not affect the connectivity function and or Scenic Amenity values of the Setback area/riparian corridor.	Not applicable	The proposed reservoir is not within a setback area/riparian corridor.
Retaining and Protecting Highly Visible Areas					
P6	Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	A6.1	Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and its natural state.	No	Out of necessity, the reservoir is site on elevated land and will require the removal of vegetation. It is proposed to rehabilltee the site surrounding the reservoir post construction.
		A6.2	Any development remains unobtrusive and sited below the tree line and ridge line.	Partial compliance	The reservoir will protrude above the tree canopy initially and will be on a ridgeline. However the reservoir also has the benefit of much higher elevated ranges as a backdrop which will help mitigate visual impacts.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Landscape design</i>				
P1	Landscape design satisfies the purpose and the detailed requirements of this Code.	<p>A1.1 Landscaping is undertaken in accordance with a landscape plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	Yes	A landscape plan can be prepared and drawn to scale that can demonstrate compliance with the code and Planning Scheme Policy No 7 – Landscaping.
<i>Landscape Character and Planting</i>				
P2	Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native and endemic species utilised in the Landscaping is as specified in the locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No 7 – Landscaping.</p>	<p>Yes</p> <p>Yes</p>	<p>The vast majority of the site will be left in its natural 'open to the sky' vegetated state.</p> <p>Native and endemic species can be utilised in the landscaping design.</p>

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
		A2.3 Landscaping includes planting layers, comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	Yes	The proposed landscaping can consist of planting layers. It is not likely that palm trees will be utilised in the design.
P3	Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with the new Landscaping.	A3.1 Existing native vegetation on Site is retained and incorporated into Site design, wherever possible.	Yes	Existing native vegetation will be retained on site as far as is practical for the construction of the reservoir and access road.
		A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	Yes	Supplementary planting will be provided to offset the loss of any native vegetation and to help screen the proposed reservoir from view.
		A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	Not applicable	The proposal does not involve street planting.
		A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Not applicable.	The proposal does not involve street planting.
P4	Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Yes	Proposed planting will be in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		COMPLIES	COMMENTS
P5	Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1	Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	Not applicable	Car parking areas are not part of the proposed land use.
		A5.2	A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	Not applicable	Car parking areas are not part of the proposed land use.
		A5.3	Landscaping beds and trees are protected by garden edging, bollards or wheel stops.	Not applicable	Car parking areas are not part of the proposed land use.
		A5.4	Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	Not applicable	Car parking areas are not part of the proposed land use.
Screening					
P6	Fences along street Frontages are articulated with appropriate Landscaping.	A6.1	Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	Not applicable	Perimeter fencing is not likely to be necessary for the proposed use.
		A6.2	Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	Not applicable	Perimeter fencing is not likely to be necessary for the proposed use.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
P7	Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	P7.1 One shade tree is provided for each private open space or private Recreation Area.	Not applicable	The proposed development is not residential in nature and does not require recreational areas.
		P7.2 Tree species provide 30% shade over the area within 5 years.	Not applicable	The proposed development is not residential in nature and does not require recreational areas.
		P7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	Not applicable	The proposed development is not residential in nature and does not require recreational areas.
		P7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	Not applicable	The proposed development is not residential in nature and does not require recreational areas.
P8	Undesirable features are screened with Landscaping.	P8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and ground covers.	Yes	Given the elevation of the proposed reservoir, there will be a need to provide a dense vegetation buffer to screen the structure. A landscape plan will be prepared to address this aspect and this can be applied as a condition of a development permit.
P9	The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species is planted on-Site on land adjoining an area of natural environmental value.	Yes	The established vegetation on the site is associated with adjoining areas of natural environmental value. Additional planting will respect and match this environmental value.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Streetscape and Site Amenity</i>				
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	P10.1	Dense planting along the front of the Site incorporates: <ul style="list-style-type: none"> ○ shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; ○ landscape screening of blank walls; ○ low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Not applicable	The proposed development is not a residential development.
	10.2	Dense planting to the rear of the Site incorporates: <ul style="list-style-type: none"> ○ 1 shade tree for an average of ever 75m², growing to Building eave height within 5 years of planting; ○ screening shrubs to grow to 3 metres in Height within 2 years of planting; ○ low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Not applicable	The proposed development is not a residential development.
	10.3	Dense planting to the side boundaries incorporates: <ul style="list-style-type: none"> ○ trees planted for an average of every 10 metres where adjacent to a Building; ○ low shrubs, groundcovers and 	Not applicable	The proposed development is not a residential development.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	mulch to completely cover unsealed ground.		
P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the street.	<p>A11.1 Dense planting along the front boundary of the Site, where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> ○ shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; ○ landscape screening of blank walls; ○ low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Yes	Existing dense planting will be retained along the front boundary of the site.
	<p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> ○ 1 shade tree for an average of ever 75m², growing to Building eave height within 5 years of planting; ○ screening shrubs to grow to 3 metres in Height within 2 years of planting; ○ low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Yes	Existing dense planting will be retained along the rear boundary of the site.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS	
	A11.3	Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates: <ul style="list-style-type: none">○ trees planted for an average of every 10 metres where adjacent to a Building;○ screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area;○ low shrubs, groundcovers and mulch to completely cover unsealed ground.	Yes	Existing dense planting will be retained along the side boundaries of the site.	
	A11.4	A minimum of 20% of shade trees and shrubs is incorporated in all areas of landscaping growing to the Building eave Height within 5 years.	Not applicable	The proposed development does not have eaves. The site will have sufficient shade trees and shrubs upon completion.	
Maintenance and Drainage					
P12	Landscaped areas are designed in order to be maintained in an efficient manner.	A12.1	A maintenance program is undertaken in accordance with the maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	Yes	Maintenance requirements will be minimised through the use of hardy native landscape planting stock.
		A12.2	A reticulated irrigation system is provided to common landscaping and Recreation Areas and planter boxes in accordance with Australian Standards,	Not applicable	The proposed development will not require a reticulated irrigation system.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	with 1 hose cock within each area.		
	A12.3 Turf areas are accessible by standard lawn maintenance equipment.	Not applicable	The proposed development will not involve the extensive use of turf.
	A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.	Yes	Plant species will be selected utilising hardy native landscape planting stock.
	A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	Not applicable	It is not proposed to establish garden beds.
P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, sub-surface drainage, field gullies, rock and pebble lined Watercourses and stormwater connections.	Yes	To the extent relevant, the natural drainage patterns on the land will not be altered.
	A13.2 Overland flow paths are not to be restricted by landscaping works.	Yes	To the extent relevant, the natural drainage patterns on the land will not be altered.
	A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	Yes	To the extent relevant, the natural drainage patterns on the land will not be altered.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		COMPLIES	COMMENTS
Safety					
P14	Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1	Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	Not applicable	Trees will not interfere with sight lines.
P15	The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A15.1	Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	Not applicable	The proposed development does not involve common property or public access.
		A15.2	Hard surfaces are stable, non-slippery and useable in all weathers.	Yes	It is not proposed to establish slippery, non-stable hard surfaces.
		A15.3	Bushfire hazard is minimised with planting of bushfire resistant species near bush fire prone areas (refer to the Bushfire Risk Overlay on the relevant Locality Map).	Yes	Landscaping will utilise native vegetation. However it is not likely that this vegetation will increase fire hazard risk on the site.
		A15.4	Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.	Not applicable	Bicycle paths are not part of the proposed development.
Utilities and Services					
P16	The location and type of plant species does not adversely affect the function and accessibility of services and service areas.	A16.1	Plant species are selected and sited with consideration to the location of overhead and underground services.	Not applicable	The proposed development will not interfere with overhead or underground infrastructure.
		A16.2	All underground services are to be located under pathways and below eaves of the building.	Not applicable	Pathways and building eaves are not part of the proposed development.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.	Not applicable	Irrigation control devices are not part of the proposed development.
	A16.4 Landscaping is located to enable trade persons to Access and view metres and other mechanical equipment.	Not applicable	Water metres are not part of the proposed development.
	A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	Yes	Access for service vehicles will not be compromised by landscape planting.
	A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in height on land: <ul style="list-style-type: none"> ○ in an electric line shadow; or ○ within 5.0 metres of an electric line shadow; or ○ within 5.0 metres of a substation boundary. 	Not applicable	There are no electric lines close to the proposed development.
	A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.	Not applicable	There are no electric lines close to the proposed development.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above and beyond, that solid wall.</p>	Not applicable	The proposed development does not adjoin a substation boundary.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Filling and Excavation – General</i>				
P1	All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.	A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. AND Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Yes	An existing cut batter of 5 – 6 metres exists on the site, and earthworks will be undertaken to flatten this batter to a low grade (1 in 4), thereby introducing a more gradual step, in order to improve the stability of the land from its current state.
		A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	Yes	Cut areas will be stabilised and benched areas will be used subject to geotechnical testing to confirm stability.
		A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.	Yes	It is proposed to screen the development with supplementary landscaping. Cut slope will be predominately behind the reservoir structure.
		A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.	Yes	Topsoil can be retained for use in earthworks where necessary.
		A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.	Yes	The proposed reservoir is site well clear of all external boundaries. The access driveway to the reservoir is to be constructed close to the northern boundary of the site and can be kept clear of this boundary by 600mm. Given the rural locality, it is considered that any earthworks will not impact on adjoining land.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
		A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	Yes	Cut and fill slopes will not be left exposed post-construction and will be stabilised by suitable measures.
<i>Visual Impact and Site Stability</i>				
P2	Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	<p>A2.1 The extent of filling and excavation does not exceed 40% of the Site area, or 500m² whichever is the lesser.</p> <p>EXCEPT THAT</p> <p>A 2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.</p>	<p>No</p> <p>No</p>	<p>The proposed development does not exceed 40% of the total site area of 7.7 hectares. However the reservoir, out of functional necessity, will require approximately 6000m² of clear space. Works associated with the reservoir will be landscaped and screened from view.</p> <p>Access to the reservoir to along the northern boundary of the site will be within 2.0 metres of that boundary. However, given the rural locality, it is considered that any earthworks will not impact on adjoining land.</p>
<i>Flooding and drainage</i>				
P3	Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact on the Site or nearby land or adjacent Road reserves.	<p>A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p>A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p>	<p>Yes</p> <p>Yes</p>	<p>Filling and excavation will be undertaken so as to avoid the ponding of water on the site or adjacent land or road reserves.</p> <p>Filling and excavation will be undertaken so as to not result in an increase in the flow of water across the site or any other land or road reserves.</p>

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		COMPLIES	COMMENTS
		A3.3	Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.	Yes	Filling and excavation will be undertaken so as to not result in an increase in the volume of water or concentration of water into any watercourse or overland flow paths.
		A3.4	Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Yes	The proposed development can be conditioned to comply with this requirement.
Water Quality					
P4	Filling and excavation does not result in a reduction of the water quality of receiving waters.	A4.1	Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Yes	The proposed development can be conditioned to comply with this requirement.