

# DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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

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

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Thomas Ahsendorf
Contact name (only applicable for companies)	Patrick Clifton GMA Certification
Postal address (PO Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20204901

## PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>	
<input type="checkbox"/> Street address <b>AND</b> 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).	

Unit No.	Street No.	Street Name and Type	Suburb
	70	Ocean View Road	Killaloe
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	18	RP850469	Douglas Shire Council

#### 2.2) Additional premises

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

#### 3) 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 the [DA Forms Guide](#)

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

## PART 3 – FURTHER DETAILS

#### 4) Is the application only for building work assessable against the building assessment provisions?

- ☐ Yes – proceed to 8)
- ☒ No

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

*Douglas Shire Council*

#### 6) 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
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

#### 7) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- 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](#).

#### 8) Are there any associated development applications or current approvals?

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

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

9) Has the portable long service leave levy been paid?

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

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

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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## PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

## PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

#### 15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

#### 16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit  
☐ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New building or structure                               | <input checked="" type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence              |
| <input type="checkbox"/> Demolition   | <input type="checkbox"/> Relocation or removal                        |

d) Provide a description of the work below or in an attached schedule.

Dwelling House extension, detached bedroom, car port and Secondary Dwelling

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

1A



g) New building use/classification? (if applicable)
1A
h) Relevant plans <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$N/A

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	<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 (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) 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> <b>Note:</b> It is unlawful to intentionally provide false or misleading information.
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> <li>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</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government				
Confirm proposed construction materials:				
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass	
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other	
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Other			
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other	
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement	
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m <sup>2</sup> )		Floor area (m <sup>2</sup> )	



GMA Certification  
Group

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Building Certification Services*

## **PLANNING STATEMENT**

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For: Thomas Ahsendorf  
Development: Building Works (Secondary Dwelling and  
Dwelling House Extensions)  
At: 17 Ocean View Road, Killaloe (Lot 18 RP850649)  
Prepared by: GMA Certification Group  
File Ref: 20204901  
Revision: A

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## 1.0 Introduction

This report has been prepared on behalf of Thomas Ahsendorf in support of a Development Application to Douglas Council for a Development Permit for Building Works assessable against the Planning Scheme for the purpose of a Secondary Dwelling and Dwelling House extensions on land located at 70 Ocean View Road, Killaloe, and described as Lot 18 on RP850649.

The site has an area of 10,400m<sup>2</sup> and has frontage to Ocean View Road. Access to the site is provided from Ocean View Road and via an easement over the adjacent land to the north west. The land is currently improved by a modest single storey timber Dwelling House an open carport and a two storey building containing a workshop at the ground floor and a detached studio bedroom at the first floor.

An existing disturbed and benched site is located to the rear of the site and it is understood that this was created at the time of the subdivision of the land for the purpose of the development of a dwelling house.

The locality containing the site is generally characterised by large hillside rural living allotments that have been developed for the purpose of dwelling houses. To the west the land is national park and contains vegetated hillside and to the east land is under cultivation for sugar cane.

The current detached bedroom and car port and extensions to the Dwelling House are understood not to have planning approval. The application proposes to legitimise the extensions to the dwelling house, the detached bedroom and the car port. In addition, it is proposed to provide for a Secondary Dwelling on the existing cleared and benched house pad created at the time of the original subdivision.

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

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

## 2.0 Development Summary

<b>Address:</b>	70 Ocean View Parade, Killaloe
<b>Real Property Description:</b>	Lot 18 RP850469
<b>Easements &amp; Encumbrances:</b>	Nil
<b>Site Area/Frontage:</b>	Area: 10,400m <sup>2</sup> Frontage: Approx. 25 metres
<b>Registered Owner:</b>	Thomas Ahsendorf
<b>Proposal:</b>	Building Works (Dwelling House Extensions and Secondary Dwelling)
<b>Approval Sought:</b>	Development Permit
<b>Level of Assessment:</b>	Code Assessment
<b>State Interests – State Planning Policy</b>	<ul style="list-style-type: none"> <li>• Environment and Heritage: <ul style="list-style-type: none"> <li>○ MSES – Wildlife habitat;</li> <li>○ MSES Regulated Vegetation Cat. B, essential habitat, intersecting a watercourse; and,</li> </ul> </li> <li>• Safety and Resilience to Hazards – Very High Potential Bushfire Intensity.</li> </ul>
<b>State Interests – SARA Mapping:</b>	<ul style="list-style-type: none"> <li>• Native Vegetation Clearing – Category B area of least concern, R and X on the Regulated Vegetation Management Map and essential habitat.</li> </ul>
<b>Referral Agencies:</b>	Nil
<b>State Development Assessment Provisions:</b>	N/A
<b>Regional Plan Designation:</b>	Regional Landscape and Rural Production Area
<b>Zone:</b>	Environmental Management Zone
<b>Local Plan Designation:</b>	N/A
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>• Bushfire Hazard Overlay – Very High Potential Bushfire Intensity;</li> <li>• Hillslopes Overlay;</li> </ul>

- Landscape Values Overlay – High Landscape Values;
  - Potential Landslide Hazard Overlay, in part; and,
  - Natural Areas Overlay – MSES Regulated Vegetation.
-



### 3.0 Site and Locality

The application site is a single irregularly shaped allotment located at 70 Ocean View Road, Killaloe and described as Lot 18 on RP850469. The site has an area of 10,400m<sup>2</sup> and has frontage to Ocean View Road. Access to the site is from Ocean View Road and via an easement over the adjacent land to the north west.

The site is currently improved by a modest single storey timber dwelling house (Cabin) an open carport and a two storey building containing a workshop at the ground floor and a studio bedroom at the first floor.

An existing disturbed and benched site is located to the rear of the site and it is understood that this was created at the time of the subdivision of the land for the purpose of the development of a dwelling house.

The locality containing the site is generally characterised by hillside rural living allotments fronting Ocean View Road, national park to the west and land under cultivation for sugar cane to the east.



Photo 1 – Site Location (Source Queensland Globe)



## 4.0 Proposal

It is understood that extensions have been undertaken to the existing Dwelling House that do not have approval and that the existing car port and the detached bedroom have also been constructed without the appropriate planning approval.

The purpose of this application is to legitimise the existing development on the site and to provide for the construction of a Secondary Dwelling on the existing cleared and benched area constructed as part of the original subdivision.

The access to the site would be retained in the existing location via the easement over the adjacent land to the north and would be extended through existing cuttings to provide access to the new Secondary Dwelling.

The principal dwelling would comprise a main building with a gross floor area of 163.15m<sup>2</sup>, a double car port and a two storey detached bedroom with a carport to the front façade and kitchenette and bathroom at the ground floor and bedroom on the first floor. Overall, the principal dwelling would have a floor area of 92.25m<sup>2</sup> and would contain bedrooms, lounge and living areas, a kitchen and kitchenette, external unenclosed balconies, 4 car parking spaces and a single laundry.

The proposed secondary dwelling would be two storey in height and would contain two car parking spaces and a laundry and bathroom at the ground floor. The first floor would comprise a bedroom and a bedroom/study, kitchen, bathrooms, living area and a large unenclosed private balcony of 78.8m<sup>2</sup>. The total Gross Floor Area of the proposed Secondary Dwelling would be 92.25m<sup>2</sup>

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

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

Development Feature	Proposal
Site Area:	10,400m <sup>2</sup>
Frontage:	Approx. 25 metres
Height:	Approx 6.5 metres
Gross Floor Area:	Principal Dwelling: 163.15 Secondary Dwelling: 92.25m <sup>2</sup>
Site Cover:	Principal Dwelling: Approx 262m <sup>2</sup> Secondary Dwelling; Approx. 160m <sup>2</sup>
Setbacks:	Minimum 8 metres.
Access:	Existing access form Ocean View Road

Car Parking Spaces:

Principal Dwelling: 4 spaces

Secondary Dwelling: 2 spaces.

## 5.0 Statutory Planning Considerations

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

### 5.1 Planning Act 2016

#### 5.1.1 Categorisation of Development

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

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

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

#### 5.1.2 Assessment Manager

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

#### 5.1.3 Level of Assessment

The application involves building works. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Building Works (Dwelling House Extension and Secondary Dwelling)	5.6.d – Environmental Management Zone	Code Assessable

#### 5.1.4 Statutory Considerations for Assessable Development

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

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

### **5.1.5 State Planning Policy**

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Council Planning Scheme (2018) and consequently no further assessment is required in this instance.

### **5.1.6 Regional Plan**

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

### **5.1.7 Referral Agencies**

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

### **5.1.8 State Development Assessment Provisions**

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

## 6.0 Local Planning Considerations

### 6.1 Douglas Shire Council Planning Scheme (2018)

Within the Douglas Shire Council Planning Scheme (2018), the site is identified within the Environmental Management Zone and is affected by the following Overlays:

- Bushfire Hazard Overlay – Very High Potential Bushfire Intensity;
- Hillslopes Overlay;
- Landscape Values Overlay – High Landscape Values;
- Potential Landslide Hazard Overlay, in part; and,
- Natural Areas Overlay – MSES Regulated Vegetation.

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

Assessment Benchmark	Applicability	Compliance
Environmental Management Zone Code	Applies	Complies or able to comply with all Acceptable Outcomes.
Bushfire Hazard Overlay Code	Applies	Generally complies or able to comply with the Acceptable Outcomes. Consideration is required in respect of Performance Outcome PO12. Refer below.
Hillslopes Overlay Code	Applies	Generally complies or able to comply with Acceptable Outcomes. Consideration is required in respect of Performance Outcome PO1. Refer below.
Landscape Values Overlay Code	Not applicable	Not an identified Assessment Benchmark.
Natural Areas Overlay Code	Applies	Generally Complies with the applicable Acceptable Outcomes. Consideration is required in respect of Performance Outcome PO7. Refer below.

Potential Landslide Hazard Overlay Code	Applies	Complies with all applicable Acceptable Outcomes.
Dwelling House Code	Applies	Generally complies with Acceptable Outcomes. Consideration if required in respect of Performance Outcome PO1. Refer below.
Access, Parking and Servicing Code	Applies	Complies with all applicable Acceptable Outcomes.
Filling and Excavation Code	Not applicable	No excavation or fill would be undertaken as part of the development.
Infrastructure Works Code	Applies	Complies or able to comply with all applicable Acceptable Outcomes. Council are invited to attach a condition to any approval granted to secure compliance if considered necessary.

## 6.1.1 Statement of Compliance – Benchmark Assessment

### 6.1.1.1 Bushfire Hazard Overlay Code

Performance Outcome PO12 and the associated Acceptable Outcome AO12 of the Bushfire Hazard Overlay Code state:

#### **PO12**

*All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.*

#### **AO12**

*Private driveways:*

- (a) do not exceed a length of 60m from the street to the building;*
- (b) do not exceed a gradient of 12.5%;*
- (c) have a minimum width of 3.5m;*
- (d) have a minimum of 4.8m vertical clearance;*

- (e) *accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and*
- (f) *serve no more than 3 dwellings or buildings.*

The existing driveway exceeds 60 metres in length and does not satisfy the Acceptable Outcome. Notwithstanding, the length of driveway and location of the building sites is lawful and has previously been accepted by Council. On this basis, it is understood that the existing access satisfies the performance outcome.

#### **6.1.1.2 Hillslopes Overlay Code**

Performance Outcome PO12 and the associated Acceptable Outcome of the Hillslopes Overlay Code state:

##### **PO1**

*The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.*

##### **AO1.1**

*Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.*

The proposed development would be located within the hillslopes area; however, the existing and proposed development would be well screened by existing vegetation and would be located within existing cleared and benched areas. The proposed development would not affect the landscape character and visual amenity of quality of

#### **6.1.1.3 Natural Areas Overlay Code**

Performance Outcome PO7 and the associated Acceptable Outcome of the Natural Areas Overlay Code state:

##### **PO7**

*Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).*

##### **AO7.1**

*Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.*

*and*

##### **AO7.2**

*Development does not encroach within 10 metres of existing riparian vegetation and*

The proposed development would be located within existing cleared and disturbed areas on the site and do not require the removal of any additional vegetation and are not located within or adjacent any areas of riparian vegetation. Notwithstanding that the development is not able to be setback half the height of the native vegetation, it is considered that the development minimises the disturbance of matters of state environmental significance and satisfies the Performance Outcome.

#### **6.1.1.4 Dwelling House Code**

Performance Outcome PO7 and the associated Acceptable Outcome of the Hillslopes Dwelling House Code state:

##### **PO1**

*Secondary dwellings:*

- (a) are subordinate, small-scaled dwellings;*
- (b) contribute to a safe and pleasant living environment;*
- (c) are established on appropriately sized lots;*
- (d) do not cause adverse impacts on adjoining properties.*

##### **AO1**

*The secondary dwelling:*

- (a) has a total gross floor area of not more than 80m<sup>2</sup>, excluding a single carport or garage;*
- (b) is occupied by 1 or more members of the same household as the dwelling house.*

The proposed Secondary Dwelling would have a gross floor area of 92.25m<sup>2</sup> with 11.48m<sup>2</sup> being a downstairs laundry. Therefore, the proposed Secondary Dwelling would have a Gross Floor Area that exceeds the Acceptable Outcome by 12.25m<sup>2</sup>.

Notwithstanding that the Secondary Dwelling exceeds the accepted Gross Floor Area; the secondary dwelling would be subordinate to the principal dwelling. The principal dwelling would have site cover of approximately 262m<sup>2</sup> compared to the Secondary Dwelling with approximately 160m<sup>2</sup> and the principal dwelling would have a gross floor area of 163.15m<sup>2</sup>, which exceeds that of the Secondary Dwelling. The secondary dwelling would provide a safe and pleasant living environment and would be on a large lot where it would have no impact on the adjoining landowners. On this basis, it is considered that the proposal is considered to satisfy the performance outcome.



## 7.0 Summary and Conclusion

This report has been prepared on behalf of Thomas Ahsendorf in support of a Development Application to Douglas Council for a Development Permit for Building Works assessable against the Planning Scheme for the purpose of a Secondary Dwelling and Dwelling House extensions on land located at 70 Ocean View Road, Killaloe, and described as Lot 18 on RP850649.

The site has an area of 10,400m<sup>2</sup> and has frontage to Ocean View Road. Access to the site is provided from Ocean View Road and via an easement over the adjacent land to the north west. The land is currently improved by a modest single storey timber Dwelling House an open carport and a two storey building containing a workshop at the ground floor and a detached studio bedroom at the first floor.

An existing disturbed and benched site is located to the rear of the site and it is understood that this was created at the time of the subdivision of the land for the purpose of the development of a dwelling house.

The current detached bedroom and car port and Dwelling House extensions are understood not to have planning approval. The application proposes to legitimise the extensions to the dwelling house, the detached bedroom and the car port and provide for a Secondary Dwelling on the existing cleared and benched house pad created at the time of the original subdivision.

An assessment has demonstrated that the proposed development is considered to be consistent with the relevant Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

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

## CERTIFICATE OF TITLE

# CURRENT TITLE SEARCH

## NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 36192864

Search Date: 03/02/2021 10:38

Title Reference: 21534149

Date Created: 18/05/1993

Previous Title: 21350206

21350207

### REGISTERED OWNER

THOMAS AHSENDORF

### ESTATE AND LAND

Estate in Fee Simple

LOT 18      REGISTERED PLAN 850469  
Local Government: DOUGLAS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20142246 (POR 61V)
2. EASEMENT No 601255094 (T674240G) 07/05/1993  
BENEFITING THE LAND  
OVER EASEMENT A ON RP850469
3. MORTGAGE No 601255095 (T686767T) 01/07/1993  
TO COMMONWEALTH BANK OF AUSTRALIA
4. MORTGAGE No 704898477 16/07/2001 at 13:51  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

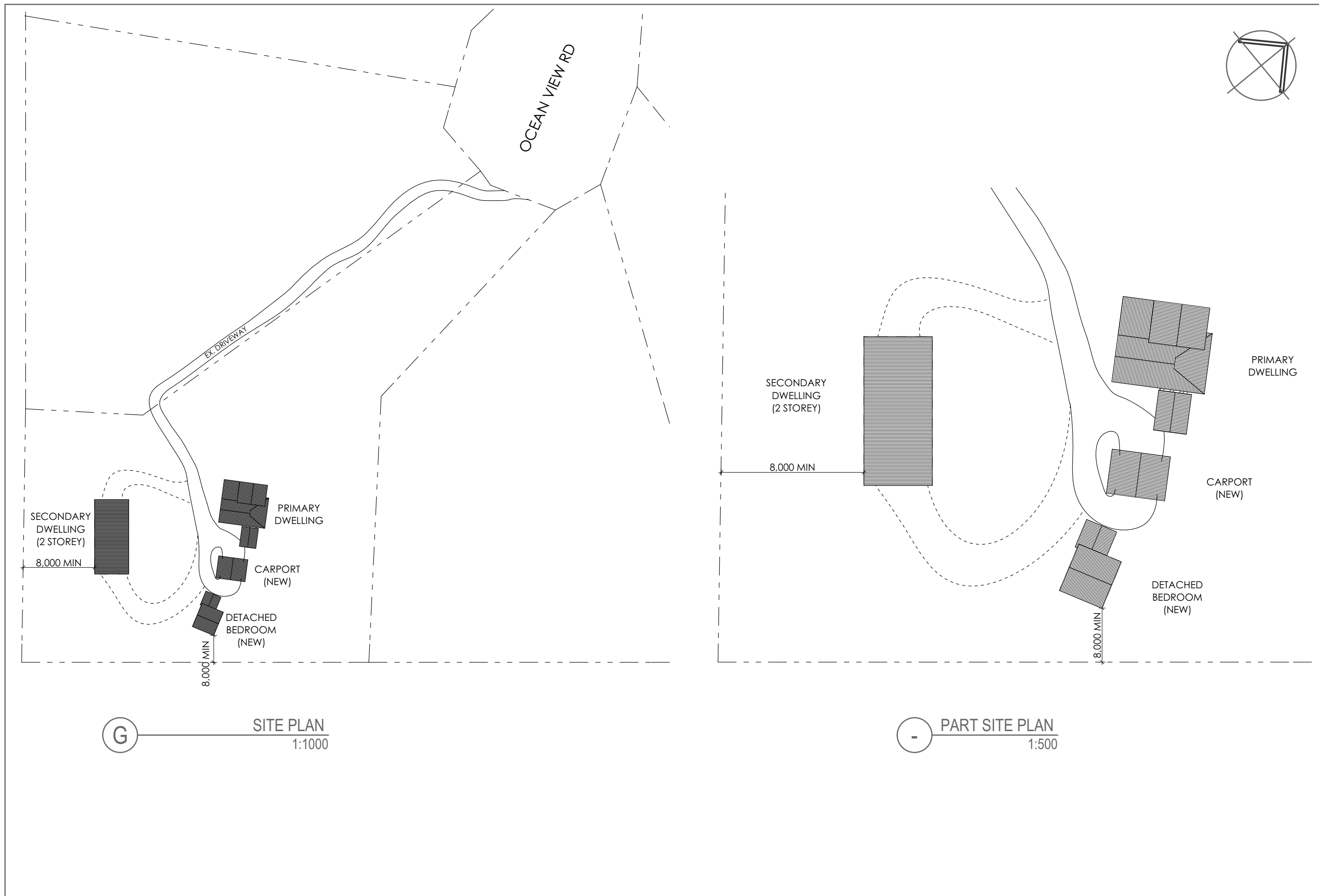
Caution - Charges do not necessarily appear in order of priority

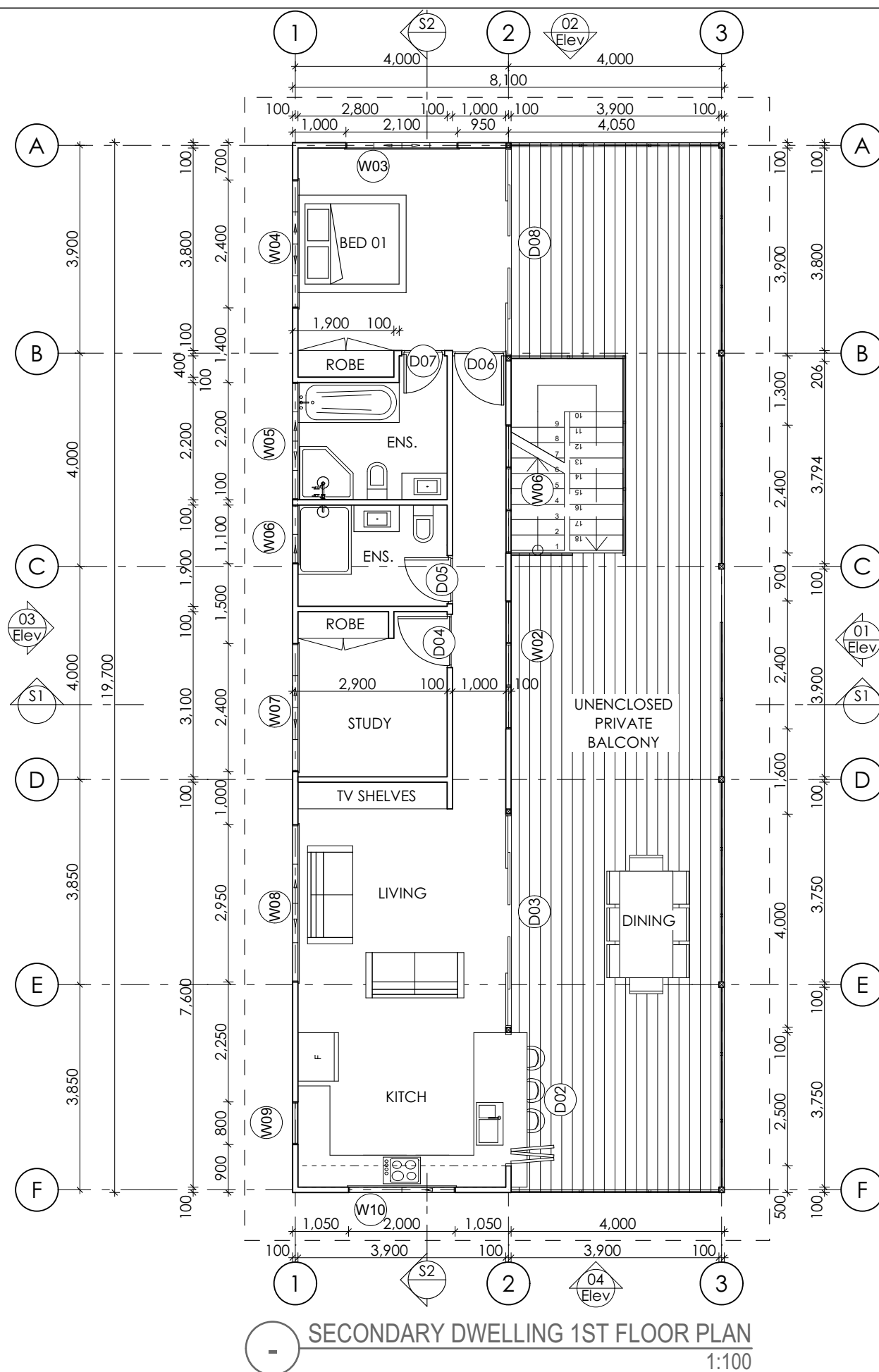
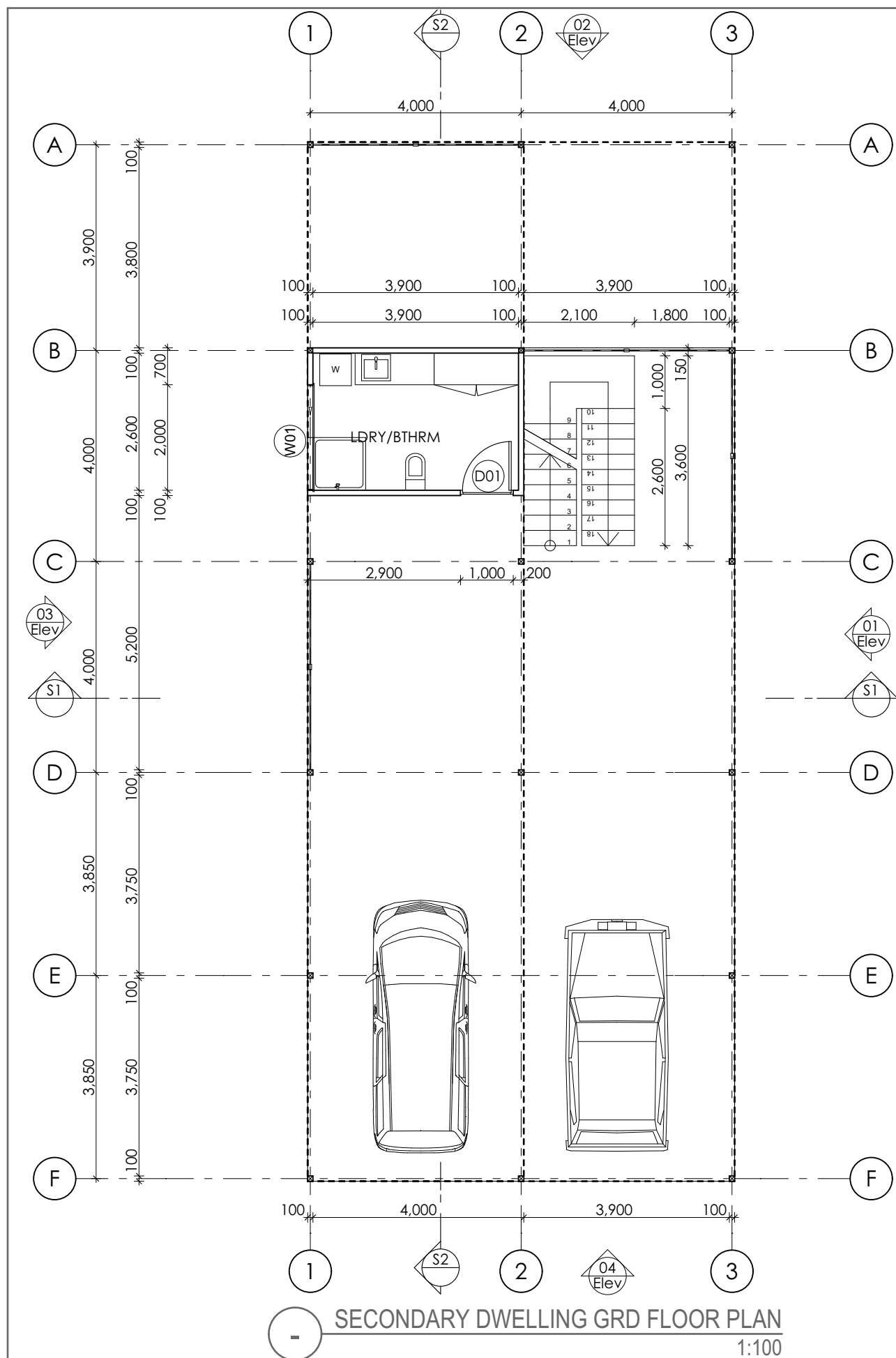
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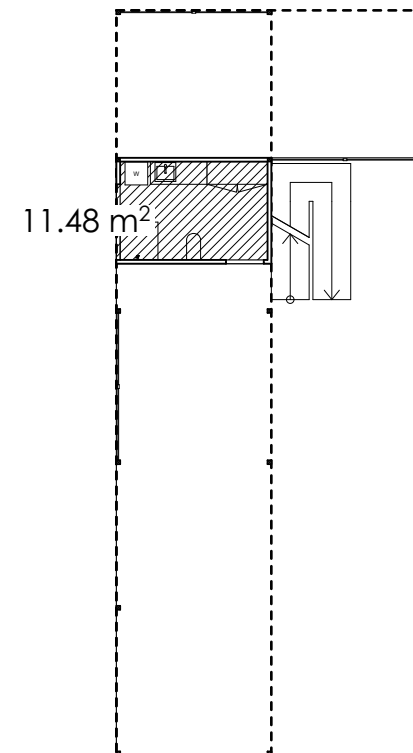
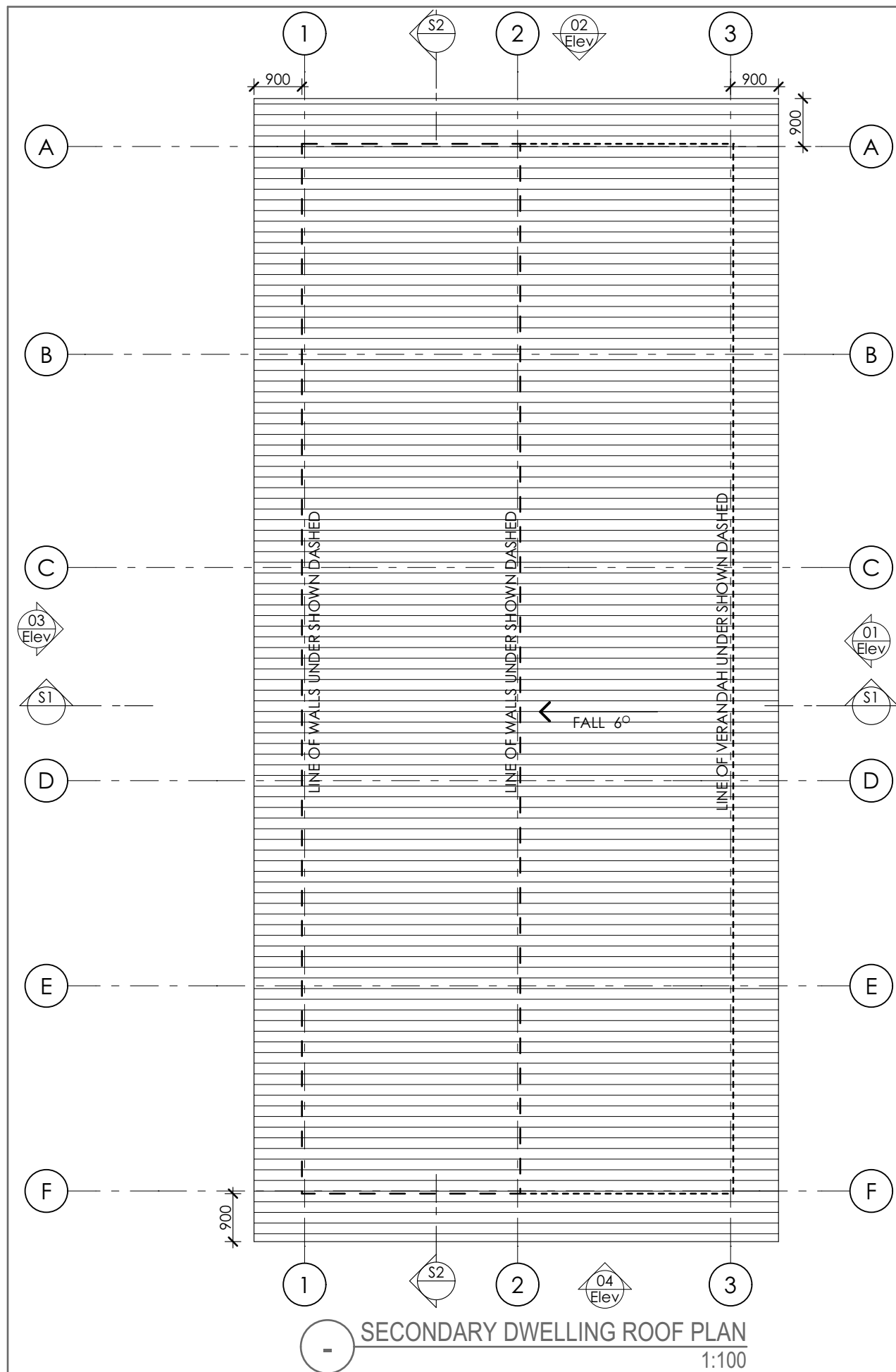
COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2021]

Requested By: D-ENQ GLOBALX

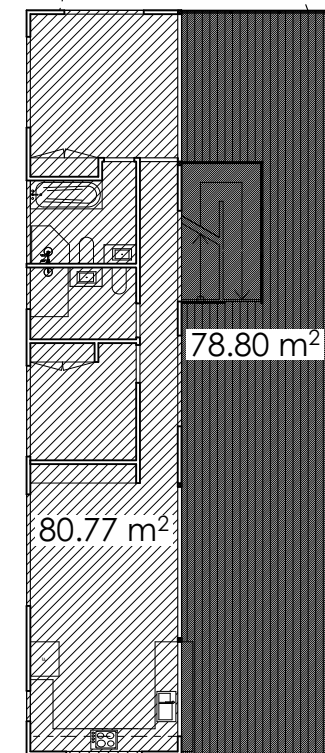
## PROPOSAL PLANS





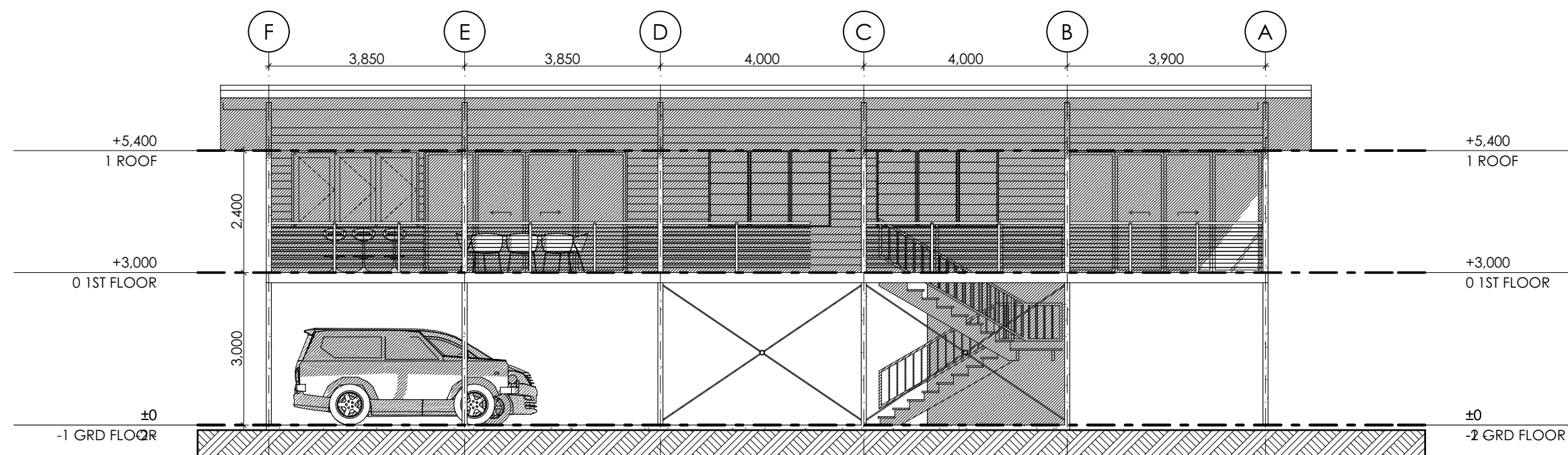


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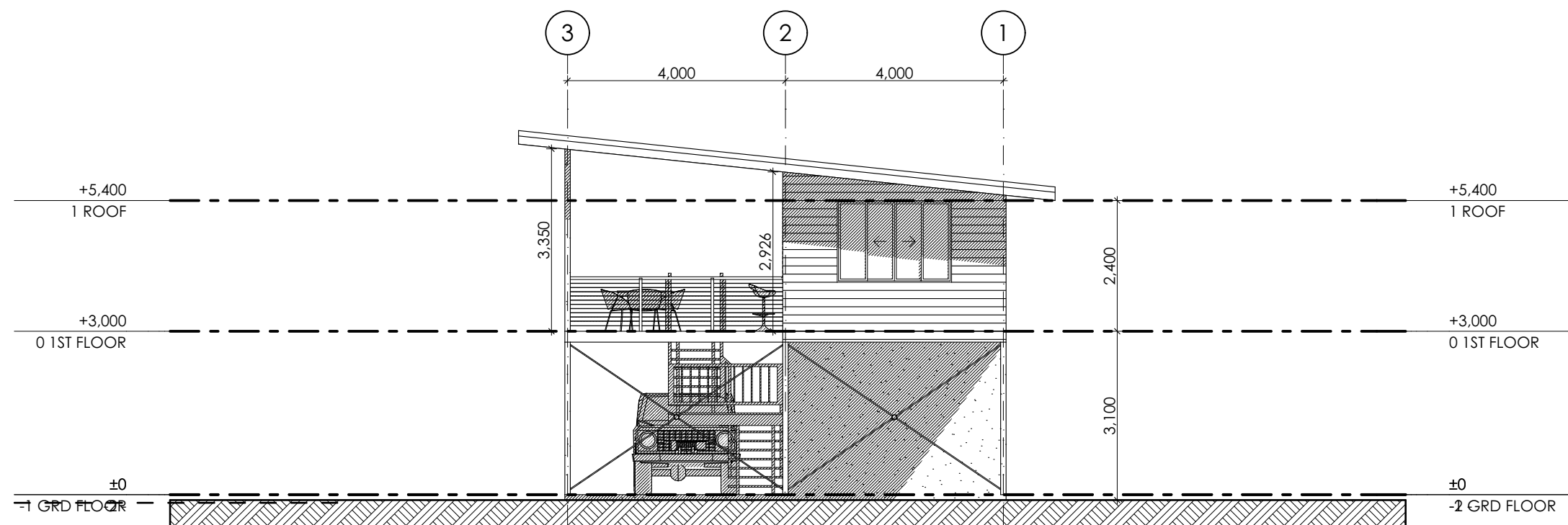


D 1ST FLOOR AREAS  
1:200

GFA	92.25 sqm
Unenclosed Private Balcony	78.80 sqm

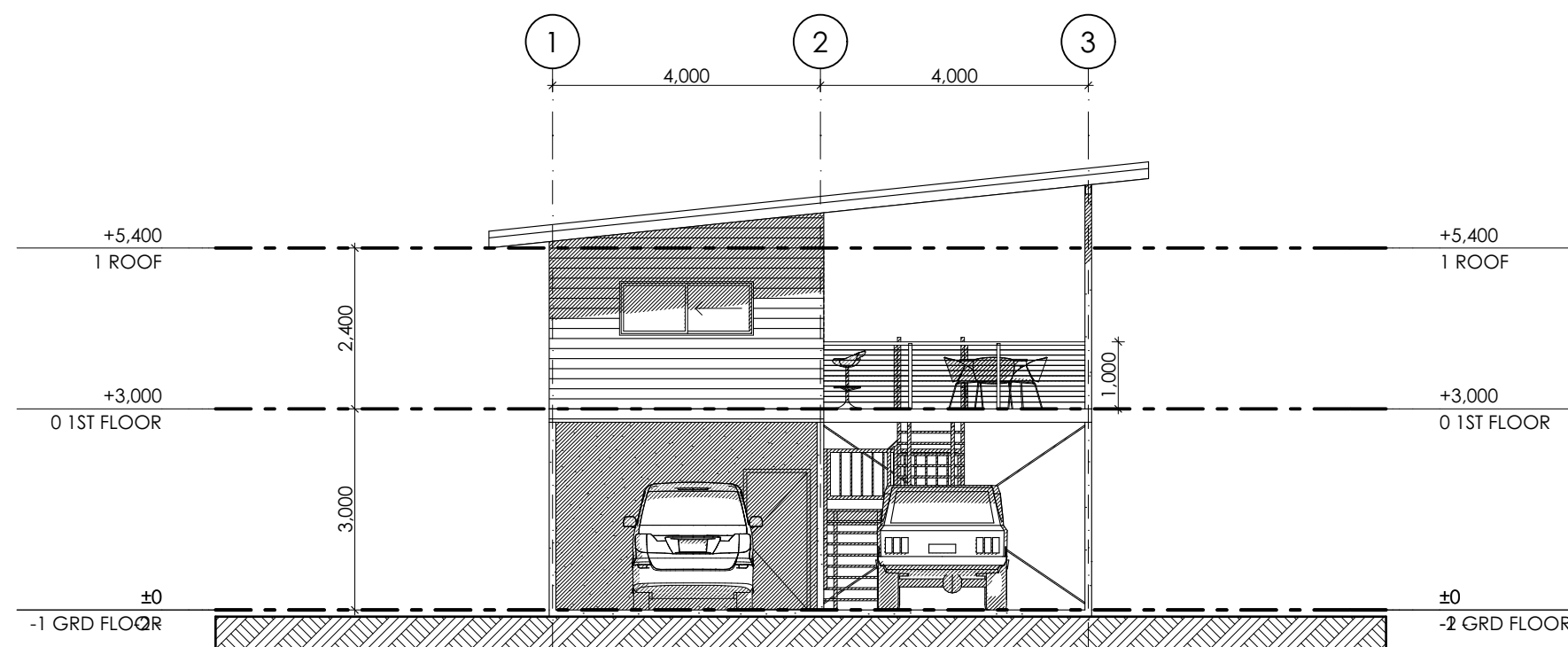
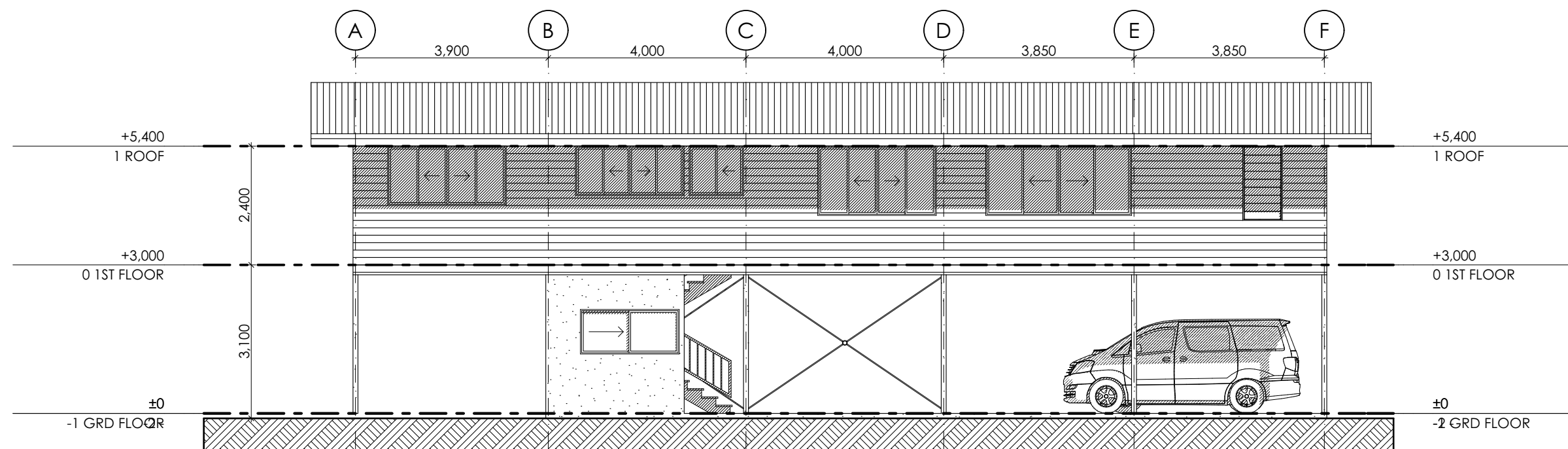


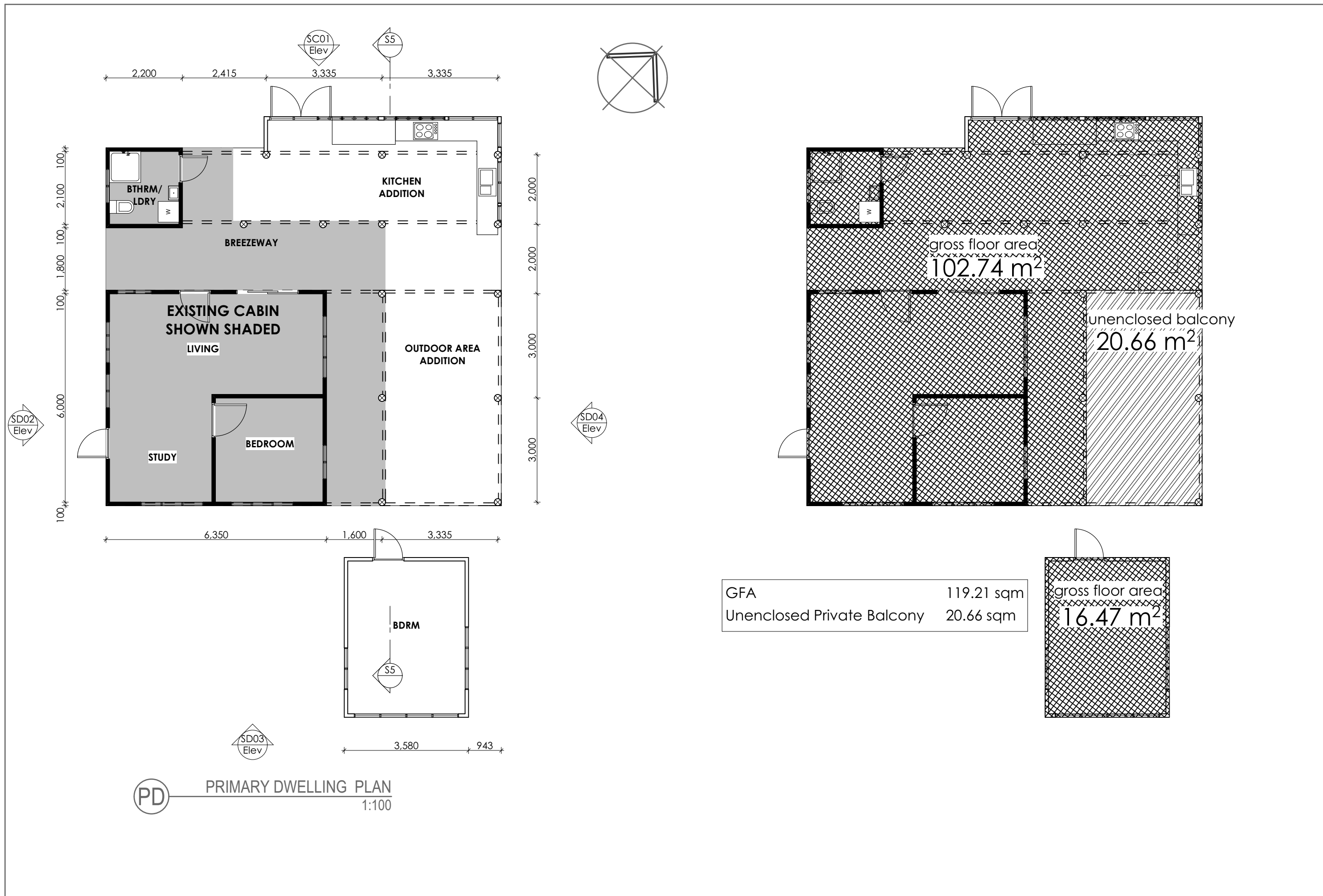
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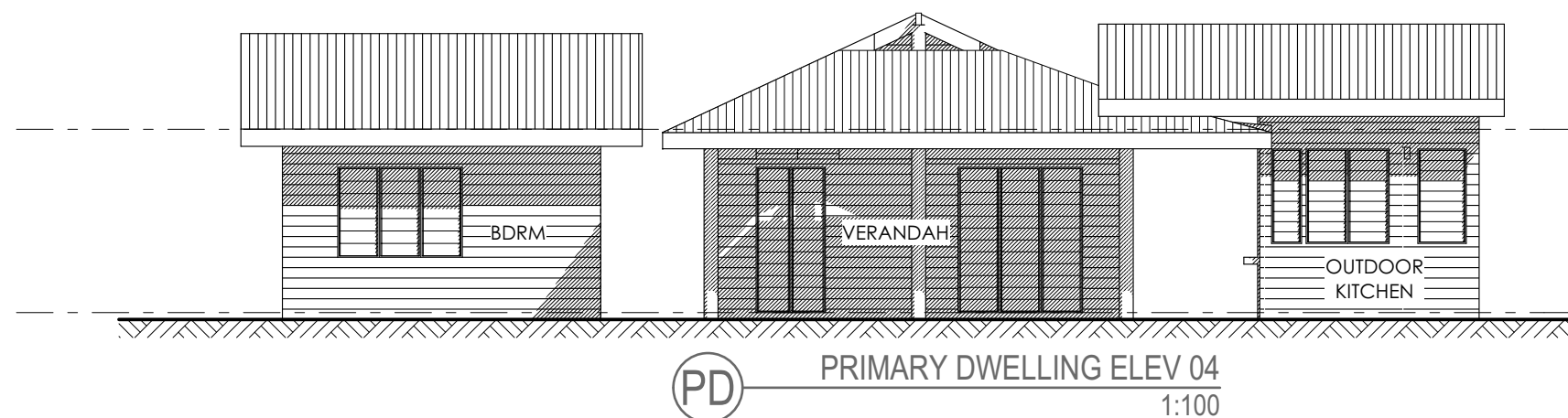
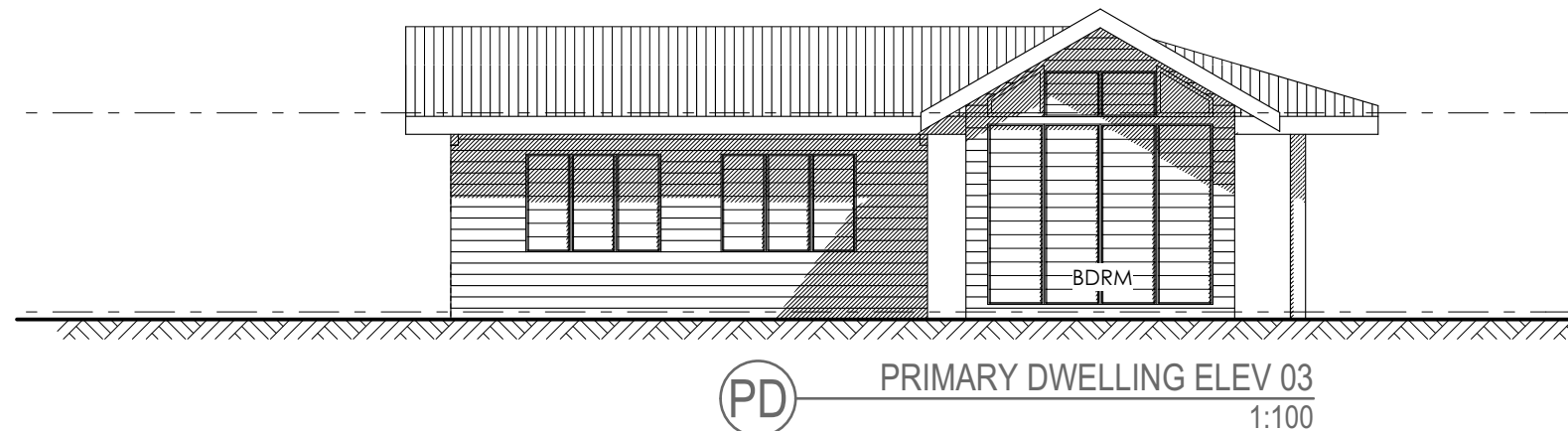
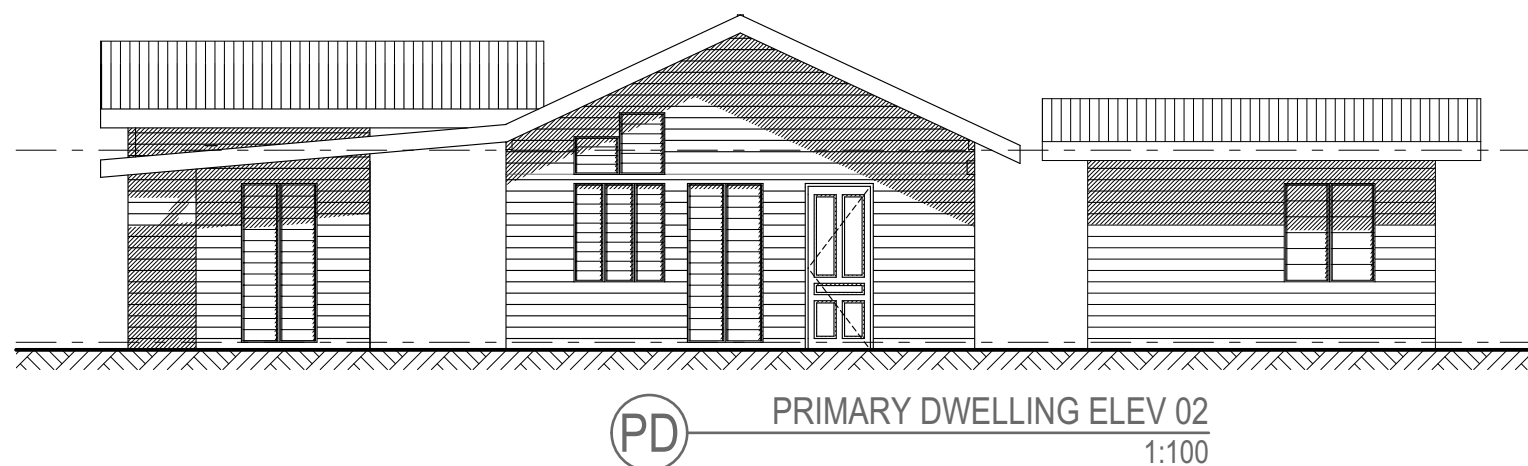
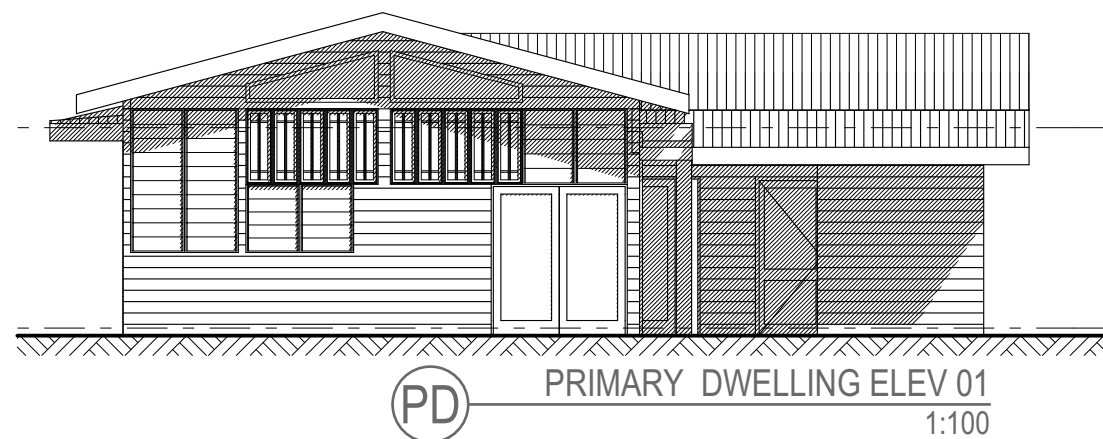


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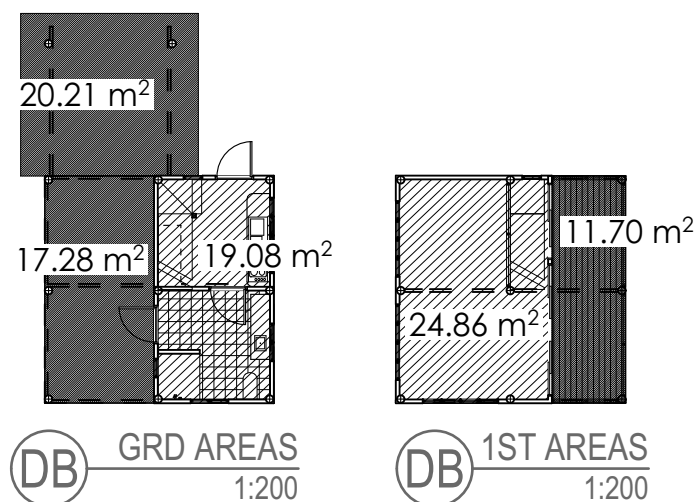
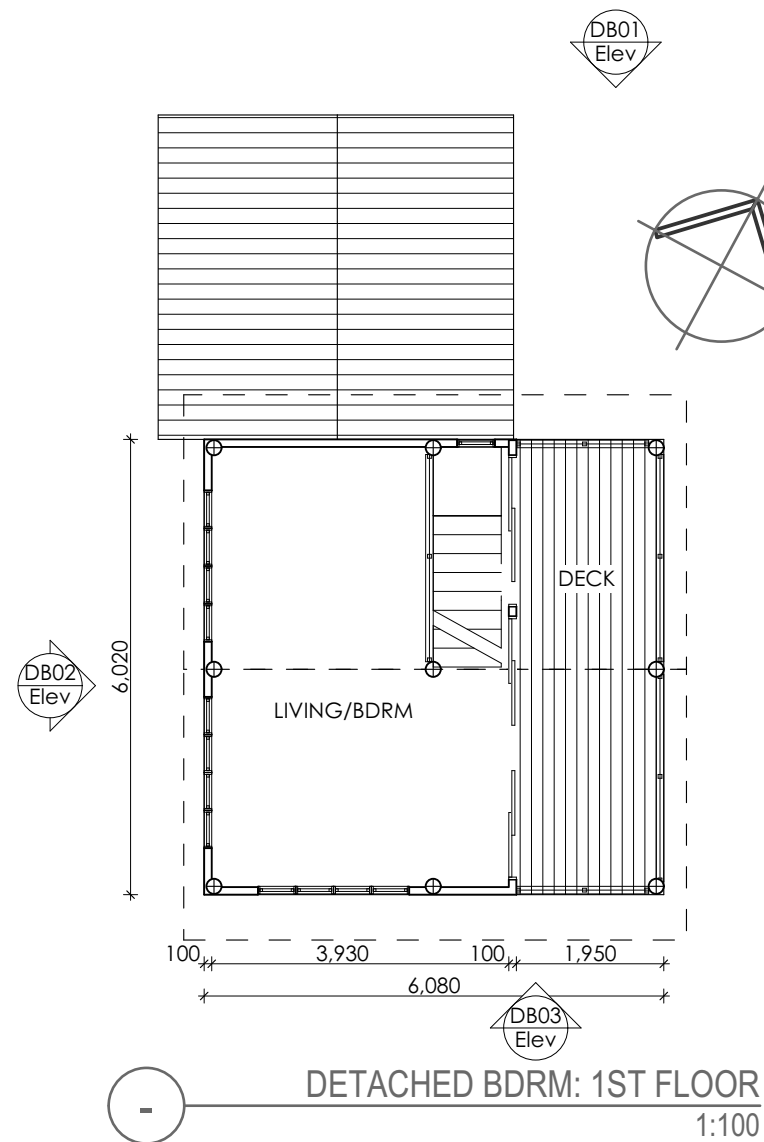
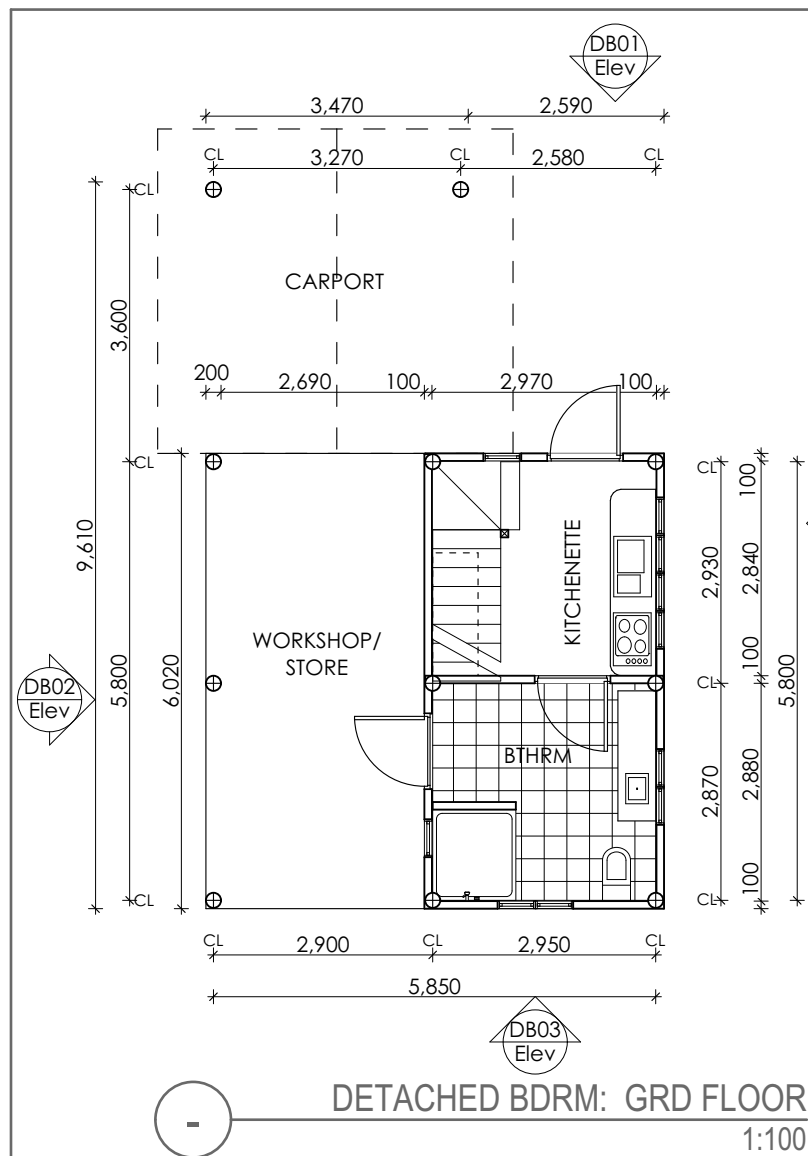




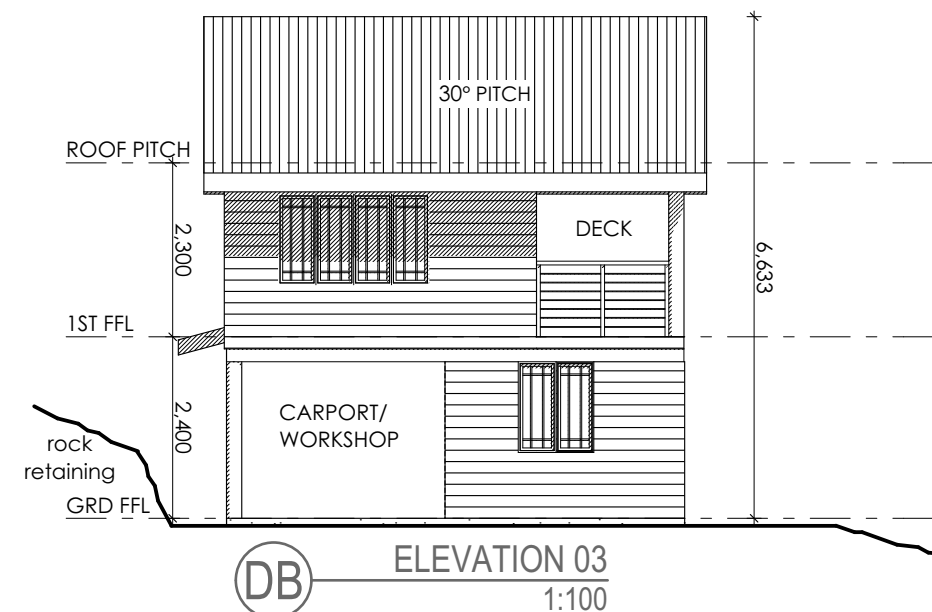
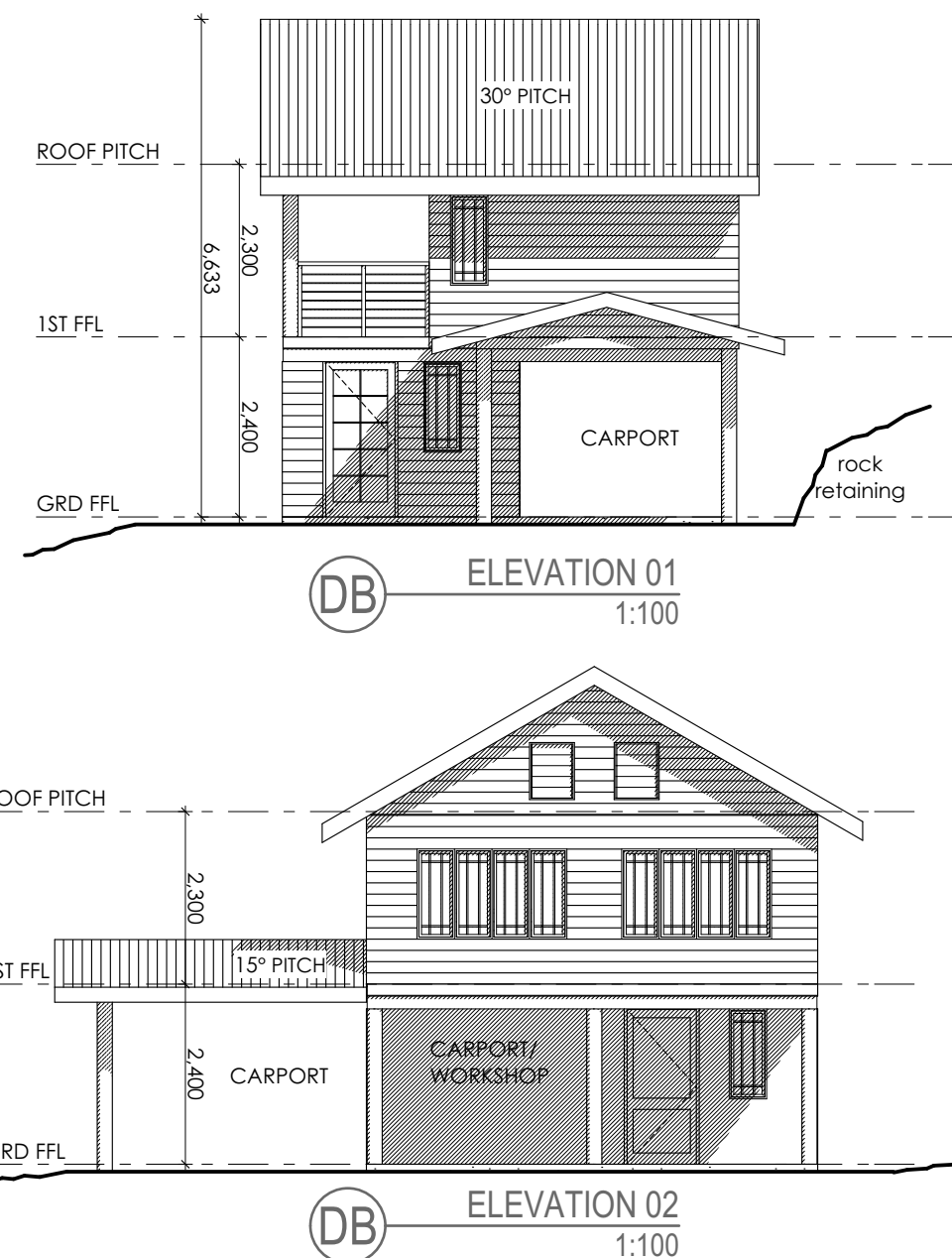
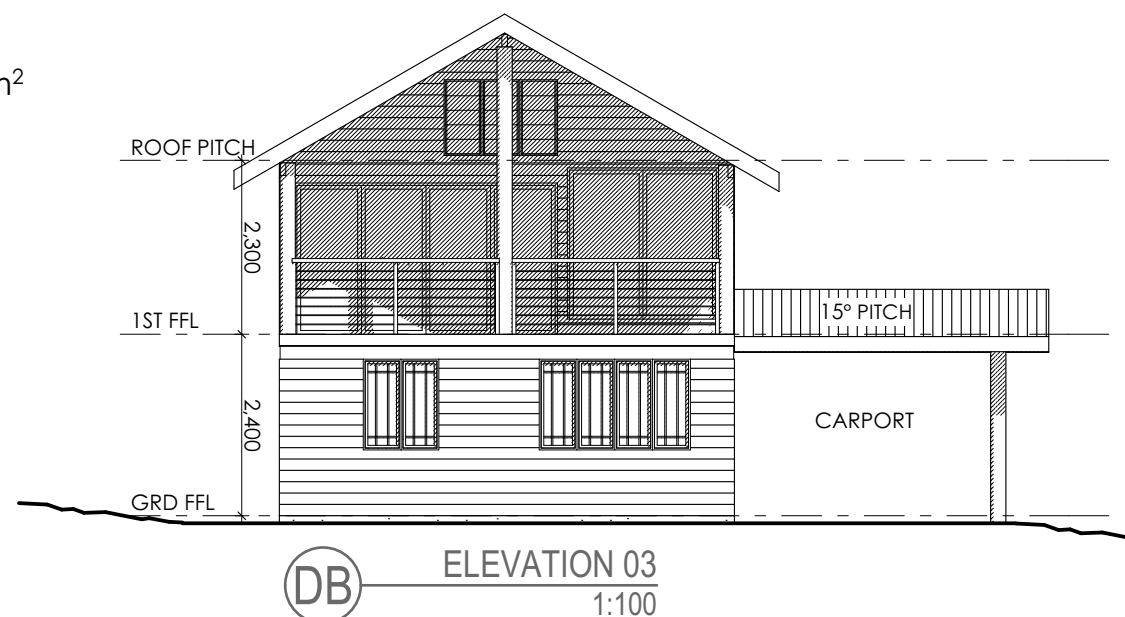


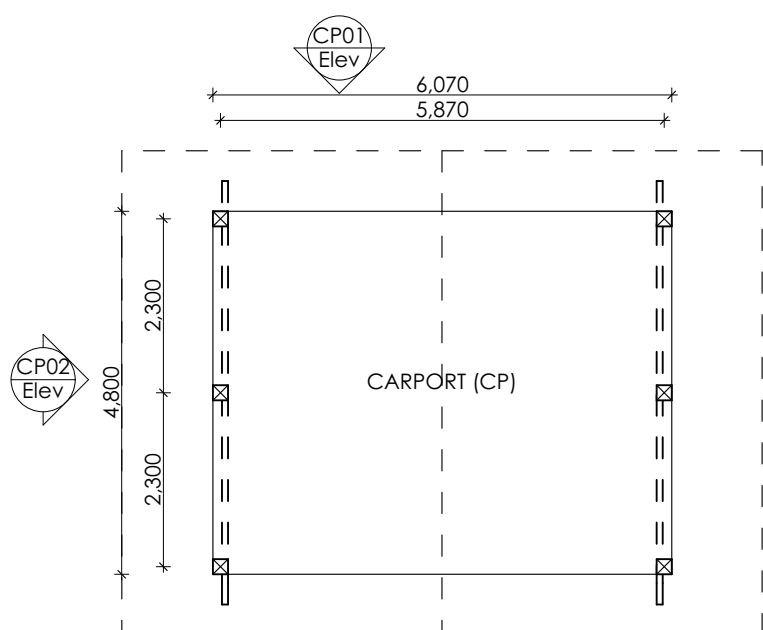




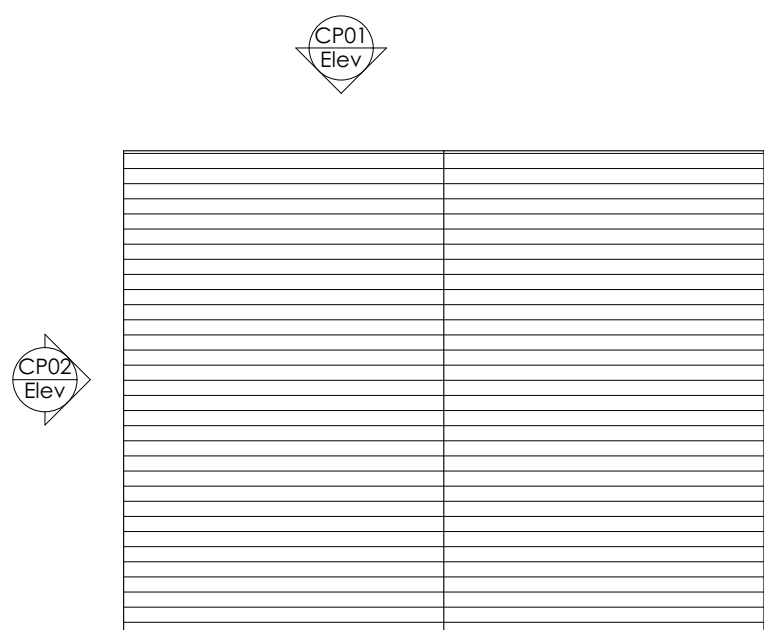


GFA	43.94 sqm
Unenclosed	49.19 sqm
Private Balcony & Carport	

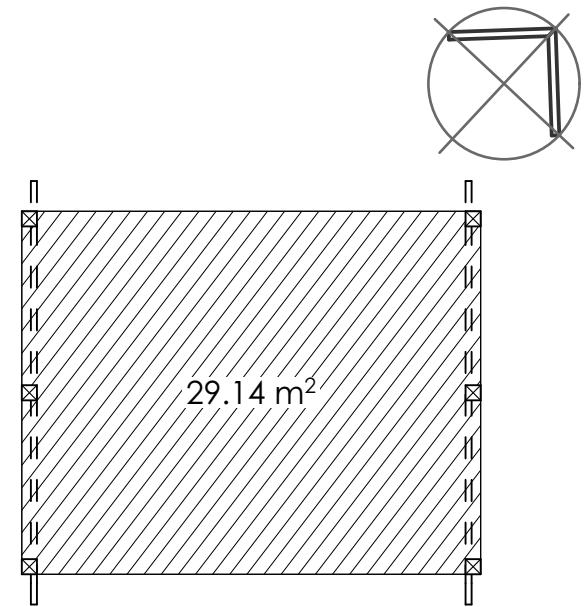




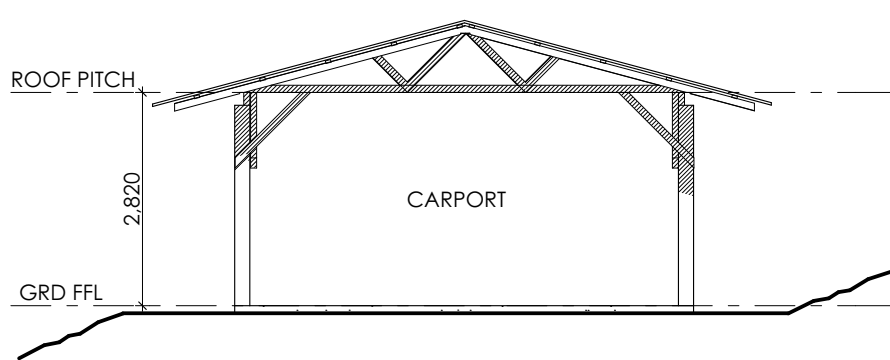
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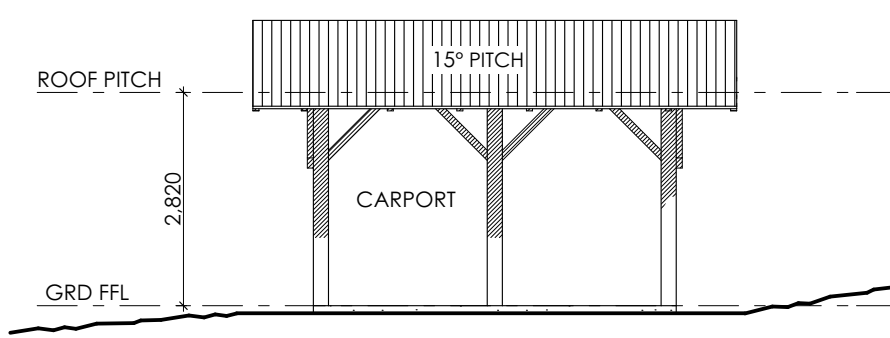
CP ROOF PLAN  
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CP AREA  
1:100



CP ELEVATION 01  
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CP ELEVATION 02  
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## PLANNING BENCHMARK ASSESSMENT



20204901 – 70 Ocean View Road, Killaloe (Building Works)

## **6.2.4 Environmental management zone code**

### **6.2.6.1 Application**

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

### **6.2.4.2 Purpose**

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre or industrial land use.

- (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 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
  - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is generally restricted to a dwelling house;
  - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
  - (c) Development reflects and responds to the natural features and environmental values of the area;



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- (d) Visual impacts are minimised through the location and design of development;
- (e) Development does not adversely affect water quality;
- (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

#### 6.2.4.3 Criteria for assessment

**Table 6.2.4.3.a – Environmental management zone – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b>  The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites	<b>AO1</b>  Buildings and structures are not more than 8.5 metres and two storeys in height.  Note – Height is inclusive of the roof height.	<b>Complies with AO1</b>  The development would have a maximum height of 6.5 metres.
	<b>AO1.2</b>  Buildings have a roof height not less than 2 metres	<b>Complies with AO1.2</b>  The proposed roof would be less than 2 metres in height.
<b>PO2</b>	<b>AO2</b>	<b>Complies with AO2</b>





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Performance outcomes	Acceptable outcomes	Compliance
<p>Buildings and structures are set back to:</p> <ul style="list-style-type: none"> <li>(a) maintain the natural character of the area;</li> <li>(b) achieve separation from neighbouring buildings and from road frontages</li> </ul>	<p>Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from the frontage of a state controlled road;</li> <li>(b) 25 metres from the frontage to Cape Tribulation Road;</li> <li>(c) 6 metres from any other road;</li> <li>(d) 6 metres from the side and rear boundaries of the site.</li> </ul>	<p>The proposed development would have a minimum setback of 8.0 metres.</p>
<b>For assessable development</b>		
<p><b>P03</b></p> <p>Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.</p>	<p><b>A03</b></p> <p>Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.</p>	<p><b>Not applicable</b></p> <p>The proposed development is not an identified use.</p>
<p><b>P04</b></p> <p>The site coverage of all buildings and structures and associated services do not have an adverse</p>	<p><b>A04</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with P04</b></p> <p>The proposed development would have a minor site coverage in the context of the size of the site</p>



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Performance outcomes	Acceptable outcomes	Compliance
effect on the environmental or scenic values of the site.		and development would be located on existing cleared and disturbed areas.
<b>PO5</b>  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	<b>AO5.1</b>  Buildings, structures and associated access, infrastructure and private open space are sited: <ul style="list-style-type: none"> <li>(a) within areas of the site which are already cleared; or</li> <li>(b) within areas of the site which are environmentally degraded;</li> <li>(c) to minimise additional vegetation clearing.</li> </ul>	<b>Complies with AO5.1</b>  The buildings and extensions are located in existing cleared areas and no additional vegetation clearing is required.
	<b>AO5.2</b>  Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline	<b>Complies with AO5.2</b>  The proposed secondary dwelling would be located on an existing established benched area with an existing formed access. No development would be located on a slope greater than 1 in 6.
<b>PO6</b>	<b>AO6.1</b>	<b>Complies with AO5.2</b>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <ul style="list-style-type: none"> <li>(a) maintain the geotechnical stability of slopes;</li> <li>(b) minimise cut and/or fill;</li> <li>(c) minimise the overall height of development</li> </ul>	<p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p>	<p>The proposed secondary dwelling would be located on an existing established benched area with an existing formed access. No development would be located on a slope greater than 1 in 6</p>
	<p><b>AO6.2</b></p> <p>Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> <li>(a) minimise erosion;</li> <li>(b) minimise cut and fill;</li> <li>(c) follow the natural contours of the site.</li> </ul>	<p><b>Complies with AO6.2</b></p> <p>Access to the secondary dwelling would be provided by the improvement of an existing formed access cut into the hillside, which provides access to an existing benched area that was constructed at the time of original subdivision.</p>
<p><b>P07</b></p> <p>The exterior finishes of buildings and structures are consistent with the surrounding natural environment</p>	<p><b>A07</b></p> <p>The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.</p>	<p><b>Able to comply</b></p> <p>The existing buildings are finished with timber walls and colorbond roof. The external finish of the proposed secondary dwelling is yet to be determined; however the development would not be visible from vantage points external to the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<b>PO8</b>  Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	<b>AO8</b>  No acceptable outcomes are prescribed.	<b>Complies with AO8</b>  The proposed development would not create any additional impacts beyond those associated with the existing use and development.
<b>PO9</b>  The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	<b>AO9</b>  The maximum residential density is one dwelling house per lot.	<b>Complies with AO9</b>  The site would be developed for one dwelling house only, as defined by the Douglas Shire Council Planning Scheme.
<b>PO10</b>  Lot reconfiguration results in no additional lots.  Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	<b>AO10</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  No reconfiguration is proposed.



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## **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:



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- (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.



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### 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
<b>For self-assessable and assessable development</b>		
<b>Compatible development</b>		
<p><b>PO1</b></p> <p>A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p><b>AO1</b></p> <p>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a</p>	<p><b>Not applicable</b></p> <p>The proposed development is not a vulnerable use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Bushfire Management Plan.	
<b>P02</b> Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	<b>AO2</b> 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.	<b>Not applicable</b> The proposed development does not involve an emergency service.
<b>P03</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	<b>AO3</b> The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	<b>Not applicable</b> The development would not involve the manufacture or storage of hazardous materials.
<b>Development design and separation from bushfire hazard – reconfiguration of lots</b>		
<b>P04.1</b> Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m <sup>2</sup> at the edge of	<b>AO4.1</b> No new lots are created within a bushfire hazard sub-category. or	<b>Not applicable</b> The proposed development does not involve the creation of new lots.





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Performance outcomes	Acceptable outcomes	Compliance
<p>the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m<sup>2</sup> and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m<sup>2</sup> 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><b>PO4.2</b></p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m<sup>2</sup> at any point.</p>	<p><b>AO4.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> <li>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</li> <li>(b) is contained wholly within the development site.</li> </ul> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p>	<p><b>Not applicable</b></p> <p>The development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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><b>P05</b></p> <p>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</p>	<p><b>AO5.1</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Queensland Fire and</li> </ul>	<p><b>Not applicable</b></p> <p>The development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
maintenance/defensive works.	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p>	
	<p><b>AO5.2</b></p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p><b>Not applicable</b></p> <p>The development does not involve reconfiguring a lot.</p>
<p><b>PO6</b></p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all</p>	<p><b>AO6</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p>	<p><b>Not applicable</b></p> <p>The development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>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>	<ul style="list-style-type: none"> <li>(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;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m;</li> </ul>	



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul>	
<p><b>PO7</b></p> <p>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><b>AO7</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(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;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in</li> </ul>	<p><b>Not applicable</b></p> <p>The development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network;</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>	
<b>P08</b> The development design responds to the potential	<b>A08</b> The lot layout:	<b>Not applicable</b> The development does not involve reconfiguring a



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Performance outcomes	Acceptable outcomes	Compliance
threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	<p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>(b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p>	lot.



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Performance outcomes	Acceptable outcomes	Compliance
	Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	
<b>PO9</b> Critical infrastructure does not increase the potential bushfire hazard.	<b>AO9</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	<b>Not applicable</b> The development does not involve reconfiguring a lot.
<b>Development design and separation from bushfire hazard – material change of use</b>		
<b>PO10</b> 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: (e) 10kW/m <sup>2</sup> where involving a vulnerable use; or (f) 29kW/m <sup>2</sup> otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set	<b>AO10</b> 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/m <sup>2</sup> for a vulnerable use or 29kW/m <sup>2</sup> otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established	<b>Not applicable</b> The proposal is not for the material change of use and is building works only. The new building works are required to be assessed against the bushfire hazard requirements of the Building Code of Australia at the of building works application.





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Performance outcomes	Acceptable outcomes	Compliance
out in AS3959-2009.	<p>(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><b>PO11</b></p> <p>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</p>	<p><b>AO11</b></p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(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;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p>	<p><b>Not applicable</b></p> <p>A fire trail would not serve a practical fire management purpose.</p>



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Performance outcomes	Acceptable outcomes	Compliance
development site involves less than 2.5ha	<ul style="list-style-type: none"> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is</li> </ul>	



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Performance outcomes	Acceptable outcomes	Compliance
	granted in favour of Council and Queensland Fire and Emergency Services.	
<b>All development</b>		
<b>PO12</b> All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	<b>AO12</b> Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	<b>Complies with PO12</b> The existing driveway exceeds 60 metres in length and does not satisfy the Acceptable Outcome. Notwithstanding, the length of driveway and location of the building sites is lawful and has previously been accepted by Council. On this basis it is understood that the existing access satisfies the performance outcome.
<b>PO13</b> Development outside reticulated water supply	<b>AO13</b> A water tank is provided within 10m of each	<b>Able to comply with AO13</b> Sufficient space is provided on site to



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Performance outcomes	Acceptable outcomes	Compliance
areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	<p>building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> <li>(a) is either below ground level or of non-flammable construction;</li> <li>(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: <ul style="list-style-type: none"> <li>(i) 10,000l for residential buildings</li> </ul> </li> </ul> <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> <ul style="list-style-type: none"> <li>(ii) 45,000l for industrial buildings; and</li> <li>(iii) 20,000l for other buildings;</li> <li>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</li> <li>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm</li> </ul>	<p>accommodate the require dewater tanks.</p> <p>Council are invited to attach a condition to any approval granted to secure compliance.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	
<b>PO14</b> Landscaping does not increase the potential bushfire risk.	<b>AO14</b> Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.	<b>Not applicable</b> No landscaping is proposed as part of the development.
<b>PO15</b> 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).	<b>AO15</b> Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	<b>Not applicable</b> No bushfire mitigation measures are proposed as part of this application.



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## **8.2.5 Hillslopes overlay code**

### **8.2.5.1 Application**

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

### **8.2.5.2 Purpose**

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



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

### 8.2.5.3 Criteria for assessment

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

Performance Outcome	Acceptable outcomes	Compliance
<b>For self-assessable development</b>		
<b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO1.1</b> Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	<b>Complies with PO1</b> The proposed development would be located within the hillslopes area; however, the existing and proposed development would be well screened by existing vegetation and would be located within existing cleared and benched areas. The proposed development would not affect the landscape character and visual amenity of quality



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Performance Outcome	Acceptable outcomes	Compliance
		of hillslopes in the area.
<b>For assessable development</b>		
<b>PO2</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region	<b>AO2.1</b> Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	<b>Complies with AO2.1</b> The proposed development would be located on existing benched and cleared areas.
	<b>AO2.3</b> Access ways and driveways are: <ul style="list-style-type: none"> <li>(a) constructed with surface materials that blend with the surrounding environment;</li> <li>(b) landscaped with dense planting to minimise the visual impact of the construction;</li> <li>(c) provided with erosion control measures immediately after construction.</li> </ul>	<b>Complies with AO2.3</b> The existing driveway is considered to blend in with the surrounding environment and the driveway extension to be provided on the existing formed cutting would be consistent with the existing driveway.
	<b>AO2.4</b>	<b>Complies with AO2.4</b>





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Performance Outcome	Acceptable outcomes	Compliance
	<p>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> <li>(a) is necessary for the construction of driveways;</li> <li>(b) is necessary to contain the proposed development;</li> <li>(c) minimises canopy clearing or disturbance;</li> <li>(d) minimises riparian clearing or disturbance.</li> </ul>	<p>No vegetation is required to be removed to facilitate the proposed development.</p>
	<p><b>AO2.5</b></p> <p>On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).</p>	<p><b>Complies with AO2.1</b></p> <p>The proposed development would be located on existing benched and cleared areas.</p>
	<p><b>AO2.6</b></p> <p>Development does not alter the sky line.</p>	<p><b>Complies with AO2.6</b></p> <p>The development would be constructed within existing cleared and benched areas and the height</p>



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Performance Outcome	Acceptable outcomes	Compliance
		of the development would be below ridgelines and tree heights.
	<p><b>AO2.7</b></p> <p>Buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are finished predominantly in the following exterior colours or surfaces: <ul style="list-style-type: none"> <li>(i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</li> <li>(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> </ul> </li> <li>(b) are not finished in the following exterior colours or surfaces: <ul style="list-style-type: none"> <li>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding</li> </ul> </li> </ul>	<p><b>Able to comply with AO2.7</b></p> <p>The external finish of the proposed secondary dwelling is yet to be determined and council are invited to attach a condition to any approval granted to secure compliance.</p>



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Performance Outcome	Acceptable outcomes	Compliance
	<p>vegetation and landscape;</p> <p>(ii) reflective surfaces.</p>	
	<p><b>AO2.8</b></p> <p>Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p>	<p><b>Able to comply with AO2.8</b></p> <p>The external finish of the proposed secondary dwelling is yet to be determined and council are invited to attach a condition to any approval granted to secure compliance.</p>
	<p><b>AO2.9</b></p> <p>Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p>	<p><b>Complies with AO2.9</b></p> <p>The proposed ground floor of the secondary dwelling would be screened from view by existing mature vegetation which would be retained as part of the development.</p>
	<p><b>AO2.10</b></p> <p>Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:</p> <p>(a) with a gradient of 1 in 6 (16.6%) or more;</p>	<p><b>Not applicable</b></p> <p>No recreational facilities or ornamental features are proposed.</p>



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Performance Outcome	Acceptable outcomes	Compliance
	(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.	
<b>P03</b> Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: <ul style="list-style-type: none"> <li>(a) loss of privacy;</li> <li>(b) loss of access to sunlight;</li> <li>(c) intrusion of visual or overbearing impacts;</li> <li>(d) complex engineering solutions.</li> </ul>	<b>AO3</b> Excavation or fill: <ul style="list-style-type: none"> <li>(a) is not more than 1.2 metres in height for each batter or retaining wall;</li> <li>(b) is setback a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;</li> <li>(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.</li> </ul>	<b>Complies with AO3</b> No excavation or fill is proposed to facilitate the development.
<b>Lot reconfiguration</b>		



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Performance Outcome	Acceptable outcomes	Compliance
<b>PO4</b> For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	<b>AO4.1</b> The frontage and depth of all lots is of sufficient width to: <ul style="list-style-type: none"> <li>(a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%);</li> <li>(b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.</li> </ul>	<b>Not applicable</b> No reconfiguration is proposed.
	<b>AO4.2</b> Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.	<b>Not applicable</b> No reconfiguration is proposed.



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Performance Outcome	Acceptable outcomes	Compliance
	<b>AO4.3</b> Development does not alter ridgelines.	<b>Not applicable</b> No reconfiguration is proposed.
	<b>AO4.4</b> Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	<b>Not applicable</b> No reconfiguration is proposed.



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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.



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(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;





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- (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 8.2.7.3.a – Natural areas overlay code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Protection of matters of environmental significance</b>		
<b>PO1</b> Development protects matters of environmental significance.	<b>AO1.1</b> Development avoids significant impact on the relevant environmental values.	<b>Complies with AO1.1</b> The proposed development would not be located with areas identified of environmental value.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p><b>AO1.2</b></p> <p>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><b>AO1.3</b></p> <p>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>	
<b>Management of impacts on matters of environmental significance</b>		
<b>PO2</b>	<b>AO2</b>	<b>Complies with AO2</b>



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Performance outcomes	Acceptable outcomes	Compliance
Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>	The development is proposed within existing cleared and disturbed areas and does not require the removal of any additional vegetation.
<b>PO3</b> An adequate buffer to areas of state	<b>AO3.1</b> A buffer for an area of state environmental	<b>Not applicable</b> The application site is not located adjacent or



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Performance outcomes	Acceptable outcomes	Compliance
environmental significance is provided and maintained.	<p>significance (Wetland protection area) has a minimum width of:</p> <p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within a Urban areas.</p> <p><b>or</b></p> <p><b>AO3.2</b></p> <p>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.</p>	contain a wetland area.
<p><b>PO4</b></p> <p>Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p><b>AO4.1</b></p> <p>Native vegetation within wetlands and wetland buffer areas is retained.</p>	<p><b>Not applicable</b></p> <p>The application site is not located adjacent or contain a wetland area</p>
	<p><b>AO4.2</b></p>	<p><b>Not applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.	The application site is not located adjacent or contain a wetland area.
<b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity.	<b>AO5.1</b> Development avoids the introduction of non-native pest species.	<b>Complies with AO5.1</b> No landscaping is proposed.
	<b>AO5.2</b> The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	<b>Complies with AO5.2</b> No landscaping is proposed.
<b>Ecological connectivity</b>		
<b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.	<b>Complies with AO6.1</b> The development does not require the removal of any native vegetation.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>and</p> <p><b>AO6.2</b></p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p><b>AO6.3</b></p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	
<p><b>P07</b></p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p><b>AO7.1</b></p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p><b>AO7.2</b></p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p><b>Complies with P07</b></p> <p>The development would be located within existing cleared and disturbed areas and does not require the removal of any additional vegetation.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<b>Waterways in an urban area</b>		
<b>PO8</b> 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.	<b>AO8.1</b> 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 <b>AO8.2</b> Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within 8.	<b>Complies with AO8.2</b> The development would not be located on that part of the site affected by a waterway corridor.
<b>Waterways in a non-urban area</b>		
<b>PO9</b> Development is set back from waterways to protect and maintain: (a) water quality;	<b>AO9</b> Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within table	<b>Complies with AO9</b> The development would not be located on that part of the site affected by a waterway corridor.



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Performance outcomes	Acceptable outcomes	Compliance
(b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	8.2.7.3.b.	

#### 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.





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## **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.



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#### **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.



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### 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
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) building design;</li> <li>(b) increased slope;</li> <li>(c) removal of vegetation;</li> <li>(d) stability of soil;</li> <li>(e) earthworks;</li> <li>(f) alteration of existing ground water or surface water paths;</li> <li>(g) waste disposal areas.</li> </ul>	<p><b>AO1.1</b></p> <p>Development is located on that part of the site not affected by the Potential landslide hazard overlay.</p> <p>or</p> <p><b>AO1.2</b></p> <p>Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p><b>AO1.3</b></p> <p>A competent person certifies that:</p> <ul style="list-style-type: none"> <li>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;</li> </ul>	<p><b>Complies with AO1.1</b></p> <p>The proposed development is not located on that part of the site affected by the potential landslide hazard overlay.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site;</p> <p>(c) the site is not subject to the risk of landslide activity on other land;</p> <p>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</p> <p>(e) development does not concentrate existing ground water and surface water paths;</p> <p>(f) development does not incorporate on-site waste water disposal.</p> <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.</p> <p>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	conditions. Consideration for location, velocity, volume and quality should be given.	
<b>P02</b> 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.	<b>A02</b> Excavation or fill: (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.	<b>Not applicable</b> No excavation or fill is proposed to facilitate the development.
<b>Additional requirements for Community infrastructure</b>		
<b>P03</b> Development for community infrastructure:	<b>A03</b>	<b>Not applicable</b> No community infrastructure is proposed.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) is not at risk from the potential landslide hazard areas;</p> <p>(b) will function without impediment from a landslide;</p> <p>(c) provides access to the infrastructure without impediment from the effects of a landslide;</p> <p>(d) does not contribute to an elevated risk of a landslide to adjoining properties.</p>	<p>Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>	



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### **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;



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- (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	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Secondary dwellings: <ul style="list-style-type: none"> <li>(a) are subordinate, small-scaled dwellings;</li> <li>(b) contribute to a safe and pleasant living environment;</li> <li>(c) are established on appropriately sized lots;</li> <li>(d) do not cause adverse impacts on adjoining properties.</li> </ul>	<b>AO1</b> The secondary dwelling: <ul style="list-style-type: none"> <li>(a) has a total gross floor area of not more than 80m<sup>2</sup>, excluding a single carport or garage;</li> <li>(b) is occupied by 1 or more members of the same household as the dwelling house.</li> </ul>	<b>Complies with PO1</b> The proposed secondary dwelling would have a gross floor area of 92.25m <sup>2</sup> with 11.48m <sup>2</sup> being a downstairs laundry. Therefore, the proposed Secondary Dwelling would have a Gross Floor Area that exceeds the Acceptable Outcome by 12.25m <sup>2</sup> . Notwithstanding that the Secondary Dwelling exceeds the accepted Gross Floor Area, the secondary dwelling would be subordinate to the





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Performance outcomes	Acceptable outcomes	Compliance
		<p>principal dwelling. The principal dwelling would have site cover of approximately 262m<sup>2</sup> compared to the Secondary Dwelling with approximately 160m<sup>2</sup> and the principal dwelling would have a gross floor area of 163.15m<sup>2</sup>, which exceeds that of the Secondary Dwelling.</p> <p>The secondary dwelling would provide a safe and pleasant living environment and would be on a large lot where it would have no impact on the adjoining landowners.</p> <p>The proposal is considered to satisfy the performance outcome.</p>
<p><b>PO2</b></p> <p>Resident's vehicles are accommodated on- site.</p>	<p><b>AO2</b></p> <p>Development provides a minimum number of on-site car parking spaces comprising:</p> <p>(a) 2 car parking spaces which may be in tandem for the dwelling house;</p>	<p><b>Complies with AO2</b></p> <p>4 parking spaces would be provided for the principal dwelling and two spaces for the Secondary Dwelling.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(b) 1 car parking space for any secondary dwelling on the same site.	
<b>PO3</b>  Development is of a bulk and scale that:  (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.	<b>AO3</b>  Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	<b>Complies with AO3</b>  Refer to assessment against the Zone Code.



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#### **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



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not unduly disrupt any current or future on-street parking arrangements.

### 9.4.1.3 Criteria for assessment

**Table 9.4.1.3.a – Access, parking and servicing code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> 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: (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;	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.a 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.	<b>Complies with AO1.1</b> The proposed development would provide 4 spaces for the principal dwelling and 2 spaces for the Secondary Dwelling.
	<b>AO1.2</b> Car parking spaces are freely available for the parking of vehicles at all times and are not used	<b>Complies with AO1.2</b> The car parking spaces would be retained for car parking.



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Performance outcomes	Acceptable outcomes	Compliance
(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.	for external storage purposes, the display of products or rented/sub-leased.	
	<b>AO1.3</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	<b>Not applicable</b> No motorcycle parking is proposed.
	<b>AO1.4</b> 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.	<b>Not applicable</b> Only six spaces are proposed.
<b>PO2</b> Vehicle parking areas are designed and constructed in accordance with relevant standards.	<b>AO2</b> Vehicle parking areas are designed and constructed in accordance with Australian Standard:	<b>Complies with AO2</b> The car parking complies with the Australian Standard for a domestic use.



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Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
<b>PO3</b> 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;	<b>AO3.1</b> 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.	<b>Complies with AO3.1</b> Access would be via the existing crossover.
	<b>AO3.2</b> Access, including driveways or access crossovers: (a) are not placed over an existing:	<b>Not applicable</b> No new crossovers are proposed.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p> <p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p><b>AO3.3</b></p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p>	<p><b>Not applicable</b></p> <p>Access would be via the existing lawfully constructed driveway and no new driveways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<b>AO3.4</b>	<b>Not applicable</b>





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Performance outcomes	Acceptable outcomes	Compliance
	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.	Access would be via the existing lawfully constructed driveway and no new driveways are proposed.
<b>P04</b>  Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>A04</b>  The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>Not applicable</b>  Not required for a Dwelling House use.
<b>P05</b>  Access for people with disabilities is provided to the building from the parking area and from the street.	<b>A05</b>  Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>Not applicable</b>  Not required for a Dwelling House use.
<b>P06</b>  Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>A06</b>  The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	<b>Not applicable</b>  Not required for a Dwelling House use.



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Performance outcomes	Acceptable outcomes	Compliance
<b>PO7</b> 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.	<b>A07.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	<b>Not applicable</b> Not required for a Dwelling House use.
	<b>A07.2</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	<b>Not applicable</b> Not required for a Dwelling House use.
	<b>A07.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	<b>Not applicable</b> Not required for a Dwelling House use.
<b>PO8</b> Development provides walking and cycle routes through the site which:	<b>A08</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to:	<b>Not applicable</b> Not required for a Dwelling House use.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(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;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p><b>PO9</b></p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p>	<p><b>AO9.1</b></p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p><b>Complies with AO2</b></p> <p>The driveway and manoeuvring areas comply with the Australian Standard for a domestic use.</p>
	<p><b>AO9.2</b></p> <p>Service and loading areas are contained fully within the site.</p>	<p><b>Not applicable</b></p> <p>Not required for a Dwelling House use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	<p><b>AO9.3</b></p> <p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> <li>(a) do not impede access to parking spaces;</li> <li>(b) do not impede vehicle or pedestrian traffic movement.</li> </ul>	<p><b>Not applicable</b></p> <p>Not required for a Dwelling House use.</p>
<p><b>PO10</b></p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p><b>AO10.1</b></p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> <li>(a) car wash;</li> <li>(b) child care centre;</li> <li>(c) educational establishment where for a school;</li> </ul>	<p><b>Not applicable</b></p> <p>Not required for a Dwelling House use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(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.	
	<b>AO10.2</b>  Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	<b>Not applicable</b>  Not required for a Dwelling House use.



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#### **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;



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- (e) filling and excavation works do not involve complex engineering solutions.

#### 9.4.4.3 Criteria for assessment

**Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Filling and excavation - General</b>		
<b>PO1</b> 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.	<b>AO1.1</b> 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.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO1.2</b>	<b>Not Applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
	Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	No excavation or fill would be undertaken as part of the development.
	<b>AO1.3</b> Cuts are screened from view by the siting of the building/structure, wherever possible.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO1.4</b> Topsoil from the site is retained from cuttings and reused on benches/terraces.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO1.5</b> 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.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.





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Performance outcomes	Acceptable outcomes	Compliance
	<b>AO1.6</b>  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.	<b>Not Applicable</b>  No excavation or fill would be undertaken as part of the development.
<b>Visual Impact and Site Stability</b>		
<b>PO2</b>  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.	<b>AO2.1</b>  The extent of filling and excavation does not exceed 40% of the site area, or 500m <sup>2</sup> whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	<b>Not Applicable</b>  No excavation or fill would be undertaken as part of the development.
	<b>AO2.2</b>  Filling and excavation does not occur within 2 metres of the site boundary.	<b>Not Applicable</b>  No excavation or fill would be undertaken as part of the development.



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Performance outcomes	Acceptable outcomes	Compliance
<b>Flooding and drainage</b>		
<b>PO3</b> 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.	<b>AO3.1</b> Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO3.2</b> Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO3.3</b> 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.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO3.4</b>	<b>Not Applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
	Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	No excavation or fill would be undertaken as part of the development.
<b>Water quality</b>		
<b>PO4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.	<b>AO4</b> Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
<b>Infrastructure</b>		
<b>PO5</b> Excavation and filling does not impact on Public Utilities.	<b>AO5</b> Excavation and filling is clear of the zone of influence of public utilities.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.



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#### **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;



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- (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
<b>For self-assessable and assessable development</b>		
<b>Works on a local government road</b>		
<b>PO1</b>  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.	<b>AO1.1</b>  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.	<b>Not applicable</b>  No works are proposed on a local government road.
	<b>AO1.2</b>  Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 –	<b>Not applicable</b>  No works are proposed on a local government



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Performance outcomes	Acceptable outcomes	Compliance
	FNQROC Regional Development Manual.	road.
	<b>AO1.3</b> New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	<b>Not applicable</b> No works are proposed on a local government road.
	<b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new	<b>Not applicable</b> No works are proposed on a local government road.



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



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Performance outcomes	Acceptable outcomes	Compliance
<p>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>Accessibility structures are designed in accordance with AS1428.3.</p>	<p>No accessibility structures are proposed.</p>
	<p><b>AO2.3</b></p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p><b>Not applicable</b></p> <p>No accessibility structures are proposed.</p>
<b>Water supply</b>		
<p><b>PO3</b></p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p><b>AO3.1</b></p> <p>The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p>	<p><b>Able to comply with AO3.2</b></p> <p>It is proposed to provide water supply via on-site water tanks. Council are invited to attach a condition to any approval granted to secure compliance.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO3.2</b></p> <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>	
<b>Treatment and disposal of effluent</b>		
<p><b>PO4</b></p> <p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as</p>	<p><b>AO4.1</b></p> <p>The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in</p>	<p><b>Able to comply with AO4.2</b></p> <p>It is proposed to provide an on-site disposal system in accordance with the <i>Plumbing and Drainage Act 2002</i>. Council are invited to attach a condition to any approval granted to secure</p>



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Performance outcomes	Acceptable outcomes	Compliance
a result of increasing the cumulative effect of systems in the locality.	<p>Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p><b>AO4.2</b></p> <p>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>	compliance.
<b>Stormwater quality</b>		
<p><b>PO5</b></p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and</p>	<p><b>AO5.1</b></p> <p>A connection is provided from the premises to Council's drainage system;</p> <p>or</p>	<p><b>Not applicable</b></p> <p>There is no available council drainage system available for the site to connect to.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>developed catchments by:</p> <ul style="list-style-type: none"> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<p><b>AO5.2</b></p> <p>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><b>AO5.3</b></p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in <b>Error! Reference source not found.</b> and <b>Error! Reference source not found.</b>, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> </ul>	<p><b>Not applicable</b></p> <p>This is not considered applicable to Dwelling Houses.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(d) rainfall erosivity.	
	<b>AO5.4</b> Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	<b>Not applicable</b> This is not considered applicable to Dwelling Houses.
	<b>AO5.5</b> Development incorporates stormwater flow control measures to achieve the design objectives set out in <b>Error! Reference source not found.</b> and <b>Error! Reference source not found.</b> , 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</i>	<b>Not applicable</b> This is not considered applicable to Dwelling Houses.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>1994.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
<b>Non-tidal artificial waterways</b>		
<p><b>PO6</b></p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <p>(a) protect water environmental values;</p> <p>(b) be compatible with the land use constraints for the site for protecting water environmental values;</p> <p>(c) be compatible with existing tidal and non-tidal waterways;</p>	<p><b>AO6.1</b></p> <p>Development involving non-tidal artificial waterways ensures:</p> <p>(a) environmental values in downstream waterways are protected;</p> <p>(b) any ground water recharge areas are not affected;</p> <p>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</p>	<p><b>Not applicable</b></p> <p>No waterways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(d) perform a function in addition to stormwater management;  (e) achieve water quality objectives.	(d) existing areas of ponded water are included.	
	<b>AO6.2</b> 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.	<b>Not applicable</b>  No waterways are proposed.
	<b>AO6.3</b> 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	<b>Not applicable</b>  No waterways are proposed.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	
	<p><b>AO6.4</b></p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	<p><b>Not applicable</b></p> <p>No waterways are proposed.</p>
	<p><b>AO6.5</b></p> <p>The end-use purpose of the non-tidal artificial</p>	<p><b>Not applicable</b></p>



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Performance outcomes	Acceptable outcomes	Compliance
	waterway is designed and operated in a way that protects water environmental values.	No waterways are proposed.
	<b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	<b>Not applicable</b> No waterways are proposed.
	<b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	<b>Not applicable</b> No waterways are proposed.
<b>Wastewater discharge</b>		
<b>P07</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental	<b>AO7.1</b> A wastewater management plan is prepared and addresses:	<b>Not applicable</b> No waste water would be discharged from the site.





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



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Performance outcomes	Acceptable outcomes	Compliance
	<p>minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p>site.</p>
	<p><b>AO7.4</b></p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(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;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of</p>	<p><b>Not applicable</b></p> <p>No waste water would be discharged from the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
<b>Electricity supply</b>		
<p><b>PO8</b></p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO8.1</b></p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p><b>AO8.2</b></p> <p>The premises is connected to the electricity</p>	<p><b>Complies with AO8.1</b></p> <p>The site has an existing electricity connection.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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><b>PO9</b></p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p><b>AO9.1</b></p> <p>Pad-mount electricity infrastructure is:</p> <ul style="list-style-type: none"> <li>(a) not located in land for open space or sport and recreation purposes;</li> <li>(b) screened from view by landscaping or fencing;</li> <li>(c) accessible for maintenance.</li> </ul>	<p><b>Not applicable</b></p> <p>No pad mount infrastructure is proposed.</p>
	<p><b>AO9.2</b></p> <p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p>	<p><b>Not applicable</b></p> <p>No pad mount infrastructure is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>Complies with AO10</b> The site has existing connectivity to telecommunications infrastructure.
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with AO11</b> The site has existing connectivity to telecommunications infrastructure.
<b>Road construction</b>		
<b>PO12</b>	<b>AO12.1</b>	<b>Complies with AO12.1</b>



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Performance outcomes	Acceptable outcomes	Compliance
<p>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p> <p>(b) pedestrians and cyclists adjacent to the site;</p> <p>(c) vehicles on the road adjacent to the site;</p> <p>(d) vehicles to and from the site;</p> <p>(e) emergency vehicles.</p>	<p>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.</p>	<p>Ocean View Road is a constructed and Council maintained road.</p>
	<p><b>AO12.2</b></p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p><b>Complies with AO12.2</b></p> <p>Ocean View Road is a constructed and Council maintained road.</p>
	<p><b>AO12.3</b></p> <p>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>	<p><b>Complies with AO12.3</b></p> <p>Ocean View Road is a constructed and Council maintained road.</p>
<b>Alterations and repairs to public utility services</b>		
<b>PO13</b>	<b>AO13</b>	<b>Not applicable</b>



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Performance outcomes	Acceptable outcomes	Compliance
Infrastructure is integrated with, and efficiently extends, existing networks.	Development is designed to allow for efficient connection to existing infrastructure networks.	No alterations to public utility services are required.
<b>PO14</b>  Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b>  Public utility mains, services and installations are not required to be altered or repaired as a result of the development;  or  <b>AO14.2</b>  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.	<b>Not applicable</b>  No alterations to public utility services are required.
<b>Construction management</b>		



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Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO15</b></p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p><b>AO15</b></p> <p>Works include, at a minimum:</p> <ul style="list-style-type: none"> <li>(a) installation of protective fencing around retained vegetation during construction;</li> <li>(b) erection of advisory signage;</li> <li>(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;</li> <li>(d) removal from the site of all declared noxious weeds.</li> </ul>	<p><b>Able to comply with AO15</b></p> <p>This is able to be complied with at the time of construction and council are invited to attach a condition to any approval granted if considered necessary.</p>
<p><b>PO16</b></p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p><b>AO16</b></p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p><b>Not applicable</b></p> <p>No alterations to public utility services are required.</p>





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Performance outcomes	Acceptable outcomes	Compliance
	Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Complies with PO17</b> The site has existing connectivity to telecommunications infrastructure.
<b>Trade waste</b>		
<b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:	<b>AO18</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No trade waste would be generated by the proposed development..



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Performance outcomes	Acceptable outcomes	Compliance
(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.		
<b>Fire services in developments accessed by common private title</b>		
<b>PO19</b>  Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO19.1</b>  Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	<b>Not applicable</b>  No common private title is proposed.
	<b>AO19.2</b>  Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and	<b>Not applicable</b>  No common private title is proposed.



20204901 – 70 Ocean View Road, Killaloe (Building Works)

Performance outcomes	Acceptable outcomes	Compliance
	warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	
<b>PO20</b>  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'.	<b>AO20</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  No common private title is proposed.



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