

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Ron and Louise Bleier
Contact name (only applicable for companies)	c/- GMA Certification Group, Patrick Clifton
Postal address (P.O. Box or street address)	PO Box 821
Suburb	Port Douglas
State	Queensland
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick .C@gmacert.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20212049

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		41	Grays Creek Terrace	Mowbray
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	22	RP740339	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Reconfiguring a Lot (1 into 2)

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
1	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input checked="" type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	2			
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Proposed	6.5	58	Access	Proposed Lot 2

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

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



GMA Certification
Group

*Leaders in
Building Certification Services*

PLANNING STATEMENT

For: Ron and Louise Bleier
Development: Reconfiguring a Lot (1 into 2)
At: 41 Grays Creek Terrace, Mowbray (Lot 22 on
RP740339)
Prepared by: GMA Certification Group
File Ref: 20212049
Revision: A

Table of Contents

1.0	Introduction.....	3
2.0	Development Summary	4
3.0	Site and Locality	6
4.0	Proposal	8
5.0	Statutory Planning Considerations.....	9
5.1	Planning Act 2016	9
5.1.1	Categorisation of Development	9
5.1.2	Assessment Manager	9
5.1.3	Level of Assessment	9
5.1.4	Statutory Considerations for Assessable Development.....	9
5.1.5	State Planning Policy	10
5.1.6	Regional Plan.....	10
5.1.7	Referral Agencies	10
5.1.8	State Development Assessment Provisions	10
6.0	Local Planning Considerations	11
6.1	Douglas Shire Council Planning Scheme	11
6.1.2	Statement of Compliance – Benchmark Assessment	12
7.0	Summary and Conclusion.....	13
	Appendix 1.	14
	Appendix 2.	15
	Appendix 3.	16

1.0 Introduction

This report has been prepared on behalf of Ron and Louise Bleier in support of a Development Application to Douglas Shire Council for a Development Permit for Reconfiguring a Lot (1 lot into 2 lots) on land located at 41 Grays Creek Terrace, Mowbray and described as Lot 22 on RP740339.

The application site has an area of 1.213 hectares and has frontage in the order of 43 metres to Grays Creek Terrace. The site is currently improved by a single detached Dwelling House, a Secondary Dwelling and Domestic Outbuildings. Access to the site is provided from either end of the site frontage. The access to the western end of the frontage provides access to the carport of the existing primary Dwelling House and the access to the eastern end of the frontage provides access to the secondary dwelling in the rear of the site. Both accesses are constructed driveways with the access to the east being a fully constructed concrete driveway. The balance of the site contains mature vegetation and has a topography that slopes from the frontage to the rear of the site. Grays Creek Terrace, at the site frontage, is a constructed and Council maintained cul-de-sac.

The locality containing the site is generally characterised by large single detached dwellings on larger allotments. To the north, south east and west of the site is dense rainforest vegetation on a sloping terrain.

It is proposed to Reconfigure the site by subdivision of 1 lot into 2 lots. The subdivision would result in two irregular shaped lots with one lot in front of the other and the rear lot being accessed by an access easement. The lot towards the road frontage would have an area of 6,148m² and would have frontage of 42.94 metres to Grays Creek Terrace. This site would contain the existing primary Dwelling House and car port and would have an access leg that provides access to the riparian area to the rear. The lot to the rear would have an area of 5,970m² and would be accessed by an easement utilising the existing access driveway from Grays Creek Terrace. This lot would contain the existing Secondary Dwelling and shed.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks found within the Planning Scheme. The proposed development is considered to be consistent with the relevant Assessment Benchmarks is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

The application is submitted for approval, subject to reasonable and relevant conditions.

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme

2.0 Development Summary

Address:	41 Grays Creek Terrace, Mowbray
Real Property Description:	Lot 22 on RP740339
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 1.213 hectares Frontage: 42.94 metres
Registered Owner:	Ronald Steven Bleier & Louise Marion Bleier
Proposal:	Reconfiguring a Lot (1 into 2)
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none"> • Economic Growth – Agricultural land classification – Class A and B, in part; • Environment and Heritage: <ul style="list-style-type: none"> ○ MSES – Wildlife habitat (endangered or vulnerable); ○ MSES – regulated vegetation (Category B and R, in part), (Essential habitat, in part), (intersecting a watercourse, in part); • Safety and Resilience to Hazards: <ul style="list-style-type: none"> ○ Potential Impact Buffer, in part; and, ○ High Potential Bushfire Intensity, in part.
State Interests – SARA Mapping:	<ul style="list-style-type: none"> • Fish Habitat Areas – Queensland Waterways for waterway barrier works – 1-low, in part; • Native Vegetation Clearing:

www.gmacert.com.au

- Category B, R and X on the regulated vegetation management map;
- Category A or B area containing of concern and least concern regional ecosystems, in part;
- Category A or B area that is a least concern regional ecosystem, in part; and,
- Essential habitat, in part.

Referral Agencies:	Nil
State Development Assessment Provisions:	Not applicable
Regional Plan Designation:	Rural Living Area
Zone:	Rural Residential Zone
Overlays:	<ul style="list-style-type: none"> ● Bushfire Hazard Overlay - Potential Impact Buffer: ● Hillslopes Overlay – Area affected by Hillslopes; in part, ● Landscape Values Overlay – High Landscape Values; ● Potential Landslide Hazard Overlay – Landslide Hazard, in part; ● Natural Areas Overlay: <ul style="list-style-type: none"> ○ MSES – Regulated Vegetation (Intersecting a Watercourse); ○ MSES – Wildlife Habitat; and, ○ MSES – Regulated Vegetation.

3.0 Site and Locality

The application site has an area of 1.213 hectares and has frontage in the order of 43 metres to Grays Creek Terrace. The site is currently improved by a single detached Dwelling House, a Secondary Dwelling and Domestic Outbuildings. Access to the site is provided from either end of the site frontage. The access to the western end of the frontage provides access to the carport of the existing primary Dwelling House and the access to the eastern end of the frontage provides access to the secondary dwelling in the rear of the site. Both accesses are constructed driveways with the access to the east being a fully constructed concrete driveway. The balance of the site contains mature vegetation and has a topography that slopes from the frontage to the rear of the site. Grays Creek Terrace, at the site frontage, is a constructed and Council maintained cul-de-sac.



Photo 1 – Existing driveway to the rear.



Photo 2 – Existing Secondary Dwelling

The locality containing the site is generally characterised by large single detached dwellings on larger allotments. To the north, south east and west of the site is dense rainforest vegetation on a sloping terrain.



Photo 3 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to Reconfigure the site by subdivision of 1 lot into 2 lots and create an access easement. The subdivision would result in two irregular shaped lots with one lot in front of the other and the rear lot being accessed by the access easement.

The lot towards the road frontage (Lot 1) would have an area of 6,148m² and would have frontage of approx. 43 metres to Grays Creek Terrace. This lot would contain the existing primary Dwelling House and car port and would have an access leg that provides access to the riparian area to the rear. The leg to the rear is intended to accommodate the existing stormwater drainage flows. All infrastructure associated with the existing Dwelling House would be contained within the lot and setback from the boundaries in accordance with relevant requirements.

The lot to the rear (Lot 2) would have an area of 5,970m² and would be accessed by an easement with a width of 6.513 metres over the existing access driveway from Grays Creek Terrace. This lot would contain the existing Secondary Dwelling and shed. All infrastructure, other than the driveway, associated with the existing Secondary Dwelling on this lot would be contained within the lot and setback from the boundaries in accordance with relevant requirements.

Proposal Plans are attached at [Appendix 2](#).

The key development features of the proposed development are summarised in the table below:

Development Feature	Proposal
Site Area:	<ul style="list-style-type: none"> Lot 1: 5,970m² Lot 2: 6,148m²
Frontage:	Lot 1 – approx. 43 metres to Grays Creek Terrace
Access:	Grays Creek Terrace via existinh driveways.

5.0 Statutory Planning Considerations

This section provides a summary of the legislative framework affecting the application pursuant to the Planning Act 2016.

5.1 Planning Act 2016

5.1.1 Categorisation of Development

The proposed development is not identified as prohibited development having regard to the relevant instruments that can prohibit development under the *Planning Act 2016*, including

- Schedule 10 of the Planning Regulations 2017
- Relevant Categorising Instruments.

The development is made assessable under the Douglas Shire Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

5.1.2 Assessment Manager

Pursuant to Schedule 8 of the *Planning Regulations 2017*, the Assessment Manager for the application is the Douglas Shire Council.

5.1.3 Level of Assessment

The application involves the Reconfiguration of 1 Lot into 2 Lots. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Reconfiguring a Lot	Table 5.6.k – Rural Residential Zone	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Code Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, can only have regard to the matters established in the relevant planning benchmarks.

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at [Appendix 3](#).

5.1.5 State Planning Policy

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Planning Scheme and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

The application site is identified in the Rural Living Area designation of the Far North Queensland Regional Plan. Consistent with the State Planning Policies, it is understood that the Planning Scheme has been determined to appropriately advance the Regional Plan and, on that basis, no further assessment is required in this instance.

5.1.7 Referral Agencies

There are no referral agencies identified in respect of this application.

5.1.8 State Development Assessment Provisions

As there are no referral agencies for the application, no State Development Assessment Provisions Apply to the assessment.

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (2018, version 1.0), the site is identified within the Rural Residential Zone and is affected by the following overlays:

- Bushfire Hazard Overlay- Potential Impact Buffer;
- Hillslopes Overlay – Area Affected by Hillslopes, in part;
- Landscape Values Overlay – High landscape values;
- Natural Areas Overlay:
 - MSES – Regulated vegetation (intersecting a watercourse);
 - MSES – Wildlife Habitat;
 - MSES – Regulated Vegetation; and,
- Potential Landslide Hazard Overlay – Landslide Hazard, in part.

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme.

Assessment Benchmark	Applicability	Compliance
Rural Residential Zone Code	Applies	Consideration is required in respect of Performance Outcome PO10. Refer below.
Bushfire Hazard Overlay Code	Applies	Complies with relevant Acceptable Outcomes.
Hillslopes Overlay Code	Applies	Complies with relevant Acceptable Outcomes.
Landscape Values Overlay Code	Not applicable	No applicable Assessment Benchmarks.
Natural Areas Overlay Code	Applies	Complies with applicable Acceptable Outcomes.
Potential Landslide Hazard Overlay Code	Not applicable	Complies with applicable Acceptable Outcomes.
Access, Parking and Servicing Code	Not applicable	No applicable Assessment Benchmarks.
Environmental Performance Code	Not applicable	No applicable Assessment Benchmarks.

www.gmacert.com.au

Filling and Excavation Code	Not applicable	No excavation or filling is proposed.
Infrastructure Works Code	Applies	Complies with applicable Acceptable Outcomes
Reconfiguring a Lot Code	Applies	Complies with applicable Acceptable Outcomes
Landscaping Code	Not applicable	No landscaping is proposed or required.
Vegetation Management Code	Not applicable	No vegetation would be removed as part of this development.

6.1.2 Statement of Compliance – Benchmark Assessment

6.1.1.1 Rural Residential Zone Code

Performance Outcome PO10 of the Rural Residential Zone Code states:

PO10

New lots have a minimum road frontage of 30 metres

Lot 1 would maintain a frontage of approximately 43 metres; however Lot 2 would not have access to a road frontage and would be accessed via an access easement over Lot 1. Notwithstanding that Lot 2 does not satisfy the Performance Outcome, the proposed development would provide large lots with each containing a single Dwelling House and associated on-site infrastructure and without adverse impact on the natural environment. On this basis, the proposed development is considered consistent with the Purpose the Overall Outcomes of the code.

7.0 Summary and Conclusion

This report has been prepared on behalf of Ron and Louise Bleier in support of a Development Application to Douglas Shire Council for a Development Permit for Reconfiguring a Lot (1 lot into 2 lots) on land located at 41 Grays Creek Terrace, Mowbray and described as Lot 22 on RP740339.

The application site has an area of 1.213 hectares and has frontage in the order of 43 metres to Grays Creek Terrace. The site is currently improved by a single detached Dwelling House, a Secondary Dwelling and Domestic Outbuildings. The balance of the site contains mature vegetation and has a topography that slopes from the frontage to the rear of the site. Grays Creek Terrace, at the site frontage, is a sealed and Council maintained cul-de-sac.

The subdivision would result in two irregular shaped lots with one lot in front of the other and the rear lot being accessed by an access easement. The lot towards the road frontage would have an area of 6,148m² and would have frontage of 42.94 metres to Grays Creek Terrace. This site would contain the existing primary Dwelling House and car port and would have an access leg that provides access to the riparian area to the rear. The lot to the rear would have an area of 5,970m² and would be accessed by an easement over the existing access driveway from Grays Creek Terrace. This lot would contain the existing Secondary Dwelling and shed.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks found within the Planning Scheme. An assessment against the applicable Assessment Benchmarks indicates that the development is able to satisfy the Assessment Benchmarks. On that basis, the application is submitted for approval, subject to reasonable and relevant conditions.

Appendix 1.

CERTIFICATE OF TITLE

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33714790

Search Date: 16/04/2020 14:16

Title Reference: 21234211

Date Created: 23/01/1984

Previous Title: 21145159

REGISTERED OWNER

Dealing No: 704770460 18/05/2001

RONALD STEVEN BLEIER

LOUISE MARION BLEIER JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 22 REGISTERED PLAN 740339
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10568186 (POR 43)
2. LOCAL GOVERNMENT AGREEMENT No 704328335 25/09/2000 at 09:45
pursuant to Section 34(12G), Local Government Act 1936
restricts dealings over
LOT 20 ON RP738500 AND LOT 22 ON RP740339
IDENTIFYING T124606
PRODUCED 16 DEC 1983 RECORDED 16 JAN 1984
3. MORTGAGE No 704770467 18/05/2001 at 14:54
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
4. MORTGAGE No 713531130 22/10/2010 at 11:33
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]
Requested By: D-ENQ GLOBALX TERRAIN

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

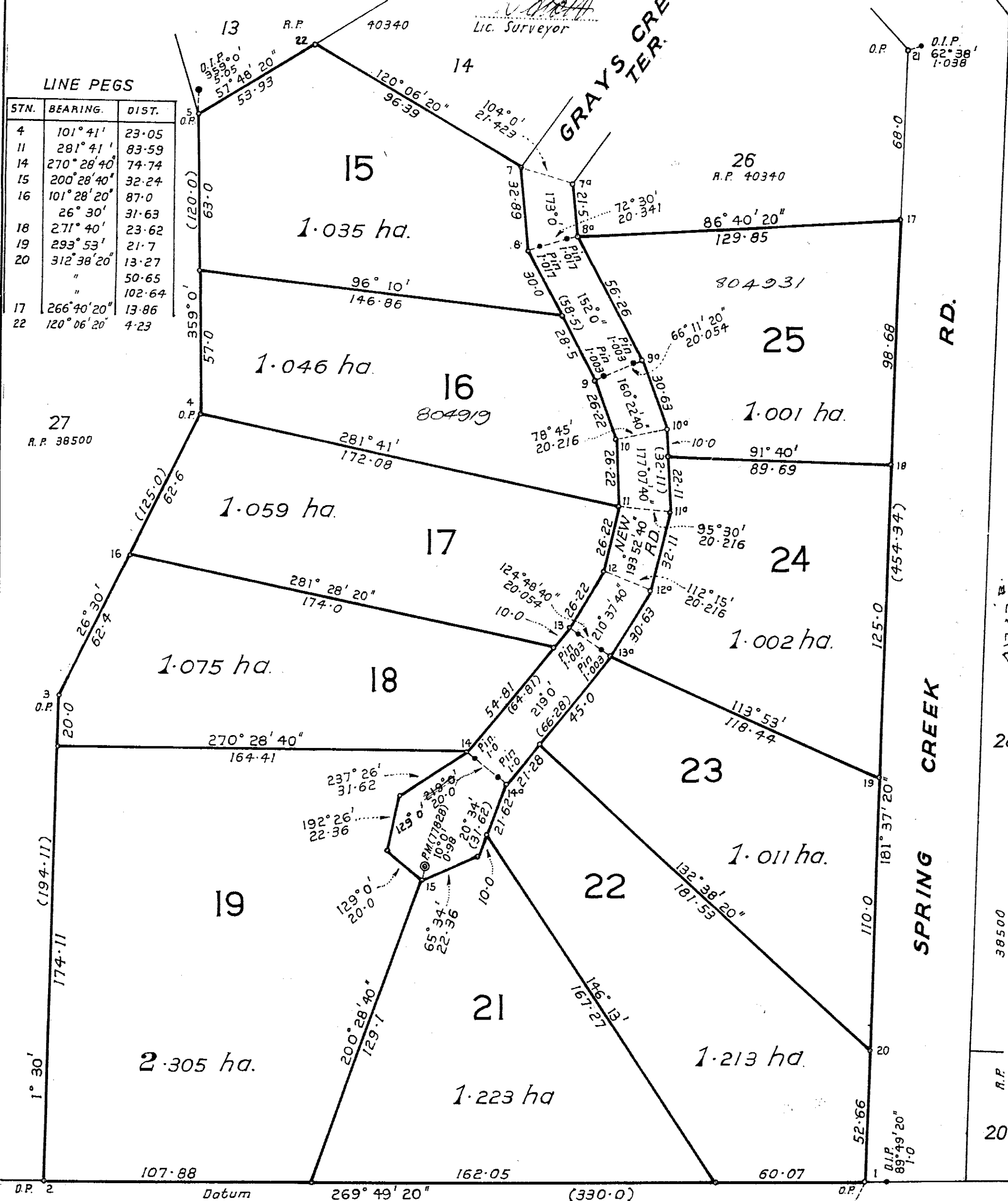
Area of New Road :- 6807 m²

Amendments in red by
me on 9/1/1984

Lic. Surveyor

LINE PEGS

STN.	BEARING.	DIST.
4	101° 41'	23.05
11	281° 41'	83.59
14	270° 28' 40"	74.74
15	200° 28' 40"	32.24
16	101° 28' 20"	87.0
	26° 30'	31.63
18	271° 40'	23.62
19	293° 53'	21.7
20	312° 38' 20"	13.27
	"	50.65
	"	102.64
17	266° 40' 20"	13.86
22	120° 06' 20"	4.23



REFERENCE MARK CONNECTIONS ARE
FROM THE CORNER TO THE MARK

SF 1229
Nr. 2566

NO. FIELD NOTES LODGED

ORIGINAL GRANT

60676

PLAN OF

Lots 15-19 & 21-25

Part
Cancelling ~~Balance~~ of Lot 30 on R.P. 38500

ORIG. PORTION... 43

TOWN

PARISH MOWBRAY

COUNTY Solander

MAP REF.

PM

PROCLAIMED
SURVEY AREA

SURVEYED BY
CHARLES O'NEILL PTY. LTD
..5.../..12.../..83..

MERIDIAN
R.P. 38500



SCALE
1:1500

REGISTERED PLAN 740339

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

357 MOR CISP

No. 772650

CERTIFICATE

Charles O'Neill Pty. Ltd.

hereby certify that the company has surveyed the land comprised in this plan by Peter Joseph Sedgwick, Surveying Technician, for whose work the company accepts responsibility that the plan is accurate, that the said survey was performed in accordance with the "Surveyors Act 1977" and the "Surveyors Regulation 1978" and that the said survey was completed on 5.12.83

Date 7.12.83

[Signature]
Director of
Lic. Survey Director

Council of the Shire of Douglas certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1983 and all By-Laws have been complied with and approves this Plan of Subdivision subject to the registration of an application to register an agreement in accordance with Section 34(12G) of the Local Government Act 1936 - 1983 and subject to Lot 22; and Lot 20 on R.P. 38500 being held in the same ownership. Dated this 14th day of December 1983

[Signature] Mayor of
[Signature] Chairman
[Signature] Town of
Shire Clerk

I We JOHN HERBERT MORRIS, MARILYN BARBARA JUDITH MORRIS

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of
Proprietor / s

Plan 38500 precedes.
A memo has been sent to Surveyors.
to sign the plan.
The plan is correct and to be entered in the new road.
The plan is correct and to be entered in the new road.

Calc. Bk. No. 146/122

Examined 12/1/84

Passed 12/1/84

Charted / /

Map Ref.

P.M.

18 JAN 1984

N4P

Particulars entered in
Register Book

Vol. N1145 Folio 159

at 3.53

18 JAN 1984

REGISTRAR OF TITLES

FOR TITLES OFFICE USE ONLY

Previous Title

C.T. Vol. N 1145 159 (P.C.) Lot 20 R.P. 38500
For authority to amend Plan see Ltr 84/216
Majors consent to new road obtained
Lot 25 cancelled see now Plan 804931
Lot 16 New C.T. Ref. 804919

(Am) Sub.	Vol.	Fol.
15	N1239	205
16	-	206
17	-	207
18	-	208
19	-	209
20	-	210
21	-	211
22	-	212
23	-	213
24	-	214
25	-	215

NEW TITLES
Vol. Fol.

500

36381

Lodged by

WITHDRAWN
AND
TOWNSVILLE RE-ENTERED
(Sec. 113 (1) (a) & (2) (a))

T124603

Fees Payable

Postal fee and Postage

86

Lodgt. Exam. & Ass.

9

Entd. on Docs.

210

New Title

9

Entd. on Deeds

6

Photo Fee

\$220

Total

Short Fees Paid

Majors consent lodged by
A.M. 2 on 22/10/83

Received
Registrar of Titles

T124603

Receipt No.

24658

TITLES OFFICE

RECEIVED

18 JAN 84

REGISTERED PLAN 40339

Appendix 2.

PROPOSAL PLANS

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

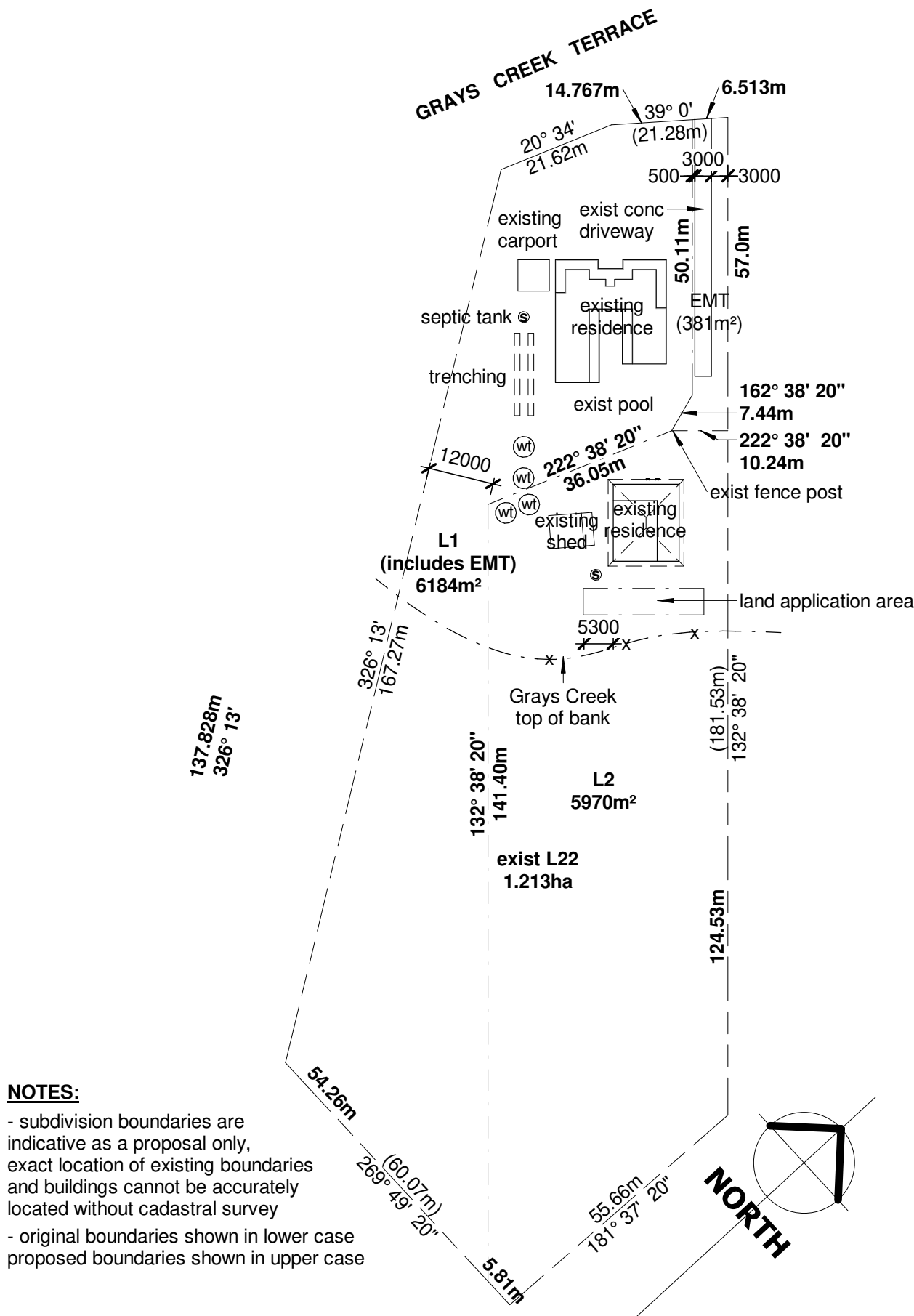
Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme



NOTES:

- subdivision boundaries are indicative as a proposal only, exact location of existing boundaries and buildings cannot be accurately located without cadastral survey
- original boundaries shown in lower case proposed boundaries shown in upper case

1 Site Plan
1 : 1000

REV	DATE	DESCRIPTION
<div><div>GREG SKYRING</div><div>Design and DRAFTING Pty. Ltd.</div><div>Lic Under QBSA Act 1991 - No 1040371</div><div><div>11 Noli Close, Mossman Q. 4873</div><div>Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</div></div></div>		
PROJECT <div>Proposed 2 Lot Subdivision, 41 - 47 Grays Creek Terrace, L22 RP704339, MOWBRAY</div>		
PLAN TITLE <div>Site Plan</div>		
CLIENT <div>R. & L. Bleier</div>		
SCALES <div>1 : 1000</div>	WIND CLASS <div>C2</div>	PLAN NO <div>109-21</div>
		SHEET NO <div>1 of 1</div>
		REV. <div>A</div>

Appendix 3.

PLANNING BENCHMARK ASSESSMENT

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme



20212049 – 41 Grays Creek Terrace, Mowbray

6.2.11 Rural residential zone code

6.2.11.1 Application

- (1) This code applies to assessing development in the Rural residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.11.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for rural residential development on large lots where infrastructure and services may not be provided on the basis that the intensity of development within the zone is dispersed.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern, Element 3.4.6 – Rural residential areas, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 2: Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (iii) Theme 6: Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management.
 - (b) provide for dwellings on lots generally larger than 4000m²:
 - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:



20212049 – 41 Grays Creek Terrace, Mowbray

- (a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm living requiring limited infrastructure and services.
- (b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features.
- (c) Development provides a high level of residential amenity.
- (d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather.

Editor's note - Reticulated sewerage is not generally available and is not required to be provided.

6.2.11.3 Criteria for assessment

Table 6.2.11.3.a – Rural residential zone code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	Not applicable This application is for Reconfiguring a Lot only.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
P02 Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.	A02 Buildings are setback not less than: <ul style="list-style-type: none"> (a) 40 metres from a property adjoining a State controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries. 	Complies with A02 The existing buildings would be setback from the proposed common boundary in accordance with the Planning Scheme requirements.
P03 Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	A03.1 The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m ² .	Complies with A03.1 The site coverage of the proposed lots would not exceed 500m ² .
	A03.2 An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in A03.1 above.	Complies with A03.2 The outbuildings would not have a site coverage of greater than 100m ² on either proposed lot.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
P04 Buildings/structures are designed to maintain the rural residential character of the area.	A04 White and shining metallic finishes are avoided on external surfaces of buildings.	Not applicable This application is for Reconfiguring a Lot only.
For assessable development		
P05 The establishment of uses is consistent with the outcomes sought for the Rural residential zone and protects the zone from the intrusion of inconsistent uses.	A05 Uses identified in Table 6.2.11.3.b are not established in the Rural residential zone.	Not applicable This application is for Reconfiguring a Lot only.
P06 Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	A05 No acceptable outcomes are prescribed.	Not applicable This application is for Reconfiguring a Lot only.
P07	A07 No acceptable outcomes are prescribed.	Complies with P07



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note- planning scheme policy – site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>		<p>The proposed reconfiguration provides for the existing buildings to be wholly contained within each site and provide sufficient useable outdoor recreation space for each lot without the need for the provision of additional infrastructure or earthworks.</p>
<p>PO8</p> <p>Development does not adversely impact on the Rural residential character and amenity of the area in terms of traffic, noise, dust, odor, lighting or other physical or environmental impacts.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO8</p> <p>The proposed lot layout is considered to be consistent with the existing urban grain if the area with a number of rear access lots having been created over adjacent land.</p>
<p>PO9</p> <p>New lots contain a minimum area of 4000m², incorporating:</p> <ul style="list-style-type: none"> (a) a minimum of contiguous area of 2000m² exclusive of 1 in 6 (16.6%) gradients, with a minimum dimension of 20 metres; (b) sufficient area to cater for on-site waste water management systems. 	<p>AO9</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO9</p> <p>The new Lots would contain areas of 6,184m² and 5,970m² of which at least 2000m² would be exclusive of 1 in 6 gradients and the existing on-site effluent disposal systems are wholly contained within the proposed lots.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
Note – Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.		
PO10 New lots have a minimum road frontage of 30 metres	AO10 No acceptable outcomes are prescribed.	Complies with the purpose of the Code The front lot would maintain a frontage of approximately 43 metres, however the rear lot would not have access to a road frontage and would be accessed via an access easement. Notwithstanding, the proposed development would provide large lots, with each containing a single Dwelling House and associated infrastructure, consistent with the purpose of the code.
PO11 New lots contain a 40 metre x 50 metre rectangle	AO11 No acceptable outcomes are prescribed.	Complies with PO11 The new lots would both contain a 40 x 50 metre rectangle.



20212049 – 41 Grays Creek Terrace, Mowbray

8.2.2 Bushfire hazard overlay code

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:
 - (a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Medium bushfire risk sub-category;
 - (b) High bushfire risk sub-category;
 - (c) Very high bushfire risk sub-category;
 - (d) Potential impact buffer sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;



20212049 – 41 Grays Creek Terrace, Mowbray

- (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.

8.2.2.3 Criteria for assessment

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Compatible development		



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>PO1</p> <p>A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1</p> <p>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	<p>Not applicable</p> <p>No vulnerable uses are involved in this application.</p>
<p>PO2</p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2</p> <p>Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.</p>	<p>Not applicable</p> <p>The development would not involve Emergency Services or community support services.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Not applicable The development would not involve the manufacture or storage of hazardous materials.
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m ² at the edge of the proposed lot(s). Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i> . Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m ² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m ² or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in	AO4.1 No new lots are created within a bushfire hazard sub-category. or	Complies with AO4.1 All development would be contained within the potential impact buffer only and not within a bushfire hazard sub-category.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
AS3959-2009.		
<p>PO4.2</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>Not applicable</p> <p>Complies with AO4.1</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
P05 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which: <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. 	Not applicable The site is not in an urban area.
	AO5.2	Not applicable



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	The site is not in an urban area.
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO6</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and 	<p>Not applicable</p> <p>The site is wholly identified within the potential impact buffer area only and the site is separated from the hazardous vegetation by Grays Creek Terrace.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
P07 Where reconfiguration is undertaken for other	A07 Lot boundaries are separated from hazardous	Not applicable The reconfiguration would not be for other



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is 	<p>purposes.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>connected to the public road network;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p>PO8</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8</p> <p>The lot layout:</p> <p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>(b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of</p>	<p>Complies with AO8</p> <p>The proposed lot layout would provide each lot with a clear and available evacuation route to a constructed road.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>a fire are designed to minimise traffic congestion.</p> <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p> <p>Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	
<p>PO9</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>Not applicable</p> <p>No new infrastructure is proposed.</p>
Development design and separation from bushfire hazard – material change of use		
<p>PO10</p> <p>Development is located and designed to ensure</p>	<p>AO10</p> <p>Buildings or building envelopes are separated from</p>	<p>Not applicable</p> <p>The development would involve Reconfiguring a</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</p> <p>(e) 10kW/m² where involving a vulnerable use; or</p> <p>(f) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>Lot only.</p>
<p>PO11</p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p>	<p>Not applicable</p> <p>The development would involve Reconfiguring a Lot only.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is 	



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <p>(a) do not exceed a length of 60m from the street to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting</p>	<p>Complies with AO12</p> <p>The access easement would be less than 60 metres in length.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>	
<p>PO13</p> <p>Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO13</p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <p>(a) is either below ground level or of non-flammable construction;</p> <p>(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters:</p> <p>(i) 10,000l for residential buildings</p> <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <p>(ii) 45,000l for industrial buildings; and</p> <p>(iii) 20,000l for other buildings;</p>	<p>Complies with AO13</p> <p>Each dwelling is service by an on-site water supply.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</p> <p>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(f) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO14</p> <p>Landscaping does not increase the potential bushfire risk.</p>	<p>AO14</p> <p>Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>Not applicable</p> <p>No landscape planting is proposed.</p>
<p>PO15</p> <p>The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but</p>	<p>AO15</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or</p>	<p>Not applicable</p> <p>No bushfire risk mitigation treatments are proposed or required.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
not limited to, biodiversity or scenic amenity).	landscape character of the locality where this has value.	



20212049 - 41 Grays Creek Terrace, Mowbray

8.2.5 Hillslopes overlay code

8.2.5.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Hillslopes constraint sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:



20212049 - 41 Grays Creek Terrace, Mowbray

- (a) development on hillslopes is safe, serviceable and accessible;
- (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
- (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
- (d) Development responds to the constraints of the site including gradient and slope stability;
- (e) Works do not involve complex engineering solutions.

8.2.5.3 Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	Complies with AO1.1 No development would be located in the hillslopes constraints sub-category.
For assessable development		



20212049 - 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	Not applicable No physical development is proposed.
	AO2.3 Access ways and driveways are: <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction. 	Not applicable All access driveways exist and no new driveways are proposed.
	AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: <ul style="list-style-type: none"> (a) is necessary for the construction of 	Not applicable No vegetation clearing is proposed.



20212049 - 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	Not applicable No construction would occur.
	AO2.6 Development does not alter the sky line.	Complies with AO2.6 No physical development is proposed.
	AO2.7 Buildings and structures: (a) are finished predominantly in the following	Not applicable No buildings or structures are proposed.



20212049 - 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>exterior colours or surfaces:</p> <ul style="list-style-type: none"> (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; <p>(b) are not finished in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces. 	
	<p>AO2.8</p> <p>Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting</p>	<p>Not applicable</p> <p>No buildings or structures are proposed.</p>



20212049 - 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	of architectural features	
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	Not applicable No buildings or structures are proposed.
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks. 	Not applicable No buildings or structures are proposed.
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:	AO3 Excavation or fill: <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; 	Not applicable No excavation or fill would occur.



20212049 - 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<ul style="list-style-type: none"> (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	
Lot reconfiguration		
<p>PO4</p> <p>For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1</p> <p>The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot 	<p>Complies with AO4.1</p> <p>The access to each lot exists over even ground and no new access driveways are proposed.</p>



20212049 - 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	boundary and not within the road reserve.	
	AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.	Complies with AO4.2 The new lots would each contain an existing dwelling.
	AO4.3 Development does not alter ridgelines.	Not applicable The site does not have a ridgeline.
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	Not applicable The site does not have a ridgeline.



20212049 – 41 Grays Creek Terrace, Mowbray

8.2.7 Natural Areas overlay code

8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
 - (a) MSES – Protected area;
 - (b) MSES – Marine park;
 - (c) MSES – Wildlife habitat;
 - (d) MSES – Regulated vegetation;
 - (e) MSES – Regulated vegetation (intersecting a Watercourse);
 - (f) MSES – High ecological significance wetlands;
 - (g) MSES – High ecological value waters (wetlands);
 - (h) MSES – High ecological value waters (watercourse);
 - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

- (3) When using this code, reference should be made to Part 5.



20212049 – 41 Grays Creek Terrace, Mowbray

8.2.7.2 Purpose

(1) The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

- (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
- (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is avoided within:

- (i) areas containing matters of state environmental significance (MSES);
- (ii) other natural areas;
- (iii) wetlands and wetland buffers;
- (iv) waterways and waterway corridors.

(b) where development cannot be avoided, development:

- (i) protects and enhances areas containing matters of state environmental significance;



20212049 – 41 Grays Creek Terrace, Mowbray

- (ii) provides appropriate buffers;
- (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
- (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
- (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
- (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
- (vii) enhances connectivity across barriers for aquatic species and habitats; Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Part 8: Page 35
- (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
- (ix) protects areas of environmental significance from weeds, pests and invasive species.

(c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

8.2.7.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values.	Complies with AO1.1 The reconfiguration would not impact on any environmental values.
	or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.	Not applicable Complies with AO1.1.
	Or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an	Not applicable Complies with AO1.1.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; 	Complies with AO2 New boundaries would not effect ecologically important areas. No physical changes are proposed.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas.	Not applicable There are no wetland protection areas on site.
	Or	Not applicable



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	There are no wetland protection areas on site.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	Not applicable The site is not within a wetland or wetland buffer area.
	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Not applicable The site is not within a wetland or wetland buffer area.
PO5	AO5.1	Not applicable No planting is proposed.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	Development avoids the introduction of non-native pest species.	
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Not applicable No pest species are identified on the site.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.	Complies with AO6.1 No vegetation clearing is proposed.
	And AO6.2 Development within an ecological corridor rehabilitates native vegetation.	Not applicable The site is not within an ecological corridor.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>And</p> <p>AO6.3</p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	<p>Complies with AO6.3</p> <p>The development would not have any physical impacts.</p>
<p>PO7</p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1</p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p>	<p>Not applicable</p> <p>No buildings are proposed.</p>
	<p>and</p> <p>AO7.2</p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>Not applicable</p> <p>No buildings are proposed.</p>
Waterways in an urban area		



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration 	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;	Not applicable The site is not in an urban area
	or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b	Not applicable The site is not in an urban area.
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; 	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Not applicable No buildings are proposed.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
(c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.		



20212049 – 41 Grays Creek Terrace, Mowbray

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Potential landslide hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of potential landslide hazard sub-category.
- (3) When using this code, reference should be made to Part 5.

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide, but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.

8.2.9.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:



20212049 – 41 Grays Creek Terrace, Mowbray

- (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
- (b) enable an assessment of whether development is suitable on land within the Potential landslide hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
 - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

8.2.9.3 Criteria for assessment

Table 8.2.9.3.a – Potential landslide hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay.	Complies with AO1.1 No development would be located in the area of the site affected by the landslide hazard overlay.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>or</p> <p>AO1.2</p> <p>Development is on an existing stable, benched site and requires no further earthworks.</p> <p>or</p> <p>AO1.3</p> <p>A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; 	



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>(e) development does not concentrate existing ground water and surface water paths;</p> <p>(f) development does not incorporate on-site waste water disposal.</p> <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.</p> <p>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.</p>	
<p>PO2</p> <p>The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.</p>	<p>AO2</p> <p>Excavation or fill:</p> <p>(a) is not more than 1.2 metres in height for each batter or retaining wall;</p> <p>(b) is setback a minimum of 2 metres from property boundaries;</p>	<p>Not applicable</p> <p>No excavation or fill is proposed.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;</p> <p>(d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>	
Additional requirements for Community infrastructure		
<p>PO3 Development for community infrastructure:</p> <p>(a) is not at risk from the potential landslide hazard areas;</p> <p>(b) will function without impediment from a landslide;</p> <p>(c) provides access to the infrastructure without impediment from the effects of a landslide;</p> <p>(d) does not contribute to an elevated risk of a landslide to adjoining properties.</p>	<p>AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>	<p>Not applicable No community infrastructure is proposed.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

- (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;



20212049 – 41 Grays Creek Terrace, Mowbray

- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable The development would not involve works on a local government road.
	AO1.2	Not applicable The development would not involve works on a local government road.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	Not applicable The development would not involve works on a local government road.
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used;	Not applicable The development would not involve works on a local government road.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) there is no change in level at joins of new and existing sections;</p> <p>(c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note –Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p>	
	<p>AO1.5</p> <p>Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	<p>Not applicable</p> <p>The development would not involve works on a local government road.</p>
Accessibility structures		
<p>PO2</p> <p>Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p>	<p>AO2.1</p> <p>Accessibility structures are not located within the road reserve.</p>	<p>Not applicable</p> <p>No accessibility structures are proposed.</p>
	<p>AO2.2</p>	<p>Not applicable</p> <p>No accessibility structures are proposed.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>Accessibility structures are designed in accordance with AS1428.3.</p>	
	<p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not applicable</p> <p>No accessibility structures are proposed.</p>
Water supply		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1</p> <p>The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2</p> <p>Where a reticulated water supply system is not available to the premises, on site water storage</p>	<p>Not applicable</p> <p>The premises has an existing reliable water supply.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2	Complies with AO4.2 Each new lot is provided with an approved existing on-site effluent disposal system.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> .	
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	AO5.1 A connection is provided from the premises to Council's drainage system; or AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5	Complies with Ao5.1 Each lot is provided with an existing stormwater drainage system that is wholly contained within each lot.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. 	Not applicable Stormwater management would continue to operate as existing.
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	Not applicable The proposed development does not involve any construction activities.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO5.5</p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p>Not applicable</p> <p>Existing stormwater control measures would continue to be utilised.</p>
Non-tidal artificial waterways		
<p>PO6</p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <p>(a) protect water environmental values;</p>	<p>AO6.1</p> <p>Development involving non-tidal artificial waterways ensures:</p> <p>(a) environmental values in downstream waterways are protected;</p>	<p>Not applicable</p> <p>The development would not involve non-tidal artificial waterways.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
(b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	(b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included.	
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	Not applicable The development would not involve non-tidal artificial waterways.
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:	Not applicable The development would not involve non-tidal artificial waterways.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	(a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	Not applicable The development would not involve non-tidal artificial waterways.
	AO6.5	Not applicable



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	The development would not involve non-tidal artificial waterways.
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable The development would not involve non-tidal artificial waterways.
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not applicable The development would not involve non-tidal artificial waterways.
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management;	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type;	Not applicable No wastewater would be discharge off site.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
(b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	(b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	
	A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	Not applicable No wastewater would be discharge off site.
	A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable No wastewater would be discharge off site.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO7.4</p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; 	<p>Not applicable</p> <p>No wastewater would be discharge off site.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	Complies with AO8.1 Each lot is able to be serviced by an electricity connection.
PO9	AO9.1	Not applicable



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	Pad-mount electricity infrastructure is not proposed.
	AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not applicable Pad-mount electricity infrastructure is not proposed.
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with AO10 Each lot is able to be serviced by a telecommunications connection via the NBN fixed wireless network.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable The area containing the site is serviced by the fixed wireless network that does not require conduits.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Complies with AO12.1 Grays Creek Terrace is a fully constructed and Council maintained road.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Complies with AO12.2 Grays Creek Terrace is a fully constructed and Council maintained road.
	AO12.3	Complies with AO12.3



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Grays Creek Terrace is a fully constructed and Council maintained road.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Not applicable No public utilities would be affected.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8	Not applicable No public utilities would be affected.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	Not applicable No construction would occur.
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with	Not applicable No construction would occur.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	<p>the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	
For assessable development		
High speed telecommunication infrastructure		
<p>PO17</p> <p>Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO17</p> <p>The site is within the fixed wireless network coverage area.</p>
Trade waste		
<p>PO18</p> <p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <p>(a) off-site releases of contaminants do not occur;</p>	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The development would not generate trade waste.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
(b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.		
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	Not applicable The development is not accessed by common private title.
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection.	Not applicable The development is not accessed by common private title.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	Above ground fire hydrants have dual-valved outlets.	
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not applicable The development is not accessed by common private title.



20212049 – 41 Grays Creek Terrace, Mowbray

9.4.7 Reconfiguring a lot code

9.4.7.1 Application

(1) This code applies to assessing reconfiguring a lot if:

- (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
- (b) impact assessable development, to the extent relevant.

(2) When using this code, reference should be made to Part 5.

9.4.7.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development results in a well-designed pattern of streets supporting walkable communities;
- (b) lots have sufficient areas, dimensions and shapes to be suitable for their intended use taking into account environmental features and site constraints;
- (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
- (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
- (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;



20212049 – 41 Grays Creek Terrace, Mowbray

- (f) people and property are not placed at risk from natural hazards;
- (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
- (h) the appropriate standard of infrastructure is provided.

9.4.7.3 Criteria for assessment

Table 9.4.7.3.a – Reconfiguring a lot – assessable development

Performance outcomes	Acceptable outcomes	Compliance
General lot design standards		
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5	AO1 No acceptable outcomes are prescribed.	Complies with PO1 Refer to the assessment against the Rural Residential Zone Code.
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.	Complies with AO2 The minimum boundary angle would be 45 degrees.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
P03 Lots have legal and practical access to a public road	A03 Each lot is provided with: <ul style="list-style-type: none"> (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title. 	Complies with A03 Each lot is provided with access either directly or via easement.
P04 Development responds appropriately to its local context, natural systems and site features.	A04 Existing site features such as: <ul style="list-style-type: none"> (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property. 	Complies with A04 No vegetation or drainage pathways would be altered or affected by the proposed reconfiguration.
P05 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate	A05 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for	Not applicable It would not be possible to further reconfigure the land.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
development outcomes permitted in the relevant zone.	the applicable Zone.	
<p>PO6</p> <p>Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. <p>Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</p>	<p>AO6</p> <p>Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater</p>	<p>Complies with AO6</p> <p>Refer to the assessment against the Rural Residential Zone Code.</p>
<p>PO7</p> <p>Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of 	<p>AO7.1</p> <p>Where rear lots are to be established:</p> <ul style="list-style-type: none"> (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; (b) no more than 6 lots directly adjoin the rear 	<p>Complies with AO7.1</p> <p>Only one rear lot would be created and the proposed rear lot is generally rectangular in shape.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>lot; (c) no more than one rear lot occurs behind the road frontage lot; (d) no more than two access strips to rear lots directly adjoin each other; (e) access strips are located only on one side of the road frontage lot.</p>	
	<p>A07.2 Access strips to the rear lot have a minimum width dimension of: (a) 4.0 metres in Residential Zones. (b) 8.0 metres in Industrial Zones category. (c) 5.0 metres in all other Zones. Note - Rear lots a generally not appropriate in non-Residential or non-Rural zones.</p>	<p>Complies with A07.1 The access easement would have a minimum width of 6.5 metres.</p>
	<p>A07.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:</p>	<p>Complies with A07.3 The rear lot would be serviced by an existing concrete driveway.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	(a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone.	
Structure plans Additional requirements for: (a) a site which is more than 5,000m ² in any of the Residential zones; or within these zones, and (b) creates 10 or more lots; or (c) involves the creation of new roads and/or public use land. or (d) For a material change of use involving: (i) preliminary approval to vary the effect of the planning scheme; (ii) establishing alternative Zones to the planning scheme.		
Note - This part is to be read in conjunction with the other parts of the code		
PO8 A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings and integrates appropriately into its surroundings.	AO8.1 Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any: (a) approved structure plan; (b) the surrounding pattern of existing or approved subdivision. Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the	Not applicable Less than 10 lots would be created.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	performance outcomes.	
	AO8.2 Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.	Not applicable Less than 10 lots would be created.
PO9 Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.	AO9.1 Development does not establish cul-de-sac streets unless: <ul style="list-style-type: none"> (a) cul-de-sacs are a feature of the existing pattern of development in the area; (b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets. 	Not applicable Less than 10 lots would be created.
	AO9.2 Where a cul-de-sac street is used, it: <ul style="list-style-type: none"> (a) is designed to be no longer than 150 metres in length; (b) is designed so that the end of the cul-de- 	Not applicable Less than 10 lots would be created.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	sac is visible from its entrance; (c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate.	
	AO9.3 No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street	Not applicable Less than 10 lots would be created.
PO10 Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.	PO10 No acceptable outcomes are prescribed.	Not applicable Less than 10 lots would be created.
PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is	AO11.1 New development adjoins adjacent existing or approved urban development.	Not applicable Less than 10 lots would be created.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
<p>facilitated through the orderly and sequential development of land.</p> <p>Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.</p>	<p>AO11.2</p> <p>New development is not established beyond the identified Local government infrastructure plan area.</p>	<p>Not applicable</p> <p>Less than 10 lots would be created.</p>
Urban parkland and environmental open space		
<p>PO12</p> <p>Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.</p>	<p>AO12</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>Less than 10 lots would be created.</p>
<p>PO13</p> <p>Development provides land to:</p> <ul style="list-style-type: none"> (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; 	<p>AO13</p> <p>No acceptable outcomes are prescribed.</p> <p>Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.</p>	<p>Not applicable</p> <p>Less than 10 lots would be created.</p>



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
(c) provide for green corridors and linkages.		
AO14 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.	AO14.1 Urban parkland is regular in shape	Not applicable Less than 10 lots would be created.
	AO14.2 At least 75% of the urban parkland's frontage is provided as road.	Not applicable Less than 10 lots would be created.
	AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.	Not applicable Less than 10 lots would be created.
	AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.	Not applicable Less than 10 lots would be created.
	AO14.5 The number of lots that back onto, or are side	Not applicable Less than 10 lots would be created.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
	orientated to the urban parkland and environmental open space is minimised.	
Private subdivisions (gated communities)		
PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	PO15 No acceptable outcomes are prescribed.	Not applicable The development is not a private gated subdivision.
Additional requirements for reconfiguration involving the creation of public streets or roads		
PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	AO16 No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3	Not applicable No new roads would be created.
PO17 Street design supports an urban form that creates	AO17 No acceptable outcomes are prescribed.	Not applicable No new roads would be created.



20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
walkable neighbourhoods. Street design: (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users.		
Public transport network		
PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.	AO18 No acceptable outcomes are prescribed.	Not applicable No new roads would be created.
Pest Plants		
PO19 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.	AO19 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing.	Complies with AO19 No pest plants have been identified on site.



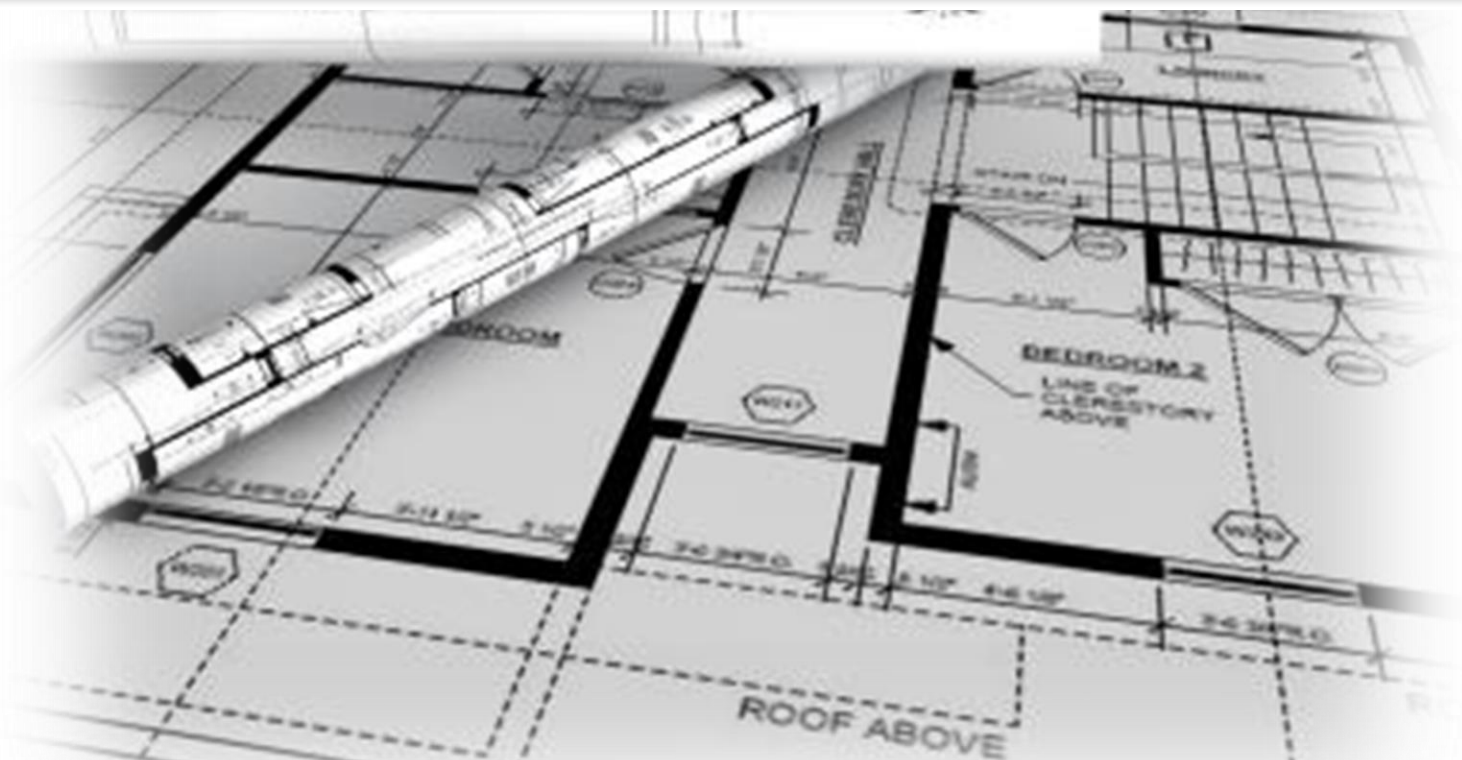
20212049 – 41 Grays Creek Terrace, Mowbray

Performance outcomes	Acceptable outcomes	Compliance
Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	



**GMA Certification
Group**

*Leaders in
Building Certification Services*



GOLD COAST

Suite 26, 39-47 Lawrence Drive
NERANG Qld 4211

PO Box 2760,
NERANG Qld 4211
E. admin@gmacert.com.au

T. 07 5578 1622 F. 07 5596 1294

TOWNSVILLE

Shop 1/1 Ingham Rd,
WEST END. QLD. 4812

PO Box 2760
NERANG Qld 4211
E. admintsv@gmacert.com.au

T. 07 4771 6532 F. 07 4771 2165

PORT DOUGLAS

Craiglie Business Park, Owen Street
CRAILIE Qld 4877

PO Box 831
PORT DOUGLAS Qld 4877
E. adminpd@gmacert.com.au

T. 07 4098 5150 F. 07 4098 5180

CHILDERS

4 Randall St
CHILDERS Qld 4660

PO Box 2760
NERANG Qld 4211
E. adminwb@gmacert.com.au

T. 07 4126 3069 F. 07 4126 3950

CABOOLTURE

Unit 3/5 Hasking Street,
CABOOLTURE Qld 4510

PO Box 2760
NERANG Q 4211
E. adminsc@gmacert.com.au

T. 07 5432 3222 F. 07 5432 3322

CAIRNS

310 Gatton Street,
MUNUNDA. Qld 4870

PO Box 2760
NERANG Qld 4211
E. admin@gmacert.com.au

T. 07 40410111 F. 07 40410188