

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, 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) <i>(individual or company full name)</i>	Dr Susan Pasagic c/- McPeake Town Planning QLD Pty Ltd
Contact name <i>(only applicable for companies)</i>	James McPeake
Postal address <i>(P.O. Box or street address)</i>	PO Box 5710
Suburb	Cairns
State	QLD
Postcode	4870
Country	
Contact number	(07) 4231 9872
Email address <i>(non-mandatory)</i>	info@stca.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input 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
		15	Theresa Drive	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	17	RP895020	Douglas Shire
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. Only one set of coordinates is required for this part.

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 their details have been attached in a schedule to this 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:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

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):*

Veterinary Surgery

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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input 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)
Veterinary surgery	Veterinary services		153m2

8.2) Does the proposed use involve the use of existing buildings on the premises?

<input checked="" 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?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction 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				

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input 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

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: <input type="text"/>		

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

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

Yes – a copy of the decision notice is attached to this development application

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:

Clearing native vegetation

Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government:
<input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity:
<input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:
<input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator:
<input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority:
<input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works, or development in a coastal management district

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 the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

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)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable		
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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 EM941) 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 “EM941” 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:	
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Proposed ERA name:	
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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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: See www.qld.gov.au for further information.

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 conservation

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

Yes

No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

No

Note: DA templates are available from www.dilqp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

No

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

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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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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

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 requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *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 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 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	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.



Development Application Report: Material Change of Use – Veterinary Surgery, 15 Theresa Drive, Mossman, Lot 17 on RP895020.

Contents

- 1. Executive Summary**
- 3. Site Characteristics**
- 4. Planning Assessment**
- 5. Conclusion**

APPENDIX A: DA Form 1, Owners Consent

APPENDIX B: Proposal Plan

1. EXECUTIVE SUMMARY

McPeake Town Planning Pty Ltd as applicant on behalf of Dr Susan Pasagic, being owner of 15 Theresa Drive, Mossman, legally described as Lot 17 on RP895020, seek approval for the Material Change of Use –Veterinary Surgery.

The proposal seeks to renovate the current building on the site into a veterinary surgery. The surgery has outgrown its current place of business located at Alchern Drive, Mossman. The surgery will have 3 to 4 staff and operate from 8.30am to 5.30pm, Monday to Friday, 8:30am to 12:00pm on Saturdays and Sundays by appointment only. The surgery will operate a 24 hour emergency service by appointment only. The renovation will add:

- Two (2) consult rooms;
- Reception area;
- Isolation area and dog ward;
- Separate cat holding area;
- Treatment room;
- Surgery room;
- Storage room;
- Staff room and toilet amenities and laundry; and
- Library and office.

Access and carparking are already present on the property, with the site being able to provide the specified minimum three (3) carparking spaces.

The proposed land use and activities are deemed impact assessable under the Douglas Shire Planning Scheme 2018. The development will require a period of public notification for 15 business days.

The proposed development does not trigger any state or federal government referrals.

The proposed development is compliant with the relevant Codes; Polices and Conditions under the Douglas Shire Planning Scheme 2017 and where reasonable and relevant can be appropriately conditioned.

DA forms completed supporting this Development Application include:

- DA Form 1
- Owners Consent

The following plans and drawings supporting this Development Application are attached in Appendix B:

- Site Plan A101
- Proposed Floor Plan A102

2. Site Characteristics

2.1 Summary of Proposal

McPeake Town Planning Pty Ltd as applicant on behalf of Dr Susan Pasagic, owner of 15 Theresa Drive, Mossman, legally described as Lot 17 on RP895020, seek approval for the Material Change of Use – Veterinary Surgery.

Address and Property Description

- 15 Theresa Drive, Mossman
- Total land area –
 - 1010m²

Figure 1: Aerial and Property Boundaries



Source: Queensland Globe, accessed 03/05/2018.

Local Planning Authority

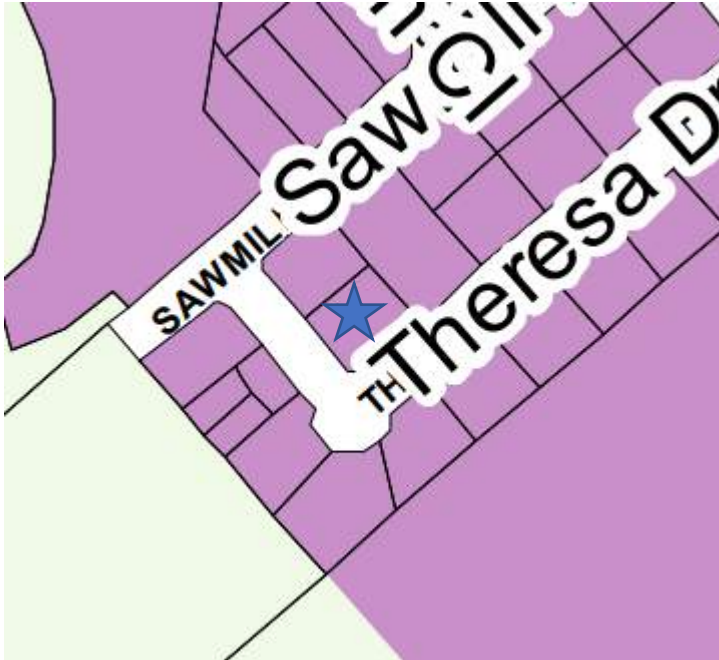
- Douglas Shire Council
- Douglas Shire Planning Scheme 2018

2.2 Site Tenure

The subject properties are held in freehold tenure.

Zoning of the Subject Site

Figure 2: Zoning - Industry



Source: Douglas Shire Planning Scheme 2018

2.3 Physical Characteristics and Surrounding Land Uses

The proposed veterinary clinic is to be located within an existing building in an industrial estate to the south of Mossman which is currently leased for the purposes of sheet metal fabrication. The site has an existing concrete crossover and electronic gate and fencing, as well as sufficient concreted area for parking (Please refer to the photos below). Landscaping is already located along the sites street frontages. The industrial estate contains a mix of light to medium industries including a mechanics, workshops, machinery sales and small-scale manufacturing.



Current concreted area to be used as carparking. Some landscaping already established.



Side access to rear of the current building.

3. PLANNING ASSESSMENT

3.1 Introduction

This proposed Material Change of Use –Veterinary Surgery is assessed in accordance with the relevant policies of the Douglas Shire Planning Scheme 2018 and any other planning documents relevant to the application.

3.2 Level of Assessment and Applicable Codes

In accordance with the Douglas Shire Planning Scheme 2018 the development assessment needs to address the following local codes/policies:

- Zone: Industry Zone
- Precinct: Mossman Local Plan Code – Mossman South Industry
- Use Code: Animal Keeping
- General Codes: Access and Parking Code, Environmental Performance Code, Excavation and Filling Code, Infrastructure Works Code, Landscaping Code, Vegetation Management Code

Strategic Framework:

Specific Elements Relevant to the Proposal:

3.4.4 Element – Industry Areas and Activities.

3.4.4 Element – Industry areas and activities

(1) Growth in manufacturing, property and business services and transport and storage will continue to contribute to Douglas Shire's economy. The infrastructure required to support industry and business development will continue to be planned and provided.

(2) Any future expansion of industry is encouraged in Mossman rather than Port Douglas having regard to the high demand for land for tourism and residential purposes at Port Douglas and the role of Mossman as a commercial centre.

3.4.4.1 Specific outcomes

(1) Sufficient land and infrastructure is supplied in Industry areas such as Craiglie and Mossman South to accommodate new and expanding enterprises.

Complies. The proposal is for a commercial use that is not inconsistent with the surrounding commercial and low impact industry within the Industrial estate at Mossman South.

(2) The Mossman Mill is of critical importance to the future prosperity of Mossman. It is intended that land, at and near, the Mossman Mill will become the consolidated industrial area in Mossman catering for low/medium industrial development. As such, an Industry investigation area is allocated on the Strategic framework maps as contained in Schedule 2 for Mossman North adjacent to the sugar mill. This investigation area will cater for the types of industry that may otherwise constitute an amenity nuisance in other industrial locations. However prior to establishment of such uses, it will need to be demonstrated that such uses are adequately separated and any impacts appropriately mitigated to ensure that nearby residential amenity is not compromised.

Complies. The proposal does not pose any threat to mill operations or transport.

(3) Existing higher impact industry uses are protected from encroachment by development that would compromise the ability of the land use to function safely and efficiently.

Complies. The proposal is not located within close vicinity to high impact industry uses, being predominantly surrounding by commercial and low impact industry uses.

(4) Marine orientated activities will establish in Dickson's Inlet in Port Douglas, in accordance with the Port Douglas / Craiglie Local Plan code.

Not applicable.

(5) The industry area at Craiglie is a mix of commercial services / service industries. However, it will not be promoted as an area suitable for land uses that rely heavily on the highway for exposure to trade/function

Not applicable

Response to Strategic Intent:

The proposal does not pose any inconsistencies with the Strategic Intent of the Douglas Shire Planning Scheme 2018. The proposed location of the use is not going to impact upon infrastructure, environment or residential amenity.

Industry zone code

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
<p>PO1 The height of buildings and structures is consistent with those of nearby buildings.</p>	<p>AO1 Buildings and structures are not more than 10 metres in height.</p>	<p>Complies. The existing structure onsite is to be retained and it under 10 metres in height.</p>
<p>PO2 Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.</p>	<p>AO2.1 Buildings, structures, display and storage areas are set back a minimum of: (a) 8 metres to a State-controlled road (b) 6 metres from any other road frontage(s).</p> <p>AO2.2 Where a site has a common boundary with land in an Industry zone, the buildings are setback either: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres.</p> <p>Note – Building Code requirements must be satisfied.</p> <p>AO2.3 Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or ¼ of the height of the building, whichever is the greater from the common boundary.</p> <p>Note – Building Code requirements must be satisfied.</p>	<p>Complies. The existing structure has sufficient setback of 8 metre.</p> <p>Complies. The proposal provides sufficient setbacks of 3.8 metres to the northern side and over 10 metres to the rear, with the existing structure onsite to remain.</p>
<p>PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.</p>	<p>AO3 The site coverage of buildings does not exceed 60%.</p>	<p>Complies. Site coverage is below 30% at 15.4%.</p>

Performance outcomes	Acceptable outcomes	Response
<p>PO4 Development provides a quality workplace.</p>	<p>AO4.1 Pedestrian entrances to buildings are: (a) easy to identify from the street and on-site car parking areas; (b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</p> <p>AO4.2 Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows, doors, shading devices and variations in construction materials, colours etc.).</p> <p>AO4.3 Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.</p> <p>AO4.4 Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.</p> <p>AO4.5 Car parking surfaces are constructed or coated with glare-reducing materials</p>	<p>Complies. Onsite parking will be located immediately to the front of the entrance.</p> <p>Complies. Reception area will be located at the front of the building.</p> <p>Complies. Customer parking will be located at the front.</p> <p>Complies. Sliding gate already utilised.</p> <p>Complies.</p>
<p>PO5 The appearance and amenity of development is enhanced through landscaping works.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p>	<p>AO5.1 A minimum of 20% of the site is provided with space available for landscape planting.</p> <p>AO5.2 A 2 metre landscape planting strip for dense planting is provided along the road frontage(s), except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.</p> <p>AO5.3</p>	<p>Complies. Sufficient area is provided on the western side of the building.</p> <p>Can comply. Some landscaping is already present.</p> <p>Can comply.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.</p> <p>A05.4 Landscape planting consists of hardy tropical species suited to Douglas Shire's climatic conditions.</p>	Can comply. Some landscaping is already present.
PO6 The movement of traffic on roads is not compromised by the loading and unloading of goods.	A06 All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.	Complies. Sufficient area is provided.
PO7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.	A07 No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway.	Not applicable.
PO7 The movement of traffic on roads is not compromised by access and egress to the site.	<p>A07.1 Site access for vehicles is limited to one point per road frontage. or</p> <p>A07.2 If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.</p> <p>A07.3 Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.</p>	Complies. One access is provided off Theresa Drive.
PO8 Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.	<p>A08.1 Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.</p> <p>A08.2 Roof and storm water are directed away from areas of potential contamination.</p> <p>A08.3</p>	Complies. All waste will be managed appropriately.

Performance outcomes	Acceptable outcomes	Response
	Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.	
For assessable development		
<p>PO9 The establishment of uses is consistent with the outcomes sought for the Industry zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO9 Uses identified in Error! Reference source not found. are not established in the Industry zone.</p>	<p>Complies. It is considered that the proposed use is not inconsistent with the Industry zone. The nature of veterinary surgeries makes them inappropriate for residential areas. The industry zone allows the use to operate without the impact upon residential amenity or after hours uses as the industry zone consists of uses predominantly operating within normal business hours.</p>
<p>PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the: (a) the Accommodation activity group, located outside the Industry zone; (b) the Sensitive land use activity group, located outside the Industry zone.</p>	<p>AO10 No acceptable outcomes are prescribed.</p>	<p>Complies.</p>
<p>PO11 New lots contain a minimum area of 1000m².</p>	<p>AO11 No acceptable outcomes are prescribed.</p>	<p>Not applicable. No reconfiguration is to occur.</p>
<p>PO12 New lots have a minimum road frontage of 20 metres.</p>	<p>AO12 No acceptable outcomes are prescribed.</p>	<p>Not applicable. No reconfiguration is to occur.</p>
<p>PO13 New lots contain a 20 metre x 40 metre rectangle.</p>	<p>AO13 No acceptable outcomes are prescribed.</p>	<p>Not applicable. No reconfiguration is to occur.</p>

Mossman Local Plan Code

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
<p>PO1 Building and structures complement the height of surrounding development.</p>	<p>AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.</p>	<p>Complies. The existing structure is to be retained and is below 10 metres in height.</p>
For assessable development		
Development in the Mossman local plan area generally		
<p>PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).</p>	<p>AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (c) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (d) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (e) the avenue of planting in the town centre in Front Street; (f) the Raintrees in Foxton Avenue; (g) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (h) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (i) Mossman sugar mill site. <p>AO1.2 Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley. 	<p>Not applicable. No mature or significant vegetation is located on the site.</p> <p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO1.3 Important landmarks, memorials and monuments are retained, including, but not limited to:</p> <p>(a) the cane tram line running east west through the town at Mill Street;</p> <p>(b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxtan Avenue and Junction Road</p>	Not applicable.
<p>PO2 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.</p>	<p>AO2 Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>	Not applicable.
<p>PO3 Landscaping of development sites complements the existing tropical character of Mossman.</p>	<p>AO3 Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.</p>	Can comply.
<p>PO4 Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	Complies.
For assessable development		
Additional requirements for Precinct 2 – Foxtan Avenue precinct		Not applicable.
Additional requirements for Precinct 3 – Junction Road residential precinct		Not applicable.
Additional requirements for Precinct 4 – Junction Road industry precinct		Not applicable.
Additional requirements for Precinct 5 – Town Centre precinct		Not applicable.
Additional requirements for Precinct 6 – Front Street precinct		Not applicable.
Additional requirements for Precinct 7 – Emerging Community precinct - Not applicable.		Not applicable.
Additional requirements for Precinct 8 – Mossman South industry		Not applicable.
<p>PO21 Low impact industry uses are the predominant form of industry.</p>	<p>AO21 Development for industrial purposes consists of service</p>	Complies PO21. The proposed use is not inconsistent with the surrounding land uses, as it does

Performance outcomes	Acceptable outcomes	Response
	industry or low impact industry uses.	not compromise the industrial uses of the area.
<p>PO22 No uses that compete with the commercial and retail primacy of the Mossman town centre are established.</p>	<p>AO22 Office or retail uses: (a) are ancillary to an industrial use; or (b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive.</p>	<p>Complies. The proposed veterinary surgery is relocating from it's existing site to a larger site.</p>
<p>PO23 Development protects the amenity of adjacent and nearby residential land uses.</p>	<p>AO23 No acceptable outcomes are prescribed.</p>	<p>Not applicable. No adjoining residential development.</p>
Additional requirements for Precinct 9 – Mossman Gorge Community		Not applicable.

Animal Keeping Code

Performance outcomes	Acceptable outcomes	Response
For assessable development		
<p>PO1 The site has sufficient area and frontage to accommodate: (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) the keeping of animals consistent with the amenity of adjoining and nearby properties; (g) servicing requirements such as waste and recyclable material storage facilities and collection areas; (h) adequate separation between buildings, pens, waste disposal areas and other service facilities from wells or bores, and adjoining sensitive receiving environments.</p>	<p>AO1 The use is located on a lot with a minimum area of: (a) 1 hectare for a kennel; (b) 1 hectare for a cattery; (c) 2 hectares for a stable; (d) all others – lot size is determined on the number and type of animals to be kept.</p>	<p>Complies. The proposed use is for a veterinary surgery and does not require a large area to hold animals. Most animals are held for a maximum of 24 hours. The site contains area for all services and amenities including parking, landscaping, buildings.</p>

Performance outcomes	Acceptable outcomes	Response
<p>PO2 Setbacks from all external boundaries:</p> <ul style="list-style-type: none"> (a) ensures the efficient use of the site; (b) maintains the visual character of the locality; (c) protects the amenity of nearby sensitive land uses and environments. 	<p>AO2.1 The use is setback in accordance with Error! Reference source not found.</p> <p>AO2.2 Animals are kept in enclosures, inside buildings at all times between the hours of 6.00pm and 7.00am.</p> <p>AO2.3 A person who is responsible for the supervision of the operation of the development is accommodated on the site at all times.</p>	<p>Complies PO2. Existing building setbacks to remain.</p> <p>Complies. Animals are kept in internal enclosures.</p> <p>Not applicable. The proposal is for a veterinary surgery. Staff will be onsite for operating hours, and some outside hours as determined by the level of care required for the animals in care. A maximum of 2-3 animals are held overnight and CCTV is in place to monitor the animals as needed.</p>
<p>PO3 Noise and odour levels generated by the use are compatible with that experienced in the locality.</p> <p>Note – A Noise impact assessment report is likely to be required to demonstrate compliance with this particular performance outcome.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>Complies. Noise and odour as considered to be comparable to the surrounding industrial uses and do not pose a threat to residential amenity.</p>
<p>PO4 The use:</p> <ul style="list-style-type: none"> (a) does not have openings that face adjoining sensitive land uses; (b) ensures facilities that house animals incorporate noise attenuating measures; (c) ensures buildings are ventilated to minimise potential for odour nuisance. 	<p>AO4 No acceptable outcomes are prescribed.</p>	<p>Complies. The animals are to be held indoors which will minimum noise disturbance. Given the area is industrial, this won't pose noise issues for anyone outside business hours.</p> <p>The building will be ventilated as required.</p>
<p>PO5 The use:</p> <ul style="list-style-type: none"> (a) ensures the safe, humane and hygienic keeping, breeding, training and care of animals; (b) ensures protection of animals from wind, rain, sun, extreme weather conditions and vermin. 	<p>AO5 The use:</p> <ul style="list-style-type: none"> (a) ensures buildings used to house animals are roofed; (b) provides facilities that are available for the isolation of animals suspected of having an infectious condition; (c) provides floors that are impermeable to assist cleaning and drainage; (d) provides animal-proof fencing immediately surrounding 	<p>Complies. Animals are to be housed indoors.</p>

Performance outcomes	Acceptable outcomes	Response
	kennels and catteries, including pens and runs, that: <ul style="list-style-type: none"> (i) are a minimum of 2 metres high; (ii) are constructed of mesh, chain or similar materials; (iii) prevent animal escape through climbing, jumping or digging. 	
PO6 The collection and disposal of animal waste: <ul style="list-style-type: none"> (a) does not adversely impact on the quality of receiving waters; (b) minimises odour impacts on nearby sensitive receiving environments. 	AO6 The use: <ul style="list-style-type: none"> (a) ensures solid wastes are collected and placed in weather, fly and vermin proof receptacles and disposed of by a licensed disposal service; (b) ensures drainage and disposal of liquid waste is diverted to: <ul style="list-style-type: none"> (i) Council's sewerage system under the conditions of a Trade Waste Permit; or (ii) a wastewater treatment system; or (iii) a holding tank for collection by a licensed liquid waste transporter. 	Complies. All waste onsite is managed as per the required regulations for veterinary surgeries.
PO7 Storm water is managed to ensure contaminants are diverted away from buildings, structures and areas used for the keeping or washing of animals and waste disposal areas.	AO7 No acceptable outcomes are prescribed.	Complies. Stormwater will be managed appropriately.

Access and Parking Code

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ul style="list-style-type: none"> (a) the desired character of the area; 	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	Complies. A minimum of three (3) carparking spaces are to be provided.

Performance outcomes	Acceptable outcomes	Response
<p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>Will comply.</p> <p>Not applicable.</p> <p>Not applicable</p>
<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>	<p>Complies.</p>
<p>PO3 Access points are designed and constructed:</p> <p>(a) to operate safely and efficiently;</p> <p>(b) to accommodate the anticipated type and volume of vehicles</p> <p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future</p>	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (iv) telecommunications pit; (v) stormwater kerb inlet; (vi) sewer utility hole; (vii) water valve or hydrant.</p>	<p>Complies. One access is already constructed from Theresa Drive.</p> <p>Complies. No new access is to be constructed.</p>

Performance outcomes	Acceptable outcomes	Response
<p>on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p>AO3.3 Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> <p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p>Complies. No new driveway is to be constructed.</p> <p>Complies. No new driveway is to be constructed.</p>
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are</p>	<p>AO4 The number of on-site wheel chair accessible car parking</p>	<p>Can comply if required.</p>

Performance outcomes	Acceptable outcomes	Response
provided and are identified and reserved for such purposes.	spaces complies with the rates specified in AS2890 Parking Facilities.	
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	A05 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Can comply.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	A06 The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found..	Can comply if required.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Can comply if required. Can comply if required. Can comply if required.
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	A08 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	Not applicable.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:	A09.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed	Not applicable. No new access is proposed. Sufficient onsite manoeuvring area is provided.

Performance outcomes	Acceptable outcomes	Response
<p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>and constructed in accordance with AS2890.1 and AS2890.2.</p> <p>AO9.2 Service and loading areas are contained fully within the site.</p> <p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Complies.</p> <p>Can comply.</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p> <p>(c) educational establishment where for a school;</p> <p>(d) food and drink outlet, where including a drive-through facility;</p> <p>(e) hardware and trade supplies, where including a drive-through facility;</p> <p>(f) hotel, where including a drive-through facility;</p> <p>(g) service station.</p> <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>Not applicable for the use.</p>

Environmental Performance Code

Performance outcomes	Acceptable outcomes	
Lighting		
<p>PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p>	<p>AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p> <p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	<p>Can comply.</p> <p>Not applicable.</p> <p>Not applicable.</p>
Noise		
<p>PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p>AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established</p>	<p>Complies. The proposed use is considered to have similar level of noise to the surrounding industries. It poses no threat to residential amenity or after hours noise issues, as the surrounding industrial uses generally do not operate outside of business hours.</p> <p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	
	<p>adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</p> <p>(d) buffered with dense landscaping.</p> <p>Editor's note - The <i>Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
Airborne particles and other emissions		
<p>PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p>The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	<p>Complies. The proposal will not result in airborne particles or emissions. All animals are contained onsite within the building.</p>
Odours		
<p>PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report</p>	<p>AO4.1 The development does not involve activities that create odorous emissions;</p> <p>or</p> <p>AO4.2 The use does not result in odour that causes environmental harm</p>	<p>Complies. The proposed use does not result in adverse odorous emissions. All animals are contained inside the building.</p>

Performance outcomes	Acceptable outcomes	
to demonstrate compliance with the purpose and outcomes of the code.	or nuisance with respect to surrounding land uses.	
Waste and recyclable material storage		
<p>PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p> <p>AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <ul style="list-style-type: none"> (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. <p>Editor’s note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	<p>Complies. Waste to be stored appropriately.</p>
Sensitive land use activities		
<p>PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>or</p> <p>AO6.2</p>	<p>Not applicable. The proposed use is consistent with the industrial zone and does not propose any threat on sensitive land uses.</p>

Performance outcomes	Acceptable outcomes	
	Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	
Stormwater quality		
<p>PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <ul style="list-style-type: none"> (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures. 	<p>A07.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p> <p>A07.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p> <p>A07.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - 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>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>Complies. Stormwater to be appropriately managed and directed to the lawful point of discharge.</p>
Pest plants (for material change of use on vacant land over 1,000m²)		Not applicable.

Infrastructure Works Code

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
Works on a local government road		
<p>PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.</p>	<p>AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p> <p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p> <p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.</p>	<p>Not applicable. No new pathways are proposed.</p> <p>Not applicable.</p> <p>Can comply.</p> <p>Not applicable. No footpaths present.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>Note – Error! Reference source not found. provides guidance on meeting the outcomes.</p> <p>AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	Not applicable.
Accessibility structures		
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>AO2.1 Accessibility structures are not located within the road reserve.</p> <p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p> <p>AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not applicable.</p> <p>Can comply is required.</p> <p>Can comply is required.</p>
Water supply		
<p>PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1 The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be</p>	Complies. A connection is already provided.

Performance outcomes	Acceptable outcomes	Response
	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		
<p>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.</p>	<p>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;</p> <p>or</p> <p>AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	Complies.
Stormwater quality		
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <p>(c) achieving stormwater quality objectives;</p> <p>(d) protecting water environmental values;</p> <p>(e) maintaining waterway hydrology.</p>	<p>AO5.1 A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO5.3 A stormwater quality management plan is prepared, and provides for achievable</p>	<p>Complies.</p> <p>Complies. Stormwater will meet all objectives.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>stormwater quality treatment measures meeting design objectives listed in Error! Reference source not found. and Error! Reference source not found., reflecting land use constraints, such as:</p> <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. <p>A05.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> <p>A05.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Error! Reference source not found. and Error! Reference source not found., 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. No significant external building works are required.</p> <p>Complies. Stormwater to be managed appropriately.</p>
Non-tidal artificial waterways – Not applicable		
Wastewater discharge		
<p>PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management;</p>	<p>A07.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions;</p>	<p>Complies. The proposal does not result in any significant wastewater discharge and is not located close to any waterways.</p>

Performance outcomes	Acceptable outcomes	Response
<p>(b) is treated to:</p> <ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> (c) water quality objectives; (d) best practice environmental management. <p>A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (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. <p>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.</p> <p>A07.4 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; 	

Performance outcomes	Acceptable outcomes	Response
	<p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
Electricity supply		
<p>PO8 Development is provided with a source of power that will meet its energy needs.</p>	<p>A08.1 A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>A08.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	Complies.
<p>PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>A09.1 Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p> <p>A09.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.</p>	Not applicable.
Telecommunications		
PO10	A010	Complies.

Performance outcomes	Acceptable outcomes	Response
Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	
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 applicant’s responsibility.
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. AO12.2 There is existing road, kerb and channel for the full road frontage of the site. AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Complies. Theresa Drive already constructed. Complies. Kerb and channel present. Complies. Sufficient size access provided.
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. Connections already present.
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	Can comply if alterations are required.

Performance outcomes	Acceptable outcomes	Response
	function and satisfy the relevant Design Guidelines set out in Section D8 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.	Can comply.
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	Can comply.
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not applicant's responsibility.
Trade waste		
PO18 Where relevant, the development is capable of providing for the	AO18 No acceptable outcomes are prescribed.	Can Comply

Performance outcomes	Acceptable outcomes	Response
<p>storage, collection treatment and disposal of trade waste such that:</p> <p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>		
Fire services in developments accessed by common private title		
<p>PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p>AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	Not applicable.
<p>PO20 Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>	<p>AO20 No acceptable outcomes are prescribed.</p>	Hydrants already present within the industrial estate.

Landscaping Code

General Statement of Compliance:

The proposal complies with the code. Landscaping is already present on the property, additional will be added as deemed necessary. Weeds and pest species will be removed where required.

Vegetation Management Code

General Statement of Compliance:

Proposal complies with the code. No removal of vegetation is necessary for the proposal. Pest and weeds will be managed as necessary.

Filling and Excavation Code

General Statement of Compliance:

The proposal does not require any excavation and filling.

5.0 CONCLUSION

It's considered that the proposed development is consistent with the codes applicable to this development application and the Douglas Shire Planning Scheme 2018. It's considered that this planning report has demonstrated that no major non-compliances have been observed.