

From: [Kristy Gilvear](#)
To: [Enquiries](#)
Cc: [Neil Beck](#)
Subject: J000778 Conway and Gregory: Application for Material Change of Use (Dwelling House) on land at Ferrero Road, Craiglie (Lot 112 on SP243568) - Application Lodgement
Date: Friday, 10 August 2018 2:42:17 PM
Attachments: [DA Form 1.pdf](#)
[20180810 Planning Report.pdf](#)
[image001.jpg](#)

Attention: Development Assessment

Good afternoon,

Gilvear Planning has been engaged to assist Beau Conway and Alana Gregory obtain approval for a new Primary Dwelling on land at Ferrero Road, including conversion of the existing small residence on site to "secondary dwelling".

Please find attached, by way of lodgement:

1. DA Form 1;
 2. Planning Report, including proposal plans, code compliance and development description.
- Council's Application Fee is estimated to be \$320 for the Application as submitted, per Council's 2018/2019 Schedule of Fees and Charges. I would be grateful if Council could raise an invoice in this amount for payment by the Applicants.

Should additional information be required, please call or email.

Thanks and regards,

Kristy Gilvear **DIRECTOR**

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www.gilvearplanning.com.au

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DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 (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) <i>(individual or company full name)</i>	B Conway and AB Gregory
Contact name <i>(only applicable for companies)</i>	C/- Kristy Gilvear, Gilvear Planning Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 228
Suburb	BABINDA
State	Queensland
Postcode	4861
Country	Australia
Contact number	0448 897 991
Email address <i>(non-mandatory)</i>	kristy@gilvearplanning.com.au
Mobile number <i>(non-mandatory)</i>	0448 897 991
Fax number <i>(non-mandatory)</i>	N/A
Applicant's reference number(s) <i>(if applicable)</i>	J000778:CON:KLG

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
			Unnamed Road, off Ferrero Road	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	112	SP243568	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:

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

New Primary Dwelling House; convert existing small dwelling to Secondary Dwelling; retain existing outbuilding/s

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 DA Form 2 – Building work details

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)
New Primary Dwelling House; convert existing small dwelling to Secondary Dwelling; retain existing outbuilding/s	Dwelling House	1	New – 192sq m

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?

--

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?

- Yes – provide additional details below
- No

How many stages will the works include?	
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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: _____ | | |

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

- Yes – specify number of new lots: _____
- 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?

- 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*)
 Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
 Fisheries – aquaculture
 Fisheries – declared fish habitat area
 Fisheries – marine plants
 Fisheries – waterway barrier works
 Hazardous chemical facilities
 Queensland heritage place (*on or near a Queensland heritage place*)
 Infrastructure – designated premises
 Infrastructure – state transport infrastructure
 Infrastructure – state transport corridors and future state transport corridors
 Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
 Infrastructure – near a state-controlled road intersection
 On Brisbane core port land near a State transport corridor or future State transport corridor
 On Brisbane core port land – ERA
 On Brisbane core port land – tidal works or work in a coastal management district
 On Brisbane core port land – hazardous chemical facility
 On Brisbane core port land – taking or interfering with water
 On Brisbane core port land – referable dams
 On Brisbane core port land - fisheries
 Land within Port of Brisbane's port limits
 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

<input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees (<i>category 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 (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>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 checked="" 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 (<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: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <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
\$		

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 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.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.dsdmip.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.dsdmip.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:	
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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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – <i>Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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	
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QLeave notification and payment

Note: For completion by assessment manager if applicable

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



gilvear planning

GENUINE | VERSATILE | DEDICATED

Planning Report

Material Change of Use for Primary Dwelling
House, Maintaining Existing Secondary
Dwelling and Domestic Outbuildings

Ferrero Road, Craiglie (Lot 112 on SP243568)

Prepared for B Conway and AB Gregory

DOUGLAS SHIRE COUNCIL

Our Reference J000778

Site Ferrero Road, Craiglie (Lot 112 on SP243568)

Date 10 August 2018

Important Note

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This Report has been prepared for B Conway and AB Gregory for the sole purpose of making a Development Application seeking a Development Permit for a Dwelling House, Existing Secondary Dwelling and Domestic Outbuildings on land at Ferrero Road, Craigie (Lot 112 on SP243568). This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Gilvear Planning has made certain assumptions in the preparation of this report, including:


- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- b) That information obtained as a result of a search of a government register or database is complete and accurate.

Gilvear Planning is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, Gilvear Planning does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and / or content of this Report without consent of Gilvear Planning, Gilvear Planning disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified Gilvear Planning from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

Signed on behalf of

Gilvear Planning Pty Ltd



Kristy Gilvear
DIRECTOR
August 2018

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1.0 Introduction

This report has been prepared on behalf of B Conway and AB Gregory (the 'Applicant') in support of a Development Application to Douglas Shire Council, seeking a Development Permit for the development of a Dwelling House, Existing Secondary Dwelling and domestic outbuildings on land at Ferrero Road, Craiglie and described as Lot 112 on SP243568 ('the subject site').

The site is located at Ferrero Road, Craiglie, and is described as Lot 112 on SP243568. The site is an irregularly shaped allotment with an area of 2.315ha and frontage to a gravel finished, un-named road reserve off Ferrero Road to the south-east.

The site is improved with a small existing dwelling, to be converted to a secondary dwelling, and outbuildings, in its south-eastern extent. The majority of the site is cleared, with a gravel finish access off the road reserve on its north-eastern corner.

The area containing the site is generally rural in nature, although it is noted there is a large number of rural lifestyle allotments to the west and east of the subject site.

It is proposed to build a low-scale primary dwelling house, with an internal floor area of 192sq m (estimated), outdoor living and associated amenities on a building pad 6m from the southern property boundary, in the western portion of the site. The existing secondary dwelling will be maintained, as will existing outbuildings.

The proposal is considered to be able to satisfy the relevant Development Assessment benchmarks and is considered to be a suitable development on the site. The development is consistent in terms of nature of land use, intensity, bulk, form, height and scale to existing development in the locality and would not adversely affect the established amenity.

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

2.0 Summary

PROPOSAL SUMMARY

Address:	Ferrero Road, Craiglie
Real Property Description:	Lot 112 on SP24358
Site Area/Frontage:	Area: 2.315ha Frontage: 135m estimated
Owners:	Beau Conway and Alana Beryl Gregory
Easements & Encumbrances:	Nil
Proposal:	Dwelling House including Secondary Dwelling and Domestic Outbuildings
Approvals Sought:	Development Permit
Level of Assessment:	Code Assessment
Zone:	Rural Zone
Overlays (Precincts):	<ul style="list-style-type: none">• Acid Sulfate Soils Overlay – Small area affected in north-eastern corner• Bushfire Overlay – High potential bushfire intensity and impact buffer• Landscapes Value Overlay – High Landscape Value• Natural Areas Overlay – MSES Wildlife Habitat, MSES Regulated Vegetation (Watercourse)• Potential Landslide Hazard – Potential Landslide Hazard in a very small area not proposed for development
Local Area Plan (Precincts):	N/A
Regional Plan Designation:	Regional Landscape and Rural Production Area
State Interests – State Planning Policy:	<ul style="list-style-type: none">• AGRICULTURE<ul style="list-style-type: none">- Agricultural land classification - class A and B• BIODIVERSITY<ul style="list-style-type: none">- MSES - Protected areas (estate)- MSES - Regulated vegetation (category B)- MSES - Regulated vegetation (category R)- MSES - Regulated vegetation (intersecting a watercourse)

- MSES - High ecological value waters (watercourse)
- **WATER QUALITY**
 - High ecological value water areas
- **NATURAL HAZARDS RISK AND RESILIENCE**
 - Bushfire prone area

State Interests – SARA Mapping:	Regulated vegetation management map (Category A and B extract)
<hr/>	
Referral Agencies:	Nil
<hr/>	
State Development Assessment Provisions:	N/A

3.0 Site Description

The site is located off Ferrero Road, Craigie, to the west of the Craigie industrial precinct and south-west of the Port Douglas CBD.

Described as Lot 112 on SP243568, the property has an area of 2.315ha, and falls generally towards the Ferrero Road reserve. The site is currently improved with a modest dwelling, no more than 54sq m GFA, with a deck and ground floor garage, and a shed.

The site is predominantly cleared, with vegetation along its western boundary, and a small area of vegetation in its southern corner.

The area around the site is used predominantly for a mix of rural (sugar cane production), and lifestyle allotments.



Photo 1: Aerial View of Site (source: Google Earth and Qld Globe)

4.0 Proposal

It is proposed to develop the site to contain a new Primary Dwelling House, retain the existing dwelling as a Secondary Dwelling, and retain the existing shed.

The new Dwelling House would be located in the northern portion of the site, and would have a floor area of approximately 192sq m. The Dwelling House would be single storey in height and comprise four bedrooms, a study, media room, and family room with a large external patio. Parking will be accommodated as required. The external finish of the new dwelling house would be Colourbond Dune (roof) and Taubmans Stone Drabb (walls).

The existing dwelling will be retained as the Secondary Dwelling on the site, with an internal GFA of less than 54sq m. Existing outbuilding/s will also be retained.

Plans illustrating:

- (a) Location of new and existing dwellings;
- (b) Internal arrangements for the existing dwelling; and
- (c) Internal arrangements for the new dwelling

are included in [Attachment 1](#)

Key Features of the proposal are summarised in the following table:

ELEMENT / PROVISION	PROPOSAL
Site Area:	2.315ha
Frontage:	135m estimated
Site Cover:	< 10%
Height (m/storey)	Single Storey 3m with 2 ⁰ roof pitch
Setbacks	130m to the unnamed road reserve 6m from the western boundary
Access:	Via existing crossover off unnamed road reserve
Parking	2 garaged spaces

5.0 Statutory Planning Considerations

This section provides an overview of the legislative context of the application under the provision of the *Planning Act 2016*.

5.1 Planning Act 2016 (PA)

5.1.1 Confirmation of Development

The proposed development is not prohibited. This has been established by considering all relevant instruments, which can provide prohibitions under the *Planning Act 2016*, including:

- Schedule 10 of the *Planning Regulation 2017*; and
- Relevant categorising instruments.

5.1.2 Assessable Development

The development proposed by this application is made assessable under the Douglas Shire Planning Scheme, which is a categorising instrument for the purposes of Section 43(1) of the *Planning Act 2016*.

5.1.3 Assessment Manager

The Assessment Manager is the Douglas Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

5.1.4 Level of Assessment

The table below summarises the assessable development subject to this application and the relevant level of assessment for each aspect of development.

ASPECT OF DEVELOPMENT	REFERENCE	LEVEL OF ASSESSMENT
Dwelling House	Section 5.4 (1) (iii) Additional matters about determining the assessment criteria	Code Assessable

5.1.5 Statutory Considerations for Assessable Development

As the development is subject to Code Assessment the relevant considerations of the Assessment Manager in making the decision pursuant to section 60 *Planning Act 2016*, are outlined in 45(3) and s30 & 31 of the *Planning Regulations 2017*. These are discussed further in section 6.0 and within the Code Compliance contained in [Attachment 2](#).

5.1.6 Referral Triggers

There are no referral agencies triggered for this application pursuant to Schedule 10 of the *Planning Regulation 2017*.

The proposed dwelling house and domestic outbuildings are located within existing cleared and benched housing pads that are accessed by an existing access track that do not require additional clearing to accommodate the development. Notwithstanding, pursuant to Schedule 21 Part 2 (b) of the *Planning Regulation 2017* clearing vegetation that on freehold land is exempt clearing work.

5.1.7 State Resource

The proposal does not involve any State Resources.

5.1.8 Regional Plan

The subject site is within the Regional Landscape and Rural Production Area of the Far North Queensland Regional Plan. The site has already been established for the purpose of a dwelling house, consequently, it is not considered necessary to provide a detailed assessment of the proposed development against the requirements of the Regional Plan in this instance.

5.1.9 State Planning Policy

The site is subject to the following State Interests of the State Planning Policy:

- **AGRICULTURE**
 - Agricultural land classification - class A and B

- **BIODIVERSITY**
 - MSES - Protected areas (estate)
 - MSES - Regulated vegetation (category B)
 - MSES - Regulated vegetation (category R)
 - MSES - Regulated vegetation (intersecting a watercourse)
 - MSES - High ecological value waters (watercourse)

- **WATER QUALITY**
 - High ecological value water areas

- **NATURAL HAZARDS RISK AND RESILIENCE**
 - Bushfire prone area

In respect of these matters, the proposed Dwelling House, existing Secondary Dwelling and domestic outbuildings are and will be located within existing cleared areas and the State Planning Policies have been appropriately reflected in the Douglas Shire Planning Scheme. No further assessment of the proposed development against the State Planning Policy is required in this instance.

5.1.10 State Development Assessment Provisions

As there are no State Agency referrals, there are no relevant State Development Assessment Provisions applying to the proposal.

6.0 Local Planning Considerations

6.1 Douglas Shire Planning Scheme

Within the Douglas Shire Planning Scheme, the site is identified within the Rural Zone and is affected by a number of overlays, including Bushfire Hazard, Hillslopes, Landscape Values, Natural Areas, and Potential Landslide Overlays.

The following table outlines the relevant codes, the applicability of the relevant Code and a summary of the compliance with assessment benchmarks.

APPLICABLE CODES	APPLICABILITY	COMPLIANCE SUMMARY
Rural Zone Code	Applies	Complies with relevant Performance Outcomes and Acceptable Outcomes.
Acid Sulfate Soils Overlay Code	Not applicable	Development is not on that part of the site mapped as subject to actual or potential ASS. Compliance has therefore not been assessed for this Code.
Bushfire Overlay Code	Applies	Complies with the relevant Performance Outcomes.
Landscape Values Overlay Code	Applies	Complies with the relevant Performance Outcomes and Acceptable Outcomes.
Natural Areas Overlay Code	Applies	Complies with the relevant Performance Outcomes and Acceptable Outcomes.
Potential Landslide Hazard Overlay Code	Applies	Complies with the relevant Performance Outcomes and Acceptable Outcomes.
Dwelling House Code	Applies	Complies with the relevant Performance Outcomes and Acceptable Outcomes.
SECONDARY CODES		
Access, Parking and Servicing Code	Applies	Complies with the relevant Performance Outcomes and Acceptable Outcomes.
Filling and Excavation Code	Applies	Complies with the relevant Performance Criteria and Acceptable Outcomes.
Infrastructure Code	Applies	Complies with the relevant Performance Criteria and Acceptable Outcomes.

A detailed assessment of the proposal against the applicable codes is contained in [Attachment 2](#), and demonstrates that the development complies or is capable of complying with the relevant assessment criteria. Excepting the identification of the land within the Hillslopes Overlay development the proposed

development would be Accepted development subject to requirements and would be able to satisfy those requirements. Below is a summary or statement of compliance with respect to the various codes.

6.1.1 Statement of Compliance

6.1.1.1 RURAL ZONE CODE

The proposed development is able to satisfy all the relevant Performance Outcomes and Acceptable Outcomes.

6.1.1.2 BUSHFIRE OVERLAY CODE

The proposed new Dwelling House, existing dwelling (to be converted to Secondary Dwelling) and outbuildings are located in an area mapped as slightly affected by High Bushfire Intensity, and buffering. Advice was sought from the Rural Fire Brigade (refer correspondence at [Attachment 3](#)), confirming that the water supply arrangements and setback from nearby vegetation is considered sufficient to manage Bushfire risk.

6.1.1.3 HILLSLOPES OVERLAY CODE

The proposed Dwelling House and outbuildings would be located in an area identified as subject to hill slope constraints. However, the development would be located on existing cleared and benched development sites that are accessed by an existing constructed and maintained gravel access. The proposed development would not result a greater impact on the hillslopes values or the scenic amenity of the area.

6.1.1.4 LANDSCAPE VALUES OVERLAY CODE

The proposed Dwelling House, existing Second Dwelling and domestic outbuildings are generally able to comply with the relevant Performance Outcomes and Acceptable Outcomes. The site of the proposed Dwelling House is an existing cleared and benched site that is not screened by existing vegetation; however, the external finishes of the proposed dwelling would complement the natural environment and natural landforms do screen the site.

6.1.1.6 NATURAL AREAS OVERLAY CODE

The proposed new primary Dwelling House will be setback appropriately from the edge of nearby vegetation, and/or would not result in the overshadowing of any existing vegetation.

6.1.1.7 POTENTIAL LANDSLIDE HAZARD OVERLAY CODE

The proposed primary Dwelling House, existing Secondary Dwelling and domestic outbuildings are and will be located on existing cleared and benched development sites and are accessed by an existing constructed and maintained gravel driveway, that will be extended appropriately to access the new Primary Dwelling. No additional earth works are required to facilitate the development.

6.1.1.8 DWELLING HOUSE CODE

The proposed development is able to comply in all respects with the Dwelling House Code.

6.1.1.9 SECONDARY CODES

ACCESS, PARKING AND SERVICING CODE

The proposed outbuilding is able to comply with all relevant criteria contained in the Access, Parking and Servicing Code.

FILLING AND EXCAVATION CODE

The proposed outbuilding is able to comply with all relevant criteria contained in the Filling and Excavation Code.

INFRASTRUCTURE CODE

The proposed development is able to comply with the relevant criteria of the Infrastructure Code.

7.0 Summary and Conclusions

This report has been prepared on behalf of B Conway and AB Gregory (the 'Applicant') in support of a Development Application to Douglas Shire Council, seeking a Development Permit for the development of a Dwelling House, Existing Secondary Dwelling and domestic outbuildings on land at Ferrero Road, Craiglie and described as Lot 112 on SP243568 ('the subject site').

The site is located at Ferrero Road, Craiglie, and is described as Lot 112 on SP243568. The site is an irregularly shaped allotment with an area of 2.315ha and frontage to a gravel finished, un-named road reserve off Ferrero Road to the south-east.

It is proposed to convert the existing small dwelling on site to Secondary Dwelling, with a new Primary Dwelling House to be constructed to the north-west. Outbuildings will be retained in current form and location. An extension to the existing driveway is proposed to provide access to the new Primary Dwelling, utilizing the existing driveway crossover.

The majority of the site is cleared, with a gravel finish access off the road reserve on its north-eastern corner.

The area containing the site is generally rural in nature, although it is noted there is a large number of rural lifestyle allotments to the west and east of the subject site.

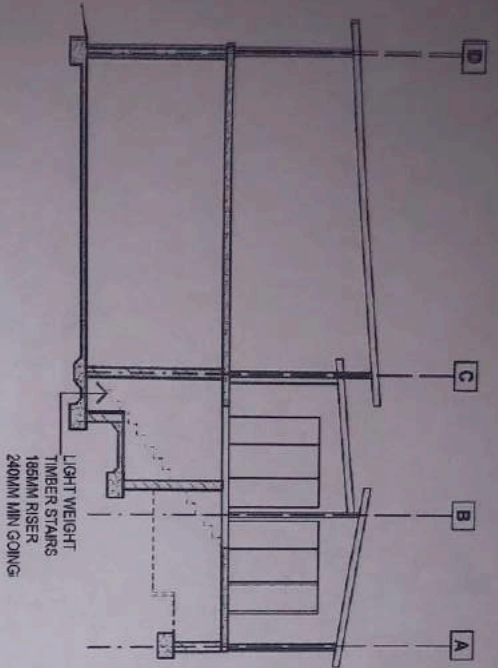
It is proposed to build a low-scale primary dwelling house, with an internal floor area of 192sq m (estimated), outdoor living and associated amenities on a building pad 6m from the southern property boundary, in the western portion of the site. The existing secondary dwelling will be maintained, as will existing outbuildings.

As has been demonstrated in the preceding reporting, the proposal is considered to be able to satisfy the relevant Development Assessment benchmarks and is considered to be a suitable development on the site. The development is consistent in terms of nature of land use, intensity, bulk, form, height and scale to existing development in the locality and would not adversely affect the established amenity.

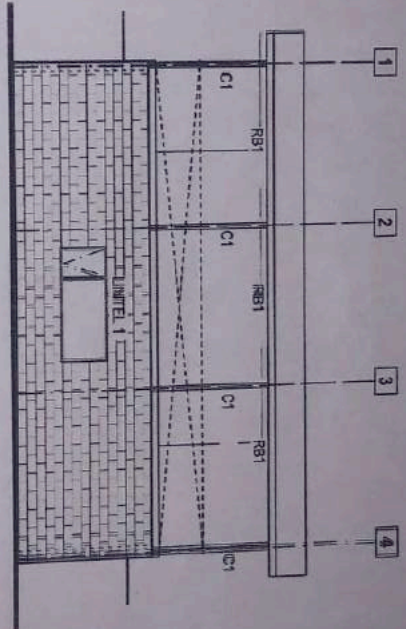
The application is submitted for approval, subject to reasonable and relevant conditions.

Attachment 1

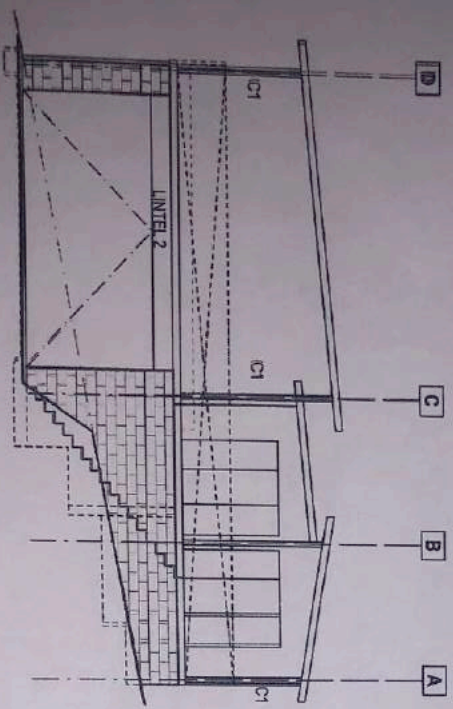
PROPOSAL PLANS



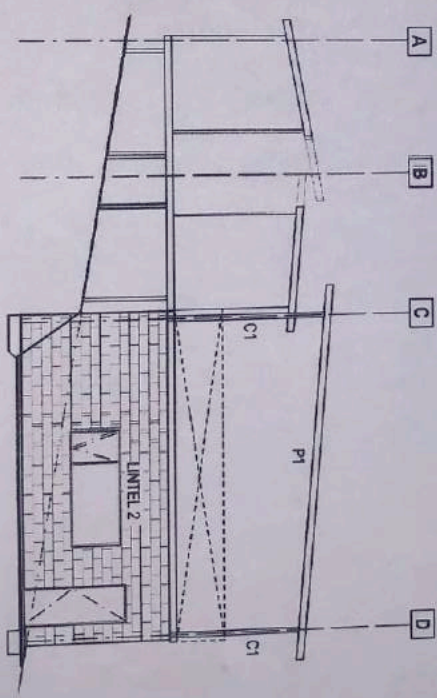
1 CROSS SECTION 1
1:1000



2 ELEVATION 1
1:1000



3 ELEVATION 2
1:1000



4 ELEVATION 3
1:100

MEMBER SCHEDULE
 C1 - 100 X 4 SHS POST
 RB1 - 100 X 4 SHS ROOF BEAMS
 P1 - C100X15 @ 900mm
 NC - C100X15 NESTING CHANNEL
 2 X 14G TEK SCREWS EACH STUD
 R1 - C200 19 @ 900mm

STRUCTURAL DETAILS
 ADEQUATE AS CERTIFIED
Adrian
 COLLETT RODGERS
 CONSULTING ENGINEERS
 JOB NO: 130016
 DATE: 25.01.13

B. CONWAY
 NEW GARAGE AND PATIO
 TO EXISTING DWELLING
 FERRERS ROAD, PORT DOUGLAS

RECS CONSULTING ENGINEERS
 & BUILDING DESIGNERS
 RECS PTY LTD, SUITE 4/28 WANDSWORTH, PORT DOUGLAS QLD 4877. P: 07 4098 6010 F: 07 4098 6000 E: RECS@RECS.COM.AU
 RECS NO: 19033

REGISTRATION AND ASSURANCE: MUST VERIFY - ARCHITECTS AND SITE
 BEFORE COMMENCING ANY WORK OR PROVIDING SIGNIFICANT AND
 CONSTRUCTION THE WORK.
 CONTRACTOR AND SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS AND APPROVALS.
 REPRESENTATIVE OF THE CLIENT OR THE ARCHITECT SHALL SIGN AND
 DATE. THIS DRAWING IS THE PROPERTY OF RECS CONSULTING ENGINEERS
 AND SHALL REMAIN THEIR PROPERTY.

DATE: 25/01/13
 REVISIONS
 W/D 0

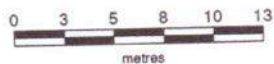


112
SP243568

122
NPW911

LEGEND

- Top of Bank
- Toe of Bank
- Change of Grade
- Tap



SCALE 1:250 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

NOTES		PROJECT MANAGER	
Level Datum: Assumed		DGP	
Origin of Levels: TBM 9001		SURVEYED	
RL: 112.444		DCW 26/07/18	
Merdun: SP243568		DRAWN	
Contour Interval		DCW	
Major 1.5		CAD REF	
Minor 0.3		107714-59.mp	
CHECKED		SHEET 1 OF SHEETS 1	
DRAFTING CHECKED		SHEET SIZE	
		A3	

PROJECT MANAGER	
DGP	
SURVEYED	
DCW 26/07/18	
DRAWN	
DCW	
CAD REF	
107714-59.mp	
SHEET 1 OF SHEETS 1	
SHEET SIZE	
A3	

Austart Homes

Detail and Contour Survey
of Part of Lot 112 on SP243568
Ferro Road
Craiglie
Queensland

RPS Australia East Pty Ltd
ACN 140 292 762

RPS

10/9 Pioneer Close
Craiglie QLD 4877
PO Box 365
Moresman QLD 4873

T +61 7 4031 1336
F +61 7 4031 2942
W rpsgroup.com.au

SCALE	DATE	DRAWING NO.	ISSUE
1:250	27/07/18	107714-59	

- IMPORTANT NOTE**
- This plan was prepared for the sole purpose of the client for the specific purpose of processing a development application. This plan is strictly limited to the purpose and does not apply directly or indirectly to any other purpose. The plan is prepared without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
 - RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
 - Third Party publishing, using or relying on this plan;
 - Third Party East Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unrepresentative;
 - any inaccuracies or other faults with information or data sourced from a Third Party;
 - RPS Australia East Pty Ltd relying on surface indications that are incorrect or inaccurate;
 - the Client or any Third Party not verifying information in the plan when recommended by RPS Australia East Pty Ltd;
 - judgement of the plan with any local authority against the recommendations of RPS Australia East Pty Ltd;
 - the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd on the plan.
 - Without limiting paragraph 1 or 2 above, this plan may not be copied, disseminated, or reproduced by any process unless this note is clearly displayed on the plan.
 - Scale shown is correct for the original plan and any copies of the plan should be verified by checking against the true scale.
 - The site boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be field marked, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.
 - Prior to any demolition, excavation or construction on the site, the relevant authority should be consulted for possible location of further underground services and detailed locations of all services.

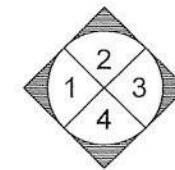
Tree
Estimated Dimensions
D 0.4
H 10
S 10

TBM Str9001
Pin RL: 12.444

6m

ENERGY EFFICIENCY NOTES:
 : ALL TAPWARE & SHOWERS TO BE 3 STAR min.
 : ALL TOILETS TO BE 4 STAR min.
 : ELECTRIC HOT WATER SYSTEM WITH HEAT PUMP TO BE INSTALLED

GENERAL NOTES :
 : Tinted glass to all alum. framed glass windows and doors.
 : Dishwasher prov. with SPP and cold water plumb.
 : Lift off hinges to wc.
 : Mechanical exhaust to wc with no external opening.
 : Niches - 900H base with a 2100H head U.N.O.
 : Hampers and Openings - 2100H head U.N.O.
 : Bulkheads - 2100H U.N.O.



ELEVATION KEY

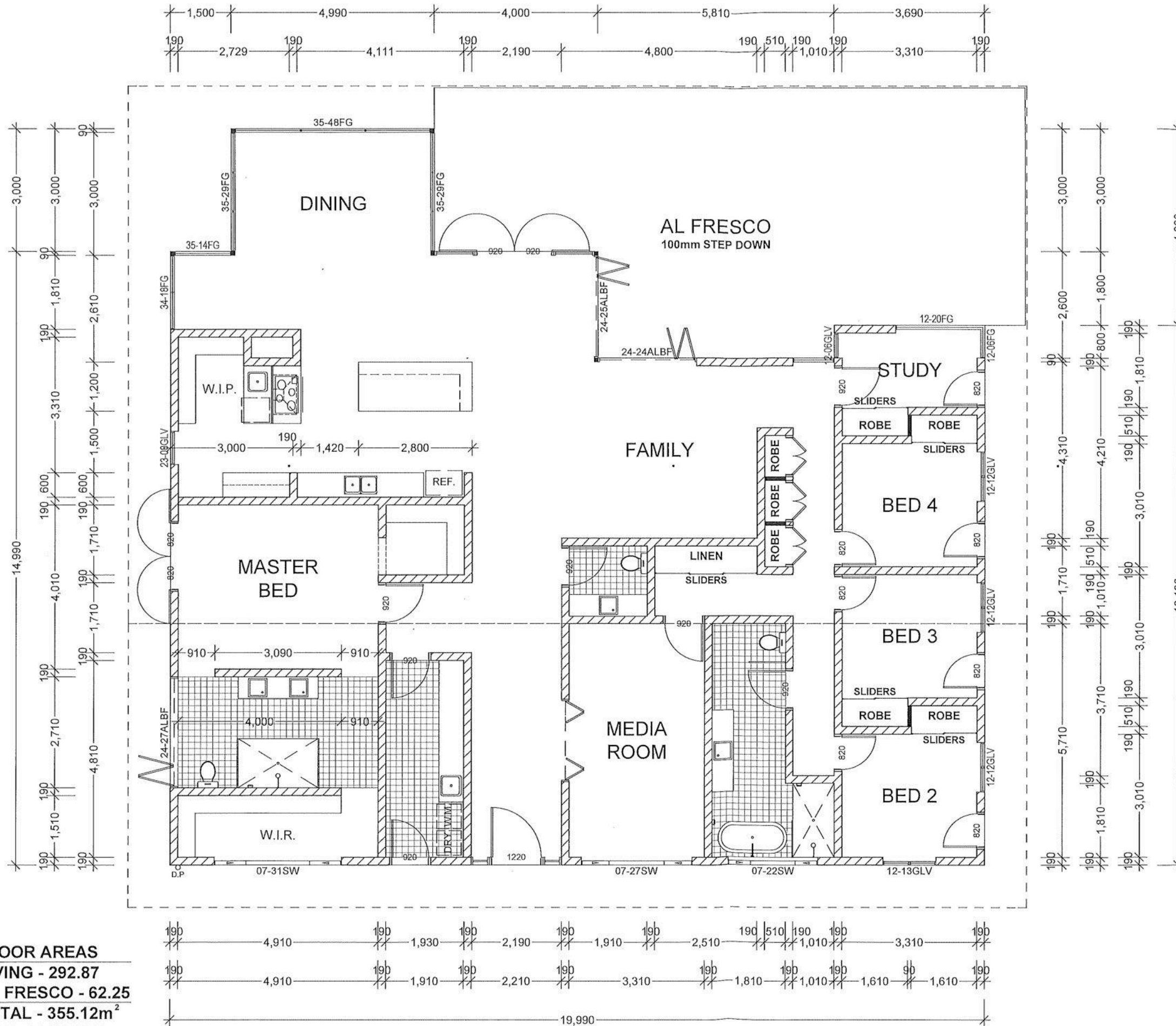
WIND-'C2' FLOOR PLAN

AUSTART HOMES
 Austart Homes Pty. Ltd.
 QBSA Act. Licence No. 1200115
 Address : P.O. Box 1077, SMITHFIELD, 4878
 Phone: 0740383855 Fax: 0740383899

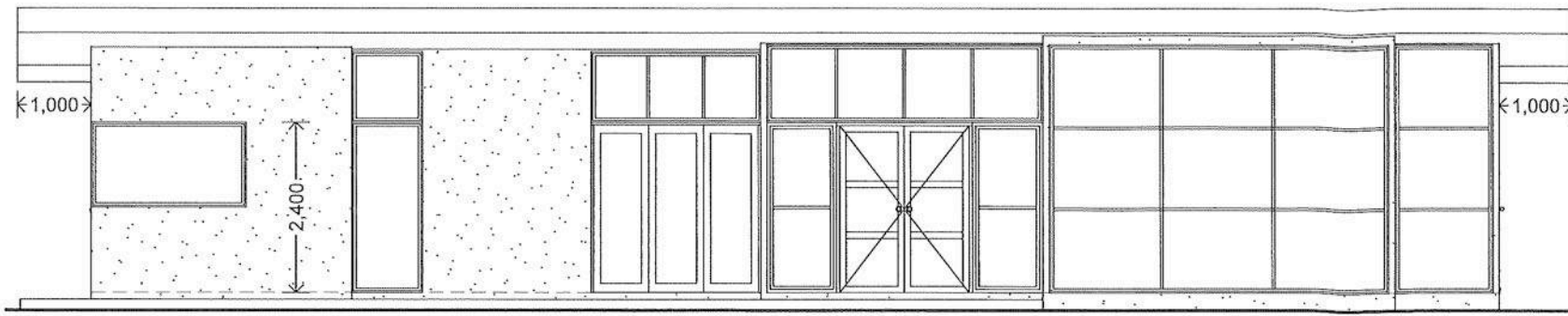
BEAU
 LOT 112, FERRERO ROAD
 CRAIGLIE

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.

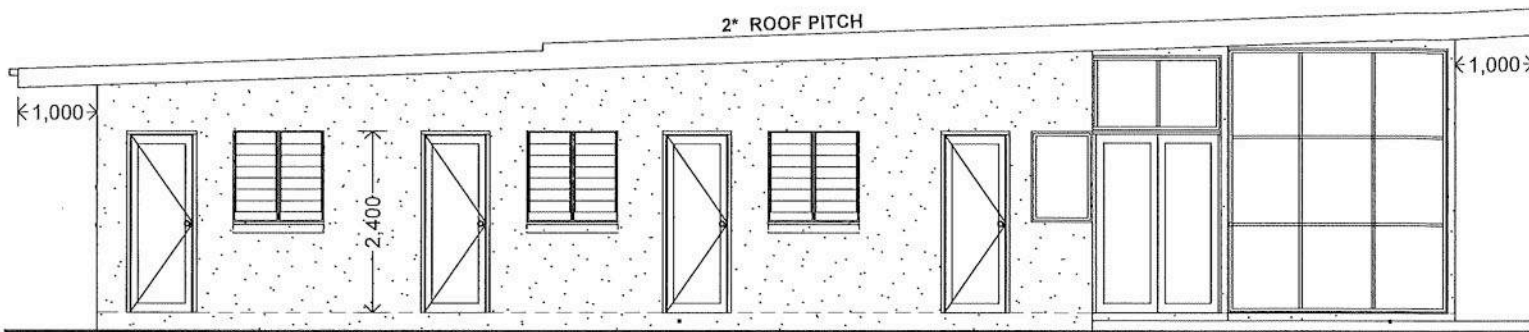
Design:	CUSTOM DESIGN	Drawn By:	
Facade:	MODERN	Date:	08/06/2018
Inclusions:	PREMIER PLUS	Scale:	1:100
Amendments:			
Job Number:	347FER	Sheet Number:	2 of 11



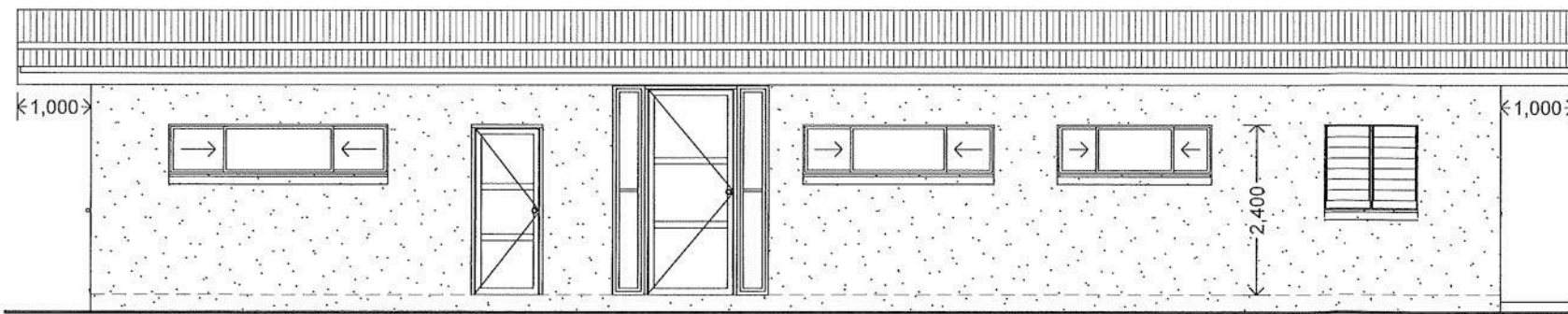
FLOOR AREAS
 LIVING - 292.87
 AL FRESCO - 62.25
 TOTAL - 355.12m²
 38.22 SQUARES



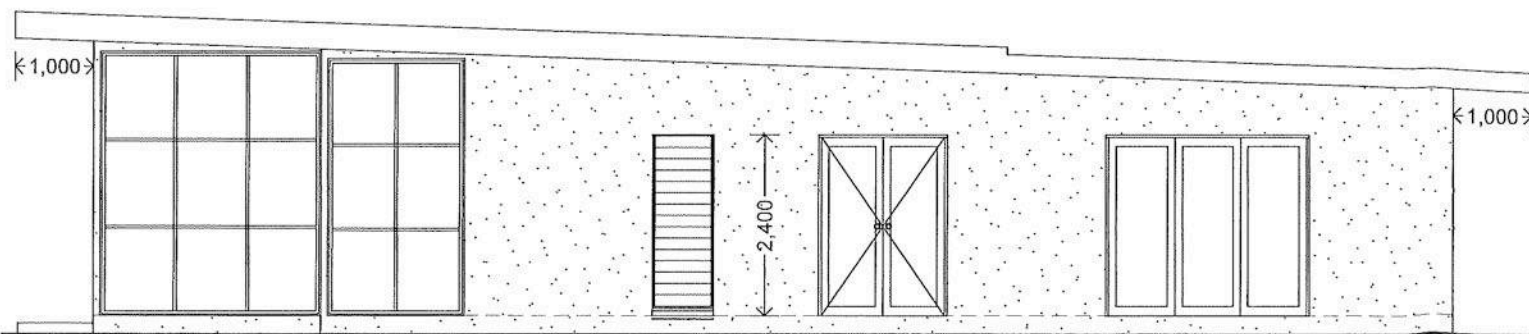
Elevation 1



Elevation 2

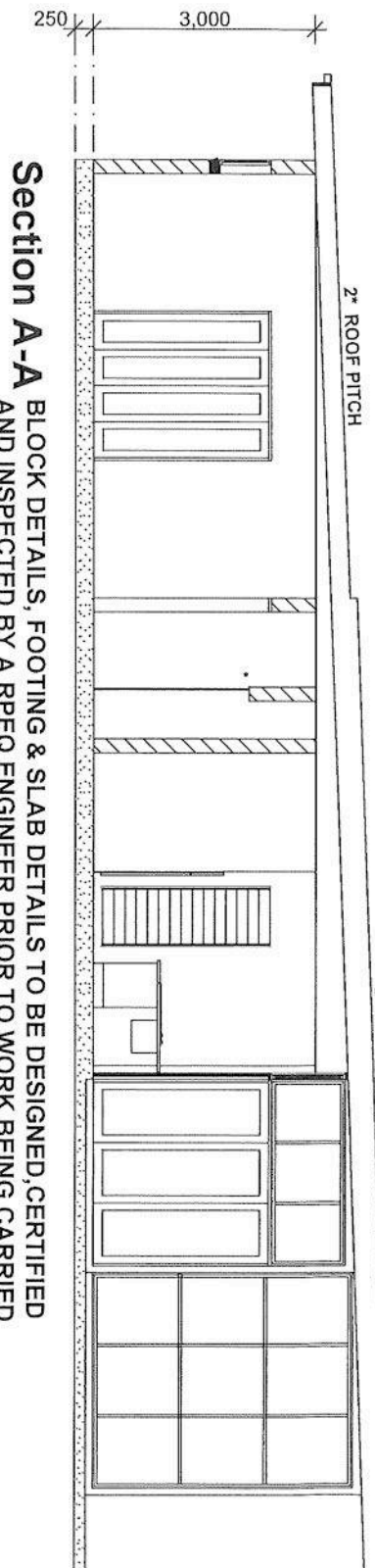


Elevation 3



Elevation 4

Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'P' CLASS SITE AND WIND-'C2' WIND RATING.
N.T.S.



WIND-'C2' ELEVATIONS



BEAU
LOT 112, FERRERO ROAD
CRAIGLIE

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.

Design:	CUSTOM DESIGN	Drawn By:	
Facade:	MODERN	Date:	08/06/2018
Inclusions:	PREMIER PLUS	Scale:	1:100
Amendments:			
Job Number:	347FER	Sheet Number:	3 of 11

Attachment 2

CODE COMPLIANCE

6.2.10 Rural zone code

6.2.10.1 Application

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

6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.
 - (iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.
 - (iv) Theme 6: Infrastructure and transport, Element 3.9.4 – Transport.
 - (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;
 - (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:
 - (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

6.2.10.3 Criteria for assessment

Table 6.2.10.3.a —Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
P01 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	A01.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	Complies with A01.1 The proposed dwelling would have a height not exceeding 8.5 metres.

Performance outcomes	Acceptable outcomes	Compliance
	A01.2 Rural farm sheds and other rural structures are not more than 10 metres in height.	Complies with A01.2 The ancillary buildings do not have a height exceeding 10 metres.
Setbacks		
P02 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	A02 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	Complies or able to comply with A02 The proposed primary dwelling house is setback approximately 130m from the road frontage for the site; the secondary dwelling is setback 18m from the side boundary, whilst the primary dwelling will be setback no less than 6m from the side boundary.
P03 Buildings/structures are designed to maintain the rural character of the area.	A03 White and shining metallic finishes are avoided on external surfaces of buildings.	Complies with A03 The secondary dwelling (existing) is finished with a Colourbond Dune roof; the exterior wall colour is Taubmans Stone Drabb. The same colours are to be used on the new primary dwelling proposed.
For assessable development		
P04 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	A04 Uses identified in Table O.a are not established in the Rural zone.	Complies with A04 Dwelling House is not identified as an inconsistent use.
P05 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	A05 No acceptable outcomes are prescribed.	Complies with P05 The proposed development of a dwelling house including secondary dwelling and associated outbuildings is considered consistent with the rural environment.
P06 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	A06 No acceptable outcomes are prescribed.	Complies with P06 It is proposed to locate the buildings within existing cleared areas and they would be accessed by an existing cleared track. The proposed development would not result in the removal of any additional native vegetation.
P07 The minimum lot size is 40 hectares, unless	A07 No acceptable outcomes are prescribed.	Not Applicable The proposal does not involve the reconfiguration of a lot.

Performance outcomes	Acceptable outcomes	Compliance
(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.		

Table 0.a — Inconsistent uses within the Rural zone.

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

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

8.2.2 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;
 - (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 Error! No text of specified style in document..a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Compatible development		
<p>P01 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>A01 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 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>Complies with A01</p> <p>The proposed development does not involve vulnerable uses.</p>
<p>P02 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>A02 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>P03 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.</p>	<p>A03 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.</p>	<p>Not Applicable</p>
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>P04.1 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/m² at the edge of the proposed lot(s).</p> <p>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 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</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>P04.2 Where reconfiguration is undertaken for other purposes, a</p>	<p>A04.1 No new lots are created within a bushfire hazard sub-category.</p> <p>or</p> <p>A04.2 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>Not Applicable</p> <p>The proposal is not for Reconfiguring a Lot.</p>

Performance outcomes	Acceptable outcomes	Compliance
<p>building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</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>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.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>A05.1 Lot boundaries are separated from hazardous vegetation by a public road which: (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.</p> <p>A05.2 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>	<p>Not Applicable The proposal is not for Reconfiguring a Lot.</p>
<p>P06 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>A06 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (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 at intervals of no more than 500m;</p>	<p>Not Applicable The proposal is not for Reconfiguring a Lot.</p>

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (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 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>A07 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 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; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	<p>Not Applicable</p> <p>The proposal is not for Reconfiguring a Lot.</p>
<p>P08 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>A08 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <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</p>	<p>Not Applicable</p> <p>The proposal is not for Reconfiguring a Lot.</p>

Performance outcomes	Acceptable outcomes	Compliance
	<p>accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	
<p>P09 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>A09 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>Not Applicable The proposal is not for Reconfiguring a Lot and does not involve critical infrastructure.</p>
Development design and separation from bushfire hazard – material change of use		
<p>P010 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m² where involving a vulnerable use; or (b) 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>A010 Buildings or building envelopes are separated from hazardous vegetation by a distance that: (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 (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>Complies or is able to comply The selected construction material would meet the required standards.</p> <p>In addition, written advice from the Rural Fire Brigade confirms that fire is not considered to be a real threat to the proposed primary dwelling.</p>
<p>P011 A formed, all weather fire trail is provided between the hazardous vegetation and the site 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>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>A011 Development sites are separated from hazardous vegetation by a public road or fire trail which has: (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 connected to the public road</p>	<p>Not Applicable The development site is less than 2.5 hectares.</p>

Performance outcomes	Acceptable outcomes	Compliance
	<p>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>P012 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>A012 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 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>Complies with P012</p> <p>The proposed development is for a primary dwelling, maintenance of a secondary dwelling and existing sheds.</p> <p>The existing driveway is of, and the extended driveway to the proposed primary dwelling will be, suitable all-weather construction and provides safe evacuation for occupants and all weather access for emergency vehicles.</p>
<p>P013 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>A013 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>(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>Complies with P013</p> <p>As articulated in correspondence from the Rural Fire Brigade, the proponents have access to:</p> <ul style="list-style-type: none"> - Bore water supply; - 2 x 27,000lt tanks; and - Mobile firefighting units. <p>This will provide a significant and appropriate supply for fire fighting purposes, well in excess of the requirements outlined in A013.</p>
<p>P014 Landscaping does not increase the potential bushfire risk.</p>	<p>A014 Landscaping uses species that are less likely to exacerbate a</p>	<p>Complies with A014</p>

Performance outcomes	Acceptable outcomes	Compliance
	bushfire event, and does not increase fuel loads within separation areas.	Compliance may be confirmed via condition.
P015 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	A015 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Complies Limited bushfire mitigation measures are required.

Note – ‘Vulnerable activities’ are those involving:

- (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

8.2.6 Landscape values overlay code

8.2.6.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values 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 Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:
 - (a) High landscape value sub-category;
 - (b) Medium landscape value sub-category;
 - (c) Scenic route buffer / view corridor area sub-category;
 - (d) Coastal scenery area sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.6.2 Purpose

- (1) The purpose of the Landscape values overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;
 - (ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.
 - (b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas of High landscape value are protected, retained and enhanced;
 - (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
 - (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
 - (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
 - (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
 - (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
 - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
 - (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.
 - (g) views towards High landscape value areas and the Coral Sea are not diminished;
 - (h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
 - (i) advertising devices do not detract from the landscape values, character types or amenity of an area.

8.2.6.3 Criteria for assessment

Table Error! No text of specified style in document..a – Landscape Values overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
Development in a High landscape value area		
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.	Complies The proposed buildings do not exceed 8.5 metres or two storeys in height.

<p>forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;</p> <p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>Note - Height is inclusive of roof height.</p>	
	<p>AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p>	<p>Complies The proposed buildings would be setback far greater than 50 metres from any ridgelines or peaks.</p>
	<p>AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p>	<p>Complies The proposed buildings are or will be screened from views external to the site by existing vegetation and additional landscaping, if required.</p>
	<p>AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p>	<p>Complies The proposed buildings are and will be built on existing benched sites that have a gradient less than 16%.</p>
	<p>AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p>	<p>Complies The external finish of the existing Secondary Dwelling, and proposed Primary Dwelling, is Colourbond Dune (roofing), and Taubmans Stone Drabb (external walls).</p>
	<p>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p>	<p>Complies The proposed buildings would be located within existing cleared areas and no additional clearing would be required.</p>
	<p>AO1.7 Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p>	<p>Not Applicable The proposed development is not for accommodation activities, save for a new Primary dwelling house, existing Secondary dwelling, and does not involve reconfiguring a lot.</p>
	<p>AO1.8 Advertising devices do not occur.</p>	<p>Not applicable No advertising devices are proposed.</p>
<p>Development within the Medium landscape value area</p>		

<p>P02 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</p> <p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>A02.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p>	Not applicable
	<p>A02.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p>	Not applicable
	<p>A02.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <p>(a) development follows the natural; contours of the site;</p> <p>(b) buildings are split level or suspended floor construction, or a combination of the two;</p> <p>(c) lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p>	Not applicable
	<p>A02.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p>	Not applicable
	<p>A02.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p>	Not applicable
	<p>A02.6 Advertising devices do not occur.</p>	Not applicable
	Development within a Scenic route buffer / view corridor area	
<p>P03 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) retains visual access to views of the surrounding landscape, the sea and other water bodies;</p> <p>(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p> <p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the</p>	<p>A03.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p>	Not applicable
	<p>A03.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</p>	Not applicable
	<p>A03.3 Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at</p>	Not applicable

<p>(d) landscape character; minimises visual impacts on the setting and views in terms of:</p> <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (iii) the scale, extent and visual prominence of advertising devices. <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p>	
	<p>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p>Not applicable</p>
<p>Development within the Coastal scenery area</p>		
<p>PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p>	<p>Not applicable</p>
	<p>AO4.2 Where located adjacent to the foreshore buildings and structures are setback:</p> <ul style="list-style-type: none"> (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code. 	<p>Not applicable</p>
	<p>AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:</p> <ul style="list-style-type: none"> (a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or (b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code. 	<p>Not applicable</p>
<p>PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and</p>	<p>AO5 No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management</p>	<p>Not applicable</p>

<p>coastal waters, where practical.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p>code.</p>	
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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.

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;
 - (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;
 - (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 Error! No text of specified style in document..a – Natural areas overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Protection of matters of environmental significance		
<p>P01 Development protects matters of environmental significance.</p>	<p>A01.1 Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>A01.2 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.</p> <p>or</p> <p>A01.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	<p>Complies with A01.1 The proposed primary Dwelling House, existing secondary dwelling and domestic outbuildings are and will be located in cleared areas and will not significantly impact environmental values of the site, including vegetation and waterways.</p> <p>It is submitted that the vegetation, in particular, mapped along the southern property boundary is incorrectly mapped, as this area does not contain that feature.</p>
Management of impacts on matters of environmental significance		
<p>P02 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>A02 The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; 	<p>Complies with A02 The proposed primary Dwelling House, existing secondary dwelling and domestic outbuildings are and will be located in cleared areas and will not significantly impact environmental values of the site, including vegetation and waterways.</p> <p>It is submitted that the vegetation, in particular, mapped along the southern property boundary is incorrectly mapped, as this area does not contain that feature.</p> <p>The development would not further compromise any ecologically important areas.</p>

Performance outcomes	Acceptable outcomes	Compliance
	(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.	
P03 An adequate buffer to areas of state environmental significance is provided and maintained.	A03.1 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. or A03.2 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.	Complies with A03.2 The site is not located adjacent a wetland protection area. Structures (existing and proposed) across the site have been located within existing cleared areas, avoiding both vegetation and waterways. Suitable buffers have been maintained as required.
P04 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in A03.1.	A04.1 Native vegetation within wetlands and wetland buffer areas is retained.	Not Applicable The site is not located adjacent a wetland protection area.
	A04.2 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 located adjacent a wetland protection area.
P05 Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity.	A05.1 Development avoids the introduction of non-native pest species.	Complies The development of a Dwelling House, retention of the secondary dwelling and domestic outbuildings will not introduce non-native pest species.
	A05.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Not Applicable
Ecological connectivity		
P06 Development protects and enhances ecological connectivity and/or habitat extent.	A06.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and A06.2 Development within an ecological corridor rehabilitates native	Complies with A06.1 The Dwelling House, existing secondary dwelling and domestic outbuildings are located within cleared areas on the edge of a wildlife habitat and would not adversely affect the ecological values, functions and processes of the vegetated areas adjacent or on the site. The site is not within nor adjacent to an ecological or

Performance outcomes	Acceptable outcomes	Compliance
	vegetation. and A06.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	conservation corridor.
P07 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	A07.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and A07.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Complies with A07.1 The new structure proposed will not result in the shading of any existing vegetation and is to be appropriately setback. The proposed buildings would not be located with 6 metres of existing riparian vegetation.
Waterways in an urban area		
P08 Development is set back from waterways to protect and maintain: (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.	A08.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or A08.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within 8.	Complies with A08.2 Development is not proposed on that part of the site mapped as containing a waterway.
Waterways in a non-urban area		
P09 Development is set back from waterways to protect and maintain: (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.	A09 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within table 8.2.7.3.b.	Complies with A09 Development would not occur in an area affected by a waterway corridor.

8.2.7.3.b — Widths of waterway corridors for waterways

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

8.2.9 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 landslip 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:
 - (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 landslip 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 Error! No text of specified style in document..a – Potential landslide hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
P01 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: <ol 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; 	A01.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or A01.2 Development is on an existing stable, benched site and requires no further earthworks or	Complies with A01.2 The development would be on an existing stable cleared and benched site and requires no further earthworks.

Performance outcomes	Acceptable outcomes	Compliance
(g) waste disposal areas.	<p>A01.3 A competent person certifies that:</p> <ul style="list-style-type: none"> (h) 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; (i) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (j) the site is not subject to the risk of landslide activity on other land; (k) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (l) development does not concentrate existing ground water and surface water paths; (m) development does not incorporate on-site waste water disposal. <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. 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>P02 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>A02 Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (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. 	<p>Complies with P02</p> <p>The development would be on an existing stable benched site and requires no further earthworks.</p>
Additional requirements for Community infrastructure		
<p>P03 Development for community infrastructure:</p> <ul style="list-style-type: none"> (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; 	<p>A03 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>Not applicable</p> <p>The proposed development would not contain community infrastructure.</p>

Performance outcomes	Acceptable outcomes	Compliance
(d) does not contribute to an elevated risk of a landslide to adjoining properties.	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.	

9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for a dwelling house if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

Note – For a proposal to be self-assessable, it must meet all of the self-assessable outcomes of this code and any other applicable code. Where it does not meet all the self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;
 - (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
 - (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table Error! No text of specified style in document..a – Dwelling house code –assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
P01 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	A01 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Complies with P01 Development is for a primary dwelling on the site; the existing dwelling is to be the secondary dwelling, and outbuildings will be retained as is. The secondary dwelling has a gross floor area of approximately 54sq m excluding garage and outdoor deck areas. The secondary dwelling is a subordinate, small scaled building, established on a small rural allotment and unlikely to cause adverse impacts on adjoining properties.
P02 Resident's vehicles are accommodated on- site.	A02 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house;	Complies The proposed development will contain two car parking spaces under the roof of the principal building.

Performance outcomes	Acceptable outcomes	
	(b) 1 car parking space for any secondary dwelling on the same site.	
<p>P03 Development is of a bulk and scale that:</p> <ul style="list-style-type: none"> (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street. 	<p>A03 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>	<p>Complies The proposed development would not have a height that exceeds the maximum permitted by the applicable zone code.</p>

9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or 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.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
 - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
 - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
 - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
 - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
 - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Access, parking and servicing code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
P01 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: <ol style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. 	A01.1 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 with A01.1 The proposed dwelling house would provide a minimum of two spaces.
	A01.2 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.	Complies with A01.2 The proposed car parking spaces would be freely available and would not be used for external storage purposes.
	A01.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not applicable

Performance outcomes	Acceptable outcomes	Compliance
	<p>A01.4 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>Not applicable</p>
<p>P02 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>A02 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>	<p>Complies with A02 The proposed vehicle car parking spaces will satisfy the relevant Australian standards. Compliance may be confirmed via condition if necessary.</p>
<p>P03 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>A03.1 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>Complies with A03.1 Access from the unnamed road, off Ferrero Road, is via one point. This access then splits, to the secondary dwelling and outbuildings, and further north to the proposed primary dwelling.</p>
	<p>A03.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	<p>Complies with A03.2 Access is not and will not be placed over infrastructure.</p>
	<p>A03.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	<p>Complies with A03.3 Access to the site would be via an existing driveway and access that currently exists on-site, and an extended access internal to the site to the primary dwelling. Compliance with design requirements may be confirmed by condition, if necessary.</p>

Performance outcomes	Acceptable outcomes	Compliance
	A03.4 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.	Complies with A03.4 The driveway is constructed with a formed gravel surface consistent with the development in the locality.
P04 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	A04 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not Applicable to dwelling houses.
P05 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.	Not Applicable to dwelling houses.
P06 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..	Not Applicable to dwelling houses.
P07 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);	Not Applicable to dwelling houses.
	A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not Applicable to dwelling houses.
	A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not Applicable to dwelling houses.
P08 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 to dwelling houses.
P09 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	A09.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	Complies with A09.1 All vehicles will be able to enter and leave the site in a forward gear.
	A09.2 Service and loading areas are contained fully within the site.	Complies with A09.2 All vehicles will be able to enter and leave the site in a forward gear.
	A09.3	Complies with A09.3

Performance outcomes	Acceptable outcomes	Compliance
	The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	All vehicles will be able to enter and leave the site in a forward gear.
P010 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	A010.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	Not applicable
	A010.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable

Table Error! No text of specified style in document..b – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	Primary school or secondary schools: 1 space per 5 students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	Required for all educational establishments with a GFA greater than 2000m ² .	RCV
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan:	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table Error! No text of specified style in document..d

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 space per 50m ² of GFA, and outdoor dining area.			
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m ² GFA and licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	1 space per 100m ² of GFA.	n/a	LRV
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m ² of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m ² of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green. Swimming pool: 15 spaces; plus 1 space per 100m ² of useable site area. Tennis court or other court game: 4 spaces per court. Golf course: 4 spaces per tee on the course. Note - Use standard for Club for clubhouse component.	Football: 5 space per field. Lawn bowls: 5 spaces per green. Swimming pool: 1 space per swimming lane. Tennis court or other court game: 4 space per court. Golf course: 1 space per 15m ² of GFA for clubhouse component.	n/a	RCV
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	n/a	RCV
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d
Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit.	1 space per 10 rooms	n/a	SRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces. For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table Error! No text of specified style in document..c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities, but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTRROADS

Table Error! No text of specified style in document..d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table Error! No text of specified style in document..e – Standard number of service bays required for Office

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-

8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			

9.4.4 Filling and excavation code

9.4.4.1 Application

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

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

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

9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
 - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
 - (e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Table Error! No text of specified style in document..a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Filling and excavation - General		
P01 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	A01.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies with P01 The proposed primary dwelling is to be located on an existing building pad and no additional significant earth works is required to accommodate that proposed building.
	A01.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	
	A01.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	

Performance outcomes	Acceptable outcomes	Compliance
	<p>A01.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p>A01.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p>A01.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	
Visual Impact and Site Stability		
<p>P02 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>A02.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that A02.1 does not apply to reconfiguration of 5 lots or more.</p> <p>A02.2 Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p>Complies with P02 The proposed primary dwelling is to be located on an existing building pad and no additional significant earth works is required to accommodate that proposed building.</p> <p>Complies with A02.2 Any additional fill or excavation will not occur within 2 metres of the site boundary.</p>
Flooding and drainage		
<p>P03 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>A03.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p>A03.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p> <p>A03.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p>A03.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>Complies with A03.1 Any minor filling and excavation would provide appropriate drainage to a lawful point of discharge.</p> <p>Complies with A03.2 The extent of development and site size enables existing water flows to be maintained.</p> <p>Complies with A03.3 The extent of development and site size enables existing water flows to be maintained.</p> <p>Not Applicable Not significant additional filling and excavation is required for the proposed development.</p>
Water quality		
<p>P04 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>A04 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC</p>	<p>Complies with A04 The extent of development and site size enables existing quality and quantity of water flows to be maintained.</p>

Performance outcomes	Acceptable outcomes	Compliance
	Development Manual.	
Infrastructure		
P05 Excavation and filling does not impact on Public Utilities.	A05 Excavation and filling is clear of the zone of influence of public utilities.	Complies with A05 No excavation or filling would be undertaken in proximity of any public utilities.

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;
 - (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 Error! No text of specified style in document..a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Works on a local government road		
P01 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.	A01.1 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 No works are proposed within a local government road reserve.
	A01.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	Not applicable No works are proposed within a local government road reserve.
	A01.3	Not applicable

Performance outcomes	Acceptable outcomes	Compliance
	<p>New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:</p> <ul style="list-style-type: none"> (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>No works are proposed within a local government road reserve.</p>
	<p>A01.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <ul style="list-style-type: none"> (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>Note – Error! Reference source not found. provides guidance on meeting the outcomes.</p>	<p>Not applicable No works are proposed within a local government road reserve.</p>
	<p>A01.5 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>	<p>Not applicable No works are proposed within a local government road reserve.</p>
Accessibility structures		
<p>P02 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>A02.1 Accessibility structures are not located within the road reserve.</p>	<p>Not applicable No works are proposed within a local government road reserve.</p>
	<p>A02.2 Accessibility structures are designed in accordance with AS1428.3.</p>	<p>Not applicable No works are proposed within a local government road reserve.</p>
	<p>A02.3 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 No works are proposed within a local government road reserve.</p>
Water supply		
<p>P03 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>A03.1 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>A03.2</p>	<p>Able to Comply Water storage facilities are able to be provided and are requested to be required as a condition of any approval granted.</p>

Performance outcomes	Acceptable outcomes	Compliance
	<p>Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	
Treatment and disposal of effluent		
<p>P04 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>A04.1 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>A04.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	<p>Able to comply An existing effluent disposal system services the dwelling to be converted to Secondary Dwelling on site.</p> <p>Compliance with reasonable and relevant requirements insofar as effluent disposal systems for the proposed Primary Dwelling may be conditioned by Council.</p>
Stormwater quality		
	<p>A05.1 A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>A05.2 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>Able to comply Stormwater may be appropriately managed, with discharge to a lawful point as required. Given the small scale development proposed, it is not anticipated that significant changes to stormwater volume or velocity will result from the development.</p>
	<p>A05.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table Error! No text of specified style in document..b and Table Error! No text of specified style in document..c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform);</p>	<p>Able to comply Conditions may be imposed to ensure compliance with Council's requirements in this regard.</p>

Performance outcomes	Acceptable outcomes	Compliance
	(c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	
	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.	Able to comply Conditions may be imposed to ensure compliance with Council's requirements in this regard.
P05 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (e) achieving stormwater quality objectives; protecting water environmental values; maintaining waterway hydrology.	A05.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table Error! No text of specified style in document..b and Table Error! No text of specified style in document..c, including management of frequent flows, peak flows, and construction phase hydrological impacts. 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> . 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.	Able to comply Conditions may be imposed to ensure compliance with Council's requirements in this regard.
Non-tidal artificial waterways		
P06 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	A06.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. A06.2 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. A06.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (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	Not Applicable The proposed development does not involve non-tidal artificial waterways. Not Applicable The proposed development does not involve non-tidal artificial waterways. Not Applicable The proposed development does not involve non-tidal artificial waterways.

Performance outcomes	Acceptable outcomes	Compliance
	environments.	
	<p>A06.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.</p>	<p>Not Applicable The proposed development does not involve non-tidal artificial waterways.</p>
	<p>A06.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>	<p>Not Applicable The proposed development does not involve non-tidal artificial waterways.</p>
	<p>A06.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p>	<p>Not Applicable The proposed development does not involve non-tidal artificial waterways.</p>
<p>P07 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.</p>	<p>A07.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.</p>	<p>Able to comply An existing effluent disposal system services the dwelling to be converted to Secondary Dwelling on site. Compliance with reasonable and relevant requirements insofar as effluent disposal systems for the proposed Primary Dwelling may be conditioned by Council.</p>
	<p>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.</p>	<p>Able to comply An existing effluent disposal system services the dwelling to be converted to Secondary Dwelling on site. Compliance with reasonable and relevant requirements insofar as effluent disposal systems for the proposed Primary Dwelling may be conditioned by Council.</p>
	<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>Able to comply An existing effluent disposal system services the dwelling to be converted to Secondary Dwelling on site. Compliance with reasonable and relevant requirements insofar as effluent disposal systems for the proposed Primary</p>

Performance outcomes	Acceptable outcomes	Compliance
	<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; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 	<p>Dwelling may be conditioned by Council.</p> <p>Able to comply An existing effluent disposal system services the dwelling to be converted to Secondary Dwelling on site.</p> <p>Compliance with reasonable and relevant requirements insofar as effluent disposal systems for the proposed Primary Dwelling may be conditioned by Council.</p>
Electricity supply		
<p>P08 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>	<p>Complies or is able to comply A connection for the Primary Dwelling is able to be provided to the electricity distribution network. The existing structures on site are already appropriately connected.</p>
<p>P09 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>A09.1 Pad-mount electricity infrastructure is:</p> <ul style="list-style-type: none"> (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. <p>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</p>	<p>Not applicable The proposal does not involve pad mounted electricity infrastructure.</p> <p>Not applicable The proposal does not involve pad mounted electricity infrastructure</p>

Performance outcomes	Acceptable outcomes	Compliance
	located on the street frontage.	
Telecommunications		
P010 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	A010 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies or able to comply The proposed development is able to connect to telecommunications infrastructure.
P011 Provision is made for future telecommunications services (e.g. fibre optic cable).	A011 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies or able to comply Conduits are able to be provided for future connectivity.
Road construction		
P012 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.	A012.1 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 The road is constructed to the frontage of the site and no additional works are required.
	A012.2 There is existing road, kerb and channel for the full road frontage of the site.	Not Applicable to the standard of road.
	A012.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Complies Minimum clearances are provided to the frontage of the site.
Alterations and repairs to public utility services		
P013 Infrastructure is integrated with, and efficiently extends, existing networks.	A013 Development is designed to allow for efficient connection to existing infrastructure networks.	Complies or able to comply.
P014 Development and works do not affect the efficient functioning of public utility mains, services or installations.	A014.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or A014.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies No works to the public utility mains are required to facilitate the development.
Construction management		

Performance outcomes	Acceptable outcomes	Compliance
<p>P015 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>A015 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.</p>	<p>Complies The proposed development and buildings would be within existing cleared areas and no additional clearing is required to facilitate the development.</p>
<p>P016 Existing infrastructure is not damaged by construction activities.</p>	<p>A016 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.</p>	<p>Not applicable No alterations to infrastructure are required to facilitate the development.</p>
For assessable development		
High speed telecommunication infrastructure		
<p>P017 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>A017 No acceptable outcomes are prescribed.</p>	<p>Complies or able to comply.</p>
Trade waste		
<p>P018 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.</p>	<p>A018 No acceptable outcomes are prescribed.</p>	<p>Not applicable Trade waste would not be produced by the proposed development.</p>
Fire services in developments accessed by common private title		
<p>P019 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>A019.1 Residential streets and common access ways within a common private title places hydrant 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>Not applicable The proposed development does not involve common private title.</p>
	<p>A019.2 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</p>	<p>Not applicable The proposed development does not involve common private title.</p>

Performance outcomes	Acceptable outcomes	Compliance
	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.	
P020 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'.	A020 No acceptable outcomes are prescribed.	Not applicable The proposed development does not involve common private title.

Table Error! No text of specified style in document..b – Stormwater management design objectives (Construction phase).

Issue	Design objectives
Drainage control (Temporary drainage works)	(a) Design life and design storm for temporary drainage works: (vi) Disturbed open area for <12 months – 1 in 2 year ARI event; (vii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (viii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	(a) Minimise exposure of disturbed soils at any time. (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (i) design storm for sediment basin sizing is 80th% five-day event or similar. (c) Site discharge during sediment basin dewatering: (i) TSS < 50mg/L TSS; (ii) Turbidity not > 10% receiving water's turbidity; (iii) pH 6.5-8.5.
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(a) Avoid wind-blown litter; remove grass pollutants. (b) Ensure there is no visible oil or grease sheen on released waters. (c) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural hydraulics and hydrology)	(a) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table Error! No text of specified style in document..c – Stormwater management design objectives (post-construction phase)

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	<p>Development for urban purposes</p> <p>Excludes development that is less than 25% pervious.</p> <p>In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.</p>
<p>Water stability management</p> <p>(b) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.</p>				<p>Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.</p> <p>For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.</p>

Attachment 3

RURAL FIRE BRIGADE
CORRESPONDENCE

28 July 2018

Re: 129 Ferrero Road, Craiglie

To whom it may concern,

I Chris McClelland, am writing this letter as the first officer in charge at the Killaloe Rural Fire Brigade, which I have been for more than 45 years.

I am of the opinion that the proposed house is far enough off the bush line that a fire would not pose any real threat. I would also like to add that the house site is at the bottom of a ridgeline and a fast moving fire is unlikely to burn downhill. The type of bush behind the proposed site does not hold severe fires because it is not highly combustible.

I have seen the water supply which is a bore pump which pumps over 3L per second and there are various outlets at the back of the house site. Also, there are two large 27,000L tanks as backup and Beau has two mobile firefighting units which are a 400L water tank with pump, and a quad bike with a 50L water tank.

There is an access between the house site and the bush for a fire truck to gain easy access.

I am of the opinion that there is a very minimal risk from bush fire.

Yours sincerely,



Chris McClelland
First Officer in Charge
Killaloe Rural Fire Brigade