

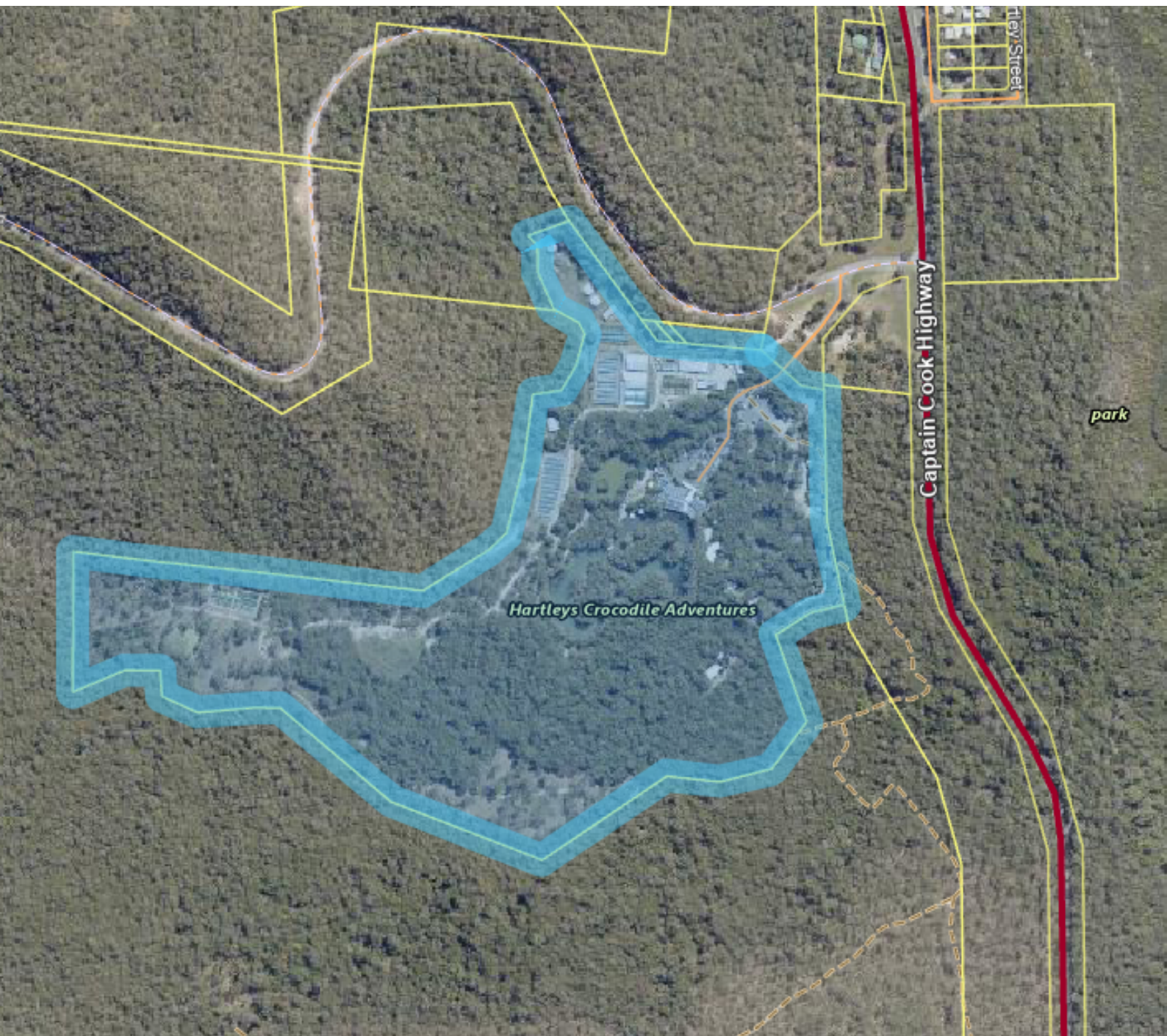


4019 Captain Cook Highway, Wangetti
Lot 10 on CP851634

TOWN PLANNING REPORT

BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME

Applicant:
Hartleys Creek Crocodile Farming Company Pty Ltd
C/- wildPLAN Pty Ltd



A PROJECT CONTACT DETAILS

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B DOCUMENT INFORMATION

Client Name	Hartley's Crocodile Adventures
Project Reference	WP23 070 HAR Crocwise Interpretive Centre
Document Reference	WP23 070 HAR Crocwise Interpretive Centre


C PLANNING REPORT TEMPLATE VERSION

Version	Revision Date	Revision Description	Planning Act 2016 version	Planning Regulation 2017 version
5.0	18 June 2021	Planning Report Template	10 June 2022	25 August 2023

D DOCUMENT HISTORY

Version	Execution Date	Description	Preparation	Review
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E DOCUMENT AUTHORISATION

Version	Description	Authorised by	Signature	Execution Date
1.0	Lodgement	Dominic Hammersley		6 Dec 2023

CONTENTS

1.	Summary.....	4
1.1	Site Details.....	4
1.2	Key Parties to Development Application.....	4
1.3	Development Application Details.....	4
1.4	State Planning Instrument Matters	4
1.5	Local Planning Instrument Matters	5
2.	Site Details.....	6
2.1	Summary of Site Features	6
3.	Proposed Development	8
3.1	Development Summary	9
3.2	Pre-Lodgement Advice	10
4.	State Planning Matters	11
4.1	<i>Planning Act 2016</i>	11
4.2	<i>Planning Regulation 2017</i>	11
4.2.1	Referrals	11
4.2.2	State Development Assessment Provisions	18
4.2.3	Prohibited Development.....	18
4.3	State Planning Policy	18
4.4	Regional Plan	18
5.	Local Planning Matters	19
5.1	Zone.....	19
5.2	Local Plan.....	19
5.3	Overlays.....	19
5.4	Categories of Development and Assessment	19
5.5	Assessment Benchmarks.....	19
5.5.1	Areas of Non-Compliance.....	20
6.	Conclusion.....	24
	Schedule 1 Searches.....	
	Schedule 2 Proposal Plans.....	
	Schedule 3 Council Pre-Lodgement Advice	
	Schedule 4 SARA DA Mapping	
	Schedule 5 CairnsPlan Property Report.....	
	Schedule 6 Code Responses	
	Schedule 7 DA Form 1 / DA Form 2	

1. SUMMARY

1.1 SITE DETAILS

Site address:	4019 Captain Cook Highway, Wangetti
Real property description:	Lot 10 on CP851634
Site area:	288,100m ² (28.81 ha)
Existing land use:	Tourist Attraction ¹ and crocodile farm (Hartleys Creek Crocodile Farm) established under Consent Order No. 22 of 1991

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	Hartleys Creek Crocodile Farming Company Pty Ltd C/- wildPLAN Pty Ltd
Registered owner(s):	Hartleys Creek Crocodile Farming Company Pty Ltd A.C.N. 010 618 327 Refer Schedule 1 – Searches
Assessment manager:	Douglas Shire Council
Referral agencies	N/A

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Building Work assessable against the Planning Scheme
Type of approval sought:	Development Permit for Building Work assessable against the Planning Scheme
Level of assessment:	Code Assessment ²
Notification required:	No
Referral required:	No

1.4 STATE PLANNING INSTRUMENT MATTERS

State Interests in Development Assessment	Queensland waterways for waterway barrier works Regulated vegetation management map (Category A and B extract) Refer Schedule 5 – SARA DA Mapping
Applicable SDAP Codes	None
Regional Plan:	<i>Far North Queensland Regional Plan 2009 – 2031</i>
Regional Plan Designation:	Regional Landscape and Rural Production Area

¹ Based on land use definitions of the current *Douglas Shire Planning Scheme 2018*.

² By virtue of section 5.4(1)(c)(ii) of the Planning Scheme.

1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	<i>Douglas Shire Planning Scheme 2018</i>
TLPs:	N/A
Zone / Precinct:	Tourism Zone
Local Plan:	N/A
Overlays³:	<ul style="list-style-type: none"> • Acid Sulfate Soils Overlay • Bushfire Hazard Overlay • Flood and Storm Tide Hazard Overlay • Hillslopes Overlay • Landscape Values Overlay • Natural Areas Overlay • Transport Road Hierarchy.
Assessment requirements⁴:	<p>The Assessment Benchmarks include the following:</p> <ul style="list-style-type: none"> • Tourism Zone Code⁵ • Bushfire Hazard Overlay Code • Flood and Storm Tide Hazard Overlay Code • Natural Areas Overlay Code • Access, Parking and Servicing Code • Filling and Excavation Code • Infrastructure Works Code.

³ Overlays that affect the site. The applicability of overlays is further discussed in Section 5.3.

⁴ Assessment benchmarks are further discussed in Section 5.5.

⁵ Note – the Tourism Zone Code does not contain any assessment benchmarks for assessable development.

2. SITE DETAILS

Building Work assessable against the Planning Scheme⁶ is proposed on land at 4019 Captain Cook Highway, Wangetti, which is more accurately known as Lot 10 on CP851634.

The site has a total area of 288,100m² (28.81 ha) and is improved by Hartleys Crocodile Farm (refer **Figure 1 – subject site**).

The site is located within the Tourism Zone pursuant to the *Douglas Shire Planning Scheme 2018* ('the Planning Scheme'). Development on the site is subject to a Consent Order and associated approved Site Plan (refer **Schedule 2**).



FIGURE 1 AERIAL IMAGE OF SUBJECT SITE
SOURCE STATE OF QUEENSLAND 2023

2.1 SUMMARY OF SITE FEATURES

TABLE 2-1 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site Characteristic	Description
Site area	288,100m ² (28.81 ha)
Road frontage(s)	Accessed via Hartleys Access Road
Existing land use	Tourist Attraction and Crocodile Farm

⁶ Pursuant to the advice of Jenny Elphinstone, Senior Planning Officer at Douglas Shire Council (email) on 23 November 2023 – noting that the site benefits from an approval for 2,500m² Gross Floor Area (GFA), and the proposed development together with existing development remains generally consistent with the approval i.e. the proposed development is not considered to constitute a Material Change of Use.

Site Characteristic	Description
Existing approvals	Consent Order No. 22 of 1991 and associated Site Plan (refer Schedule 2)
Infrastructure	
<ul style="list-style-type: none"> Services 	<p>The site is connected to the following infrastructure networks:</p> <ul style="list-style-type: none"> electricity; telecommunications. <p>Water, sewer treatment and stormwater management are provided on-site.</p>
<ul style="list-style-type: none"> Access 	The site benefits from a sealed access and driveway from Captain Cook Highway / Hartleys Access Road.
Environment	
<ul style="list-style-type: none"> Topography 	The site is generally flat.
<ul style="list-style-type: none"> Vegetation 	The site is vegetated where not cleared in association with approved development. The site contains Category X, Category C and Category R vegetation as regulated by the <i>Vegetation Management Act 1999</i> . The site is mapped as containing Essential Habitat.
<ul style="list-style-type: none"> EMR/CLR 	The EMR / CLR register has not been searched due to the nature of the proposed development.
Other	
<ul style="list-style-type: none"> Easements 	<p>The site is not burdened nor benefitted by any easements.</p> <p>Refer Schedule 1 – Searches.</p>

3. PROPOSED DEVELOPMENT

The Applicant seeks to undertake Building Work (assessable against the Planning Scheme) at the premises, to establish a 'Crocwise Interpretive Centre' at the existing Crocodile Farm. The proposed Interpretive Centre will have a Gross Floor Area of 125m² and will facilitate educational opportunities relevant to existing nearby crocodile ponds.

The proposed Interpretive Centre will have a total height of approximately 4.7 metres and will incorporate toilet facilities (male, female and unisex accessible), a small office and open plan display area (refer **Figure 2 – Figure 3** below, as well as **Schedule 3**).



FIGURE 2 LOCALITY PLAN
SOURCE 8 PENCILS ARCHITECTS

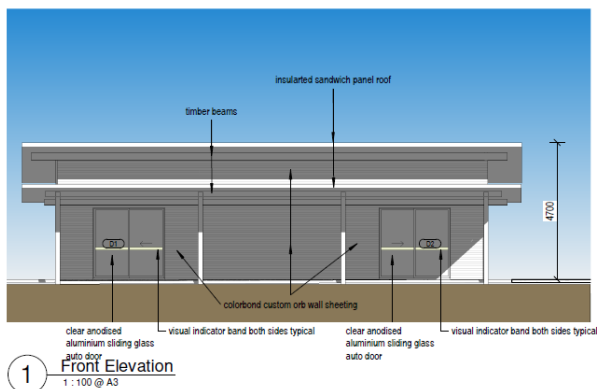
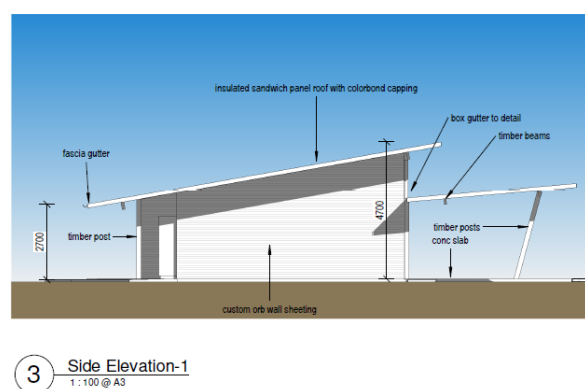


FIGURE 3 PROPOSED ELEVATIONS
SOURCE 8 PENCILS ARCHITECTS



It is noted that the proposed Interpretive Centre will represent a new offering as part of the existing Tourist Attraction⁷. Therefore, no additional visitor demand is associated with the proposed Building Work and no additional car parking spaces are proposed nor required⁸.

It is understood that the proposed Building Work remains within the approved floor area parameters of the Consent Order (being 2,500m² within the area to be rezoned as 'Special Facilities Zone')⁹.



3.1 DEVELOPMENT SUMMARY

TABLE 3-1 DEVELOPMENT SUMMARY

Building Work	
Crocwise Interpretive Centre	
Height	Single storey; approximately 4.7 metres.
Gross Floor Area	Approximately 125m ² .
Additional Car Parking	N/A

⁷ Access to the interpretive facility will form part of the general admission ticketed entry.

⁸ The proposed Building Work is not taken to represent a Material Change of Use; i.e. no material increase in the scale of the existing Tourist Attraction is proposed and hence, no additional car parking is proposed.

⁹ Per Condition 1.2 of the Consent Order.

3.2 PRE-LODGE MENT ADVICE

Pre-lodgement advice was provided by Jenny Elphinstone on 23 November 2023. A copy of pre-lodgement advice (received via email) is provided within **Schedule 4**.

Pre-lodgement advice confirmed that the subject works may be considered as Building Work assessable against the Planning Scheme. i.e. the proposed development is not considered to constitute a Material Change of Use.

4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the *Planning Act 2016* is **10 June 2022**.

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **25 August 2023**.

4.2.1 REFERRALS

Schedule 9 and Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)
- Matters the referral agency's assessment must or may have regard to (as applicable)
- Fee for referral.

Table 5-1 and **Table 5-2** provide a referral checklist against the requirements of Schedule 9 and Schedule 10 and identifies that the subject development application is not subject to any referrals.

Refer to the SARA DA Mapping extract provided within **Schedule 5**

TABLE 4-1 REFERRALS IDENTIFIED IN SCHEDULE 9 OF THE *PLANNING REGULATION 2017*

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Premises seaward of coastal building line	Part 3, Division 1, Table 1, Item 1				•	•		SDAP	N
Declared fish habitat area	Part 3, Division 1, Table 2, Item 1				•	•		SDAP	N
State transport corridor	Part 3, Division 1, Table 3, Item 1				•	•		SDAP	N
Future State transport corridor	Part 3, Division 1, Table 4, Item 1				•	•		SDAP	N
Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	Part 3, Division 2, Table 1, Item 1				•		•	Other ¹⁰	N
Particular buildings for residential purposes	Part 3, Division 2, Table 2, Item 1				•		•	Other ¹¹	N
Design and siting	Part 3, Division 2, Table 3, Item 1				•		•	Other ¹²	N
Fire safety in particular budget accommodation buildings	Part 3, Division 2, Table 4, Item 1				•		•	Other ¹³	N
Higher risk personal appearance services	Part 3, Division 2, Table 5, Item 1				•		•	Other ¹⁴	N
Building work for residential services	Part 3, Division 2, Table 6, Item 1				•		•	Other ¹⁵	N
Building work for removal or rebuilding	Part 3, Division 2, Table 7, Item 1				•		•	Other ¹⁶	N

¹⁰ Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics

¹¹ Whether the building is suitable for residential purposes

¹² Whether the proposed building or structure complies with the performance criteria or qualitative statement stated in the paragraph

¹³ Whether, after the building work is completed, the building will comply with the fire safety standard under the Building Act

¹⁴ Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.2 that are relevant to the acceptable solution

¹⁵ Whether, if the building work is carried out, the premises would comply with the Queensland Development Code, part 5.7

¹⁶ (a) Whether the local government should require security, of no more than the value of the building work, for the performance of the work (b) If security is required, the amount and form of security that is appropriate for the development

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Building work for particular class 1 buildings relating to Material Change of Use	Part 3, Division 2, Table 8, Item 1				•		•	Other ¹⁷	N
Temporary accommodation buildings	Part 3, Division 2, Table 9, Item 1				•		•	Other ¹⁸	N
Building work relating to end of trip facilities for Queensland Development Code, part 4.1	Part 3, Division 2, Table 10, Item 1				•		•	Other ¹⁹	N
Building work for class 1 building on premises with on-site wastewater management system	Part 3, Division 2, Table 11, Item 1				•		•	Other ²⁰	N
Flood hazard area	Part 3, Division 2, Table 12, Item 1				•		•	Other ²¹	N

¹⁷ The relevant provisions of a local instrument that would apply for the application if schedule 6, part 2, section 2(2) did not apply for the material change of use

¹⁸ Whether the building work complies with performance criteria 1 of the Queensland Development Code, part 3.3

¹⁹ Whether the building work complies with performance criteria P12 of the Queensland Development Code, part 4.1

²⁰ Whether the building work complies with the Queensland Plumbing and Wastewater Code, part 1, performance criteria P2

²¹ Matters stated in Part 3, Division 2, Table 12, Item 4

TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 10 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other ²²	N
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N ²³
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13 ²⁴	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other ²⁵	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	N

²² The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.

²³ The proposed development is located in excess of 20 metres of mapped remnant vegetation.

²⁴ Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.

²⁵ For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other ²⁶	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 - Column 2	•	•	•			•	Other ²⁷	N
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other ²⁸	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Column 2	•	•	•		•		6	N
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 - Column 2	•	•	•		•		1, 2, 3, 4	N
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 - Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other ²⁹	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1 ³⁰ , 22, 8, 21, 10, 20, 12	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 - Column 2	•	•	•		•		8	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 - Column 2	•	•	•			•	Other ³¹	N

²⁶ The referral agency's assessment must have regard to the designation.

²⁷ The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.

²⁸ The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.

²⁹ The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.

³⁰ Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.

³¹ The referral agency's assessment must be against the safety and operational integrity of the port.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other ³²	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other ³³	N
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other ³⁴	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁵	N
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁶	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ³⁷	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)	Part 16, Division 4, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁸	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ³⁹	N

³² The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.

³³ The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.

³⁴ The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.

³⁵ As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4

³⁶ As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4

³⁷ As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4

³⁸ As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4

³⁹ As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)	Part 16, Division 7, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ⁴⁰	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	N
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	N
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	N
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	N

⁴⁰ As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4

4.2.2 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The current version of SDAP is **version 3.0**, which commenced **18 February 2022**.

A response to applicable SDAP Codes is not triggered by the proposed development.

4.2.3 PROHIBITED DEVELOPMENT

Schedule 10 of the Regulation identifies development that is prohibited development.

Table 4-3 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-3 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Brothels	Part 2, Division 1	N
Clearing native vegetation	Part 3, Division	N
Environmentally relevant activities	Part 5, Division 1	N
Koala habitat area	Part 10, Division 1	N
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area	Part 16, Division 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area	Part 20, Division 1	N

4.3 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**. The Minister identified that the State Planning Policy (July 2014) was appropriately integrated (to the extent relevant) in the *Douglas Shire Planning Scheme 2018*. Therefore, no further assessment is warranted.

4.4 REGIONAL PLAN

The Minister identified that the *Douglas Shire Planning Scheme 2018* appropriately advances the *Far North Queensland Regional Plan 2009-2031*, as it applies in the Douglas Shire Council local government area.

On this basis, further assessment against the Regional Plan has not been undertaken.

5. LOCAL PLANNING MATTERS

As at the time of writing, the *Douglas Shire Planning Scheme 2018* ('the Planning Scheme') is the local planning instrument applicable to development within the Douglas Shire Council area.

5.1 ZONE

The site is located within the Tourism Zone pursuant to the Planning Scheme.

5.2 LOCAL PLAN

The site is not located within a Local Plan Area.

5.3 OVERLAYS

The site is subject to the following overlays pursuant to the Planning Scheme:

- Acid Sulfate Soils Overlay
- Bushfire Hazard Overlay
- Flood and Storm Tide Hazard Overlay
- Hillslopes Overlay
- Landscape Values Overlay
- Natural Areas Overlay
- Transport Road Hierarchy.

Refer to the Douglas Shire Council Planning Scheme Property Report provided within **Schedule 6**.

5.4 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

Pursuant to Table 5.6.m and section 5.4(1)(c)(ii) of the Planning Scheme, the development application is subject to Code Assessment by virtue of non-compliance with Acceptable Outcomes to identified assessment benchmarks (refer section 5.5.1). Applicable overlays do not increase the level of assessment from that otherwise prescribed.

5.5 ASSESSMENT BENCHMARKS

The following codes are identified as assessment benchmarks in respect of the proposed development:

- Tourism Zone Code⁴¹
- Bushfire Hazard Overlay Code
- Flood and Storm Tide Hazard Overlay Code
- Natural Areas Overlay Code
- Access, Parking and Servicing Code
- Filling and Excavation Code
- Infrastructure Works Code.

⁴¹ Note – the Tourism Zone Code does not contain any assessment benchmarks for assessable development.

An assessment against the following Codes is provided within **Schedule 6**:

- Bushfire Hazard Overlay Code
- Flood and Storm Tide Hazard Overlay Code
- Natural Areas Overlay Code
- Access, Parking and Servicing Code.

Development complies with the following codes, as detailed below:

- **Filling and Excavation Code:** Limited fill will be required to create a level pad for the proposed Building Work. No further filling and/or excavation is proposed. Fill required will be less than 50m³ in volume (and less than 2 metres in height) and will not require retaining. Development complies and/or can comply with the applicable assessment benchmarks of the Filling and Excavation Code to the extent relevant.
- **Infrastructure Works Code:** The proposed Building Work will be connected to on-site water, on-site sewer and the electricity network. The on-site sewerage treatment system will meet the requirements of Section 33 of the *Environmental Protection Policy (Water) 1997* and will be designed in accordance with the *Plumbing and Drainage Act (2002)*. Stormwater management will continue on-site per existing arrangements. Development complies and/or can comply with the applicable assessment benchmarks of the Infrastructure Works Code to the extent relevant.

5.5.1 AREAS OF NON-COMPLIANCE

Instances of non-compliance with prescribed Acceptable Outcomes are identified below (refer **Table 5-1**). Notwithstanding the instances of non-compliance, the proposed development complies with all applicable performance outcomes.

TABLE 5-1. PERFORMANCE OUTCOMES

Acceptable Outcome	Compliance
Bushfire Hazard Overlay Code	
AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that: <ul style="list-style-type: none"> (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site. 	Performance Solution (Complies with Code Purpose / Overall Outcomes) The proposed building is to be established in a vegetated area of the site (which will be cleared to the extent relevant to facilitate the proposed Building Work). Due to the nature of the building (i.e. an interpretive facility with a Gross Floor Area of approximately 125m ² , which will form part of an existing tourism activity and represents a non vulnerable land use), a cleared separation distance is not considered necessary in this circumstance. In terms of bushfire hazard risk: <ul style="list-style-type: none"> - The building will be constructed of steel, with colorbond walls and roof). - Per existing Consent Order conditions, the property is enclosed by a maintained fire break - The adjoining driveway and carpark provides a buffer from greater hazard

Acceptable Outcome	Compliance
	<p>category vegetation located north of the site of the proposed Building Work.</p> <ul style="list-style-type: none"> - The building will be equipped by fire extinguishers as appropriate - A 5000 litre storage tank will be provided to the building to provide water supply for amenities. - The existing bore on-site (located <30 metres from the building) delivers 6000l/hr. <p>Bushfire hazard is considered to be sufficiently mitigated on this basis.</p> <p>Relevant to the purpose and overall outcomes of the Bushfire Hazard Overlay Code:</p> <ul style="list-style-type: none"> a) The development is designed and located to minimise risks to people and property from bushfires; b) Proposed bushfire risk mitigation treatments avoid impacts on the natural environment; and <p>The premises contributes to effective and efficient disaster management response and recovery capabilities</p>
<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; 	<p>Performance Solution (Complies with Code Purpose / Overall Outcomes)</p> <p>Refer response to AO10.</p>

Acceptable Outcome	Compliance
<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>	

AO13

A water tank is provided within 10m of each building (other than a class 10 building) which:

- (a) is either below ground level or of non-flammable construction;
- (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:
 - (i) 10,000l for residential buildings
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.
 - (ii) 45,000l for industrial buildings; and
 - (iii) 20,000l for other buildings;
- (c) includes shielding of tanks and pumps in accordance with the relevant standards;
- (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;
- (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and
- (f) is clearly identified by directional signage provided at the street frontage.

Performance Solution (Does Not Comply)

A 5000 litre storage tank will be provided to the building to provide water supply for amenities. Proposed Building Work therefore does not comply with AO13(b)(iii).

Notwithstanding, relevant to PO13:

- The building will be equipped by fire extinguishers as appropriate
- The existing bore on-site (located <30 metres from the building – refer 'pump compound') delivers 6000l/hr.
- Per existing Consent Order conditions, the property is enclosed by a maintained fire break
- The premises features its own firefighting equipment on site.

It is considered that sufficient water supply is provided to the proposed building in the event of a bushfire emergency.

Bushfire hazard is considered to be sufficiently mitigated on this basis

Flood and Storm Tide Hazard Overlay Code

AO1.3

New buildings are:

- (a) not located within the overlay area;
- (b) located on the highest part of the site to minimise entrance of flood waters;
- (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.

Performance Solution (Complies)

New buildings are proposed within the overlay area (Floodplain Assessment Overlay (Mossman River)).

Notwithstanding, the site is approximately 11.0 metres above the mean high tide level and the development site is greater than 100 metres away from the nearest creek (understood to be Tin Creek). The proposed building is sited adjacent to the existing car park and driveway area and is afforded clear and direct pedestrian and vehicle evacuation routes off the site.

Acceptable Outcome	Compliance
	<p>Relevant to PO1, the proposed development:</p> <ul style="list-style-type: none"> - Maintains the safety of visiting persons; - Minimises damage to the development and contents of buildings via RL siting (and limited fit out due to area of the building); - Minimises disruption to residents, recovery time, and rebuilding or restoration costs after inundation events, due to the nature of the building. <p>The proposed development complies with PO1 to the extent it does not comply with AO1.3.</p>

6. CONCLUSION

The Applicant, Hartleys Creek Crocodile Farming Company Pty Ltd, seeks a Development Permit for Building Work assessable against the Planning Scheme having regard to the establishment of a Crocwise Interpretive Centre within the Hartleys Crocodile Park.

The proposed development is Accepted Development subject to requirements.

Three (3) instances of non-compliance with an applicable assessment benchmark are proposed. Notwithstanding, the proposed development complies with the corresponding Performance Outcome and or Code Purpose and hence, development complies with all applicable assessment benchmarks of the *Douglas Shire Planning Scheme 2018*.

In accordance with the above, we respectfully request that Council approve the subject development, subject to reasonable and relevant conditions.

7. SCHEDULES

SCHEDULE 1 SEARCHES

SCHEDULE 2 CONSENT ORDER AND SITE PLAN

SCHEDULE 3 PROPOSAL PLANS

SCHEDULE 4 COUNCIL PRE-LODGE MENT ADVICE

SCHEDULE 5 SARA DA MAPPING

SCHEDULE 6 PROPERTY REPORT

SCHEDULE 7 CODE RESPONSES

SCHEDULE 8 DA FORMS / OWNER'S CONSENT

SCHEDULE 1

SEARCHES

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50641897	Search Date:	30/11/2023 10:56
Date Title Created:	15/12/2006	Request No:	46459960
Previous Title:	40053043		

ESTATE AND LAND

Estate in Fee Simple

LOT 10 CROWN PLAN 851634

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 710187562 15/12/2006

HARTLEYS CREEK CROCODILE FARMING COMPANY PTY LTD. A.C.N.
010 618 327

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40053043 (Lot 10 on CP 851634)
2. MORTGAGE No 705339387 18/01/2002 at 14:12
SUNCORP-METWAY LIMITED A.C.N. 010 831 722
3. COVENANT No 711840775 05/08/2008 at 15:37
WET TROPICS MANAGEMENT AUTHORITY

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
700960057	WET TROPICS WET TROPICS WORLD HERITAGE PROTECTION AND MANAGEMENT ACT1993	23/10/1995 10:39	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

SCHEDULE 2

CONSENT ORDER AND SITE PLAN





HARTLEY'S CROCODILE ADVENTURES

POSTAL ADDRESS:
PO BOX 171, PALM COVE,
QLD 4879, AUSTRALIA

TELEPHONE: 61 7 4055 3576
FACSIMILE: 61 7 4059 1017
EMAIL: sales@crocodileadventures.com

12th June 2007

Peter Pierce
Mcelroy Morrisson Pierce
P.O. Box 827,
CAIRNS. 4870

Fax No. 4031 1553

Dear Peter,

I enclose a copy of our town planning approval along with site plan No.4274-45B.

Please note the subject area is designated Future Tourism Uses showing a free range fauna display and boardwalk.

The fencing contractor should commence early August and I hope to have preliminary specifications for the wildlife enclosure to you within four weeks.

The conditions in our Town Planning Approval were satisfied before construction of Hartley's Crocodile Adventures evidenced by the Council's cancellation of the Bank Guarantees.

Regards,


Peter



HARTLEY'S CREEK CROCODILE FARMING COMPANY PTY LTD.
40 KM NORTH OF CAIRNS, COOK HIGHWAY, HARTLEY'S CREEK
ABN 69 010 618 327



IN THE PLANNING & ENVIRONMENT COURT
HELD AT CAIRNS
QUEENSLAND

Planning & Environment Court
Appeal No. 22 of 1991

BETWEEN:

HARTLEYS CREEK CROCODILE FARMING
COMPANY PTY. LTD.

Appellant

AND:

COUNCIL OF THE SHIRE OF DOUGLAS

Respondent

BEFORE HIS HONOUR JUDGE ROW, DCJ

THE TWELFTH DAY OF MARCH 1992

UPON HEARING Mr. W. Cochrane of Counsel for the Appellant and Mr.
P. White of Counsel for the Respondent.

INSENT ORDER

IT IS ORDERED BY CONSENT that the Appeal be allowed and the
combined application be approved upon and subject to the conditions
set out as follows:-

1.0 SPECIAL FACILITIES

1.1 Prior to the submission of the application to the Minister
for Housing and Local Government, the applicant is to submit
a revised plan for the approved development which clearly
delineates all components and incorporates the following
additional features:

A landscaped buffer from the "Quaid Road" sufficient to
ensure that the completed development has minimal visual
impact on the landscape values of the Wangetti area. In
determining acceptable visual impact, Council will
adhere to the decision of the Wet Tropics Ministerial
Council.

All buildings and structures shall not exceed SEVEN AND
ONE HALF METRES (7.50 m) in height except with the
approval of Council.

All building and structures (except fences) setback from
the rear and side boundaries, and any natural

NO & SMITH
Solicitors,
1st Floor,
Brafton St.,
CAIRNS 4870

112688
AOR.912760
1.6



courses a distance determined by the Wet Tropics Ministerial Council.

Only one access off "Quaid Road Frontage".

- 1.2 Prior to the submission of the application to the Minister for Housing and Local Government the applicant is to submit a written agreement to the following amendment to the proposed zones.

"Special Facilities" (Crocodile Farm and Tourist Facility comprising any or all of the defined uses of one caretaker's residence, staff accommodation (comprising 8 single rooms), administration/office buildings, indoor entertainment (cinema, exhibitions, fauna and flora sanctuaries, outdoor theatre, zoological and botanical garden), refreshment services, and shop in a building/s having a total gross floor area/s not exceeding 2,500 m² generally in accordance with a revised plan of layout to be submitted to the Respondent) Zone. The plan number shall be the identifying number of the amended plan required by condition 1.1 above."

- 1.3 The applicant shall provide to the satisfaction of the Shire Engineer, a suitable water supply and adequate storage within the curtilage of the site to serve the proposed development and for fire fighting purposes. If ground supplies are to be used then one hundred hour pump tests are required on each bore and log results including flow rates are to be submitted and approved by the Shire Engineer prior to the application being forwarded to the Minister for Housing and Local Government.

- 1.4 An approved drainage system to cater for the disposal of all effluent is to be provided to the satisfaction of the



Building Surveyor and the Department of the Environment and Heritage. Evidence of the Department's approval of the proposed system is to be submitted to Council prior to the application being forwarded to the Minister for Housing and Local Government.

- 1.5 The applicant shall provide for a suitable stormwater drainage system discharging to a lawful point of discharge to the satisfaction of the Shire Engineer and the Wet Tropics Ministerial Council.
- 1.6 Such storm water drainage work shall be designed and constructed so as to prevent scouring, erosion, loss of vegetation, excess turbidity, landslip, flooding and the discharge of nutrients either within or external to the site.
- 1.7 A reliable supply of electric power adequate for the needs of the approved development shall be provided.
- 1.8 The applicant shall make provision for the removal and disposal of all garbage and any other waste products from the approved site in a manner satisfactory to the Health Surveyor.
- 1.9 The applicant shall undertake to remove existing vegetation within the site only where necessary for the erection of the buildings or structures, or that which would endanger any building due to its physical state.
- 1.10 The landscaped buffer along the "Quaid Road" frontage of the property shall be landscaped with native species local to the area and maintained to the satisfaction of the Wet Tropics Ministerial Council and Council. To ensure that such work is properly performed the applicant, at the



applicant's expense shall have a landscape plan prepared by a suitable consultant subsequently approved by the Wet Tropics Ministerial Council.

1.11 All carparking areas and driveways shall be bitumen or otherwise imperviously sealed to the satisfaction of the Building Surveyor.

1.12 The applicant must comply with the requirements of the Department of Transport (Roads Section). Detailed plans and specifications of any necessary site specific works, shall be suitably endorsed by the Department of Transport (Road Section) and be submitted to Council prior to the submission of the application to the Minister for Housing and Local Government. Further, if the Department requires a contribution from the applicant for road improvements, a copy of the relevant agreement together with a bank guarantee security shall also be submitted to Council prior to the submission of the application to the Minister for Housing and Local Government.

1.13 All development must comply with the provisions of:-

- (a) Council's Town Planning Scheme;
- (b) The Local Government Act, The Local Government (Planning and Environment) Act, The Building Act, The Fire Safety Act, The Traffic Act, and all other relevant acts and regulations and the By-Laws of the Council shall at all times be observed and performed in relation to the land, the building, and the use and occupation thereof.

1.14 The proposed development must comply with the requirements of the Department of Primary Industries and the Department of Environment and Heritage at all times.



- 1.15 The setback area around the side and rear boundaries and natural water courses shall be developed and maintained to the satisfaction of the Wet Tropics Ministerial Council and Council.
- 1.16 The colours and materials of any buildings and structures shall be approved by the Building Surveyor prior to the issue of any Building Permit and shall comprise tonings which blend with the surrounding vegetation.
- 1.17 The location and installation of any power line, pipeline or cabling external to the site shall be approved by the Wet Tropics Ministerial Council.
- 1.18 The subject land and all enclosures shall be fenced by appropriate fencing to ensure the safe custody of crocodiles and the safe passage of visitors and staff at all times. The specifications and nature of materials used shall be approved by Council's Building Surveyor prior to erection.
- 1.19 The subject land is to be incorporated into one title prior to the submission of any Building Permit.
- 1.20 The applicant is to enter into a Development Agreement with Council to secure the above works and shall provide a cash or Bank Guarantee security to the value of \$100,000.00 for the performance of the above conditions. The Agreement is to be drafted by Council's Solicitors at the Applicant's costs and shall be in a form satisfactory to the Shire Clerk. The Bonds and Agreement shall be executed, stamped and lodged with the Shire Council prior to the application being submitted to the Minister for Housing and Local Government.



2.0 Rural Agriculture

2.1 All development must comply with the provisions of:-

- (a) Council's Town Planning Scheme;
- (b) The Local Government Act, The Local Government Planning and Environment) Act, The Building Act, The Fire Safety Act, The Traffic Act, and all other relevant acts and regulations and the By-Laws of the Council shall at all times be observed and performed in relation to the land, the building, and the use and occupation thereof.

3.0 Consent - Intensive Animal Husbandry (Crocodile Farm) and Caretaker's Residences.

3.1 Should work on the development as approved not be commenced within a period of two (2) years from the date of the permit, Council may implement action to revoke the approval as given.

3.2 Prior to the submission of the Building Application the applicant is to submit a revised plan for the approved development which clearly delineates all components and incorporates the following additional features:-

- all buildings and structures shall not exceed seven and one half (7.5) metres in height except with approval of Council.
- all buildings and structures (except fences) setback from the rear and side boundaries and any natural water courses a distance determined by the Wet Tropics Ministerial Council.

3.3 The Building Application when submitted must be in accordance with the Building Act and must also substantially comply with the revised site plan required by condition 3.2 above.



- 3.4 The applicant shall provide to the satisfaction of the Shire Engineer, a suitable water supply and adequate storage within the curtilage of the site to serve the proposed development and for fire fighting purposes. If ground supplies are to be used then one hundred hour pump tests are required on each bore and log results including flow rates are to be submitted and approved by the Shire Engineer prior to the application being forwarded to the Minister for Housing and Local Government.
- 3.5 An approved drainage system to cater for the disposal of all effluent is to be provided to the satisfaction of the Building Surveyor and the Department of Environment and Heritage. Evidence of the Department's approval of the proposed system is to be submitted to Council prior to the application being forwarded to the Minister for Housing and Local Government.
- 3.6 The applicant shall provide for a suitable stormwater drainage system discharging to a lawful point of discharge to the satisfaction of the Shire Engineer and the Wet Tropics Ministerial Council.
- 3.7 Such stormwater drainage work shall be designed and constructed so as to prevent scouring, erosion, loss of vegetation, excess turbidity, landslip, flooding and the discharge of nutrients either within or external to the site.
- 3.8 A reliable supply of electric power adequate for the needs of the approved development shall be provided.
- 3.9 The applicant shall make provision for the removal and disposal of all garbage and any other waste products from



the approved site in a manner satisfactory to the Health Surveyor.

3.10 The applicant shall undertake to remove existing vegetation within the site only where necessary for the erection of the buildings or structures, or that which would endanger any building due to its physical state.

3.11 The applicant must comply with the requirements of the Department of Transport (Roads Section). Detailed plans and specifications of any necessary site specific works, shall be suitably endorsed by the Department of Transport (Roads Section) and be submitted to Council prior to the submission of the application to the Minister for Housing and Local Government. Further, if the Department requires a contribution from the applicant for road improvements, a copy of the relevant agreement, together with a bank guarantee security shall also be submitted to Council prior to the submission of the application to the Minister for Housing and Local Government.

3.12 Nil

3.13 All development must comply with the provisions of:-

(a) Council's Town Planning Scheme;

(b) The Local Government Act, The Local Government (Planning and Environment) Act, The Building Act, The Fire Safety Act, The Traffic Act, and all other relevant acts and regulations and the By-Laws of the Council shall at all times be observed and performed in relation to the land, the building and the use and occupation thereof.

3.14 The proposed development must comply with the requirements of the Department of Primary Industries and the Department of Environment and Heritage at all times.

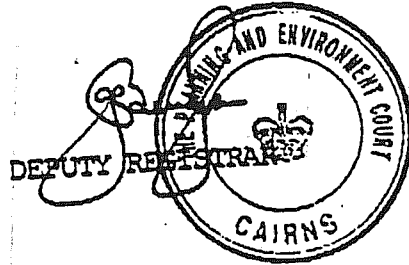


- 3.15 The setback area around the side and rear boundaries and natural water courses shall be developed and maintained to the satisfaction of the Wet Tropics Ministerial Council and Council.
- 3.16 The colours and materials of any buildings and structures shall be approved by the Building Surveyor prior to the issue of any Building Permit and shall comprise tonings which blend with the surrounding vegetation.
- 3.17 The location and installation of any power line, pipeline or cabling external to the site shall be approved by the Wet Tropics Ministerial Council.
- 3.18 The subject land and all enclosures shall be fenced by appropriate fencing to ensure the safe custody of crocodiles and the safe passage of visitors and staff at all times. The specifications and nature of materials used shall be approved by the Council's Building Surveyor prior to erection.
- 3.19 The applicant is to enter into a Development Agreement with Council to secure the above works and shall provide a cash or Bank Guarantee security to the value of \$120,000.00 for the performance of the above conditions. The Agreement is to be drafted by the Council's Solicitors at the applicant's cost and shall be in a form satisfactory to the Shire Clerk. The Bonds and Agreement shall be executed, stamped and lodged with the Shire Council prior to the application being submitted to the Minister for Housing and Local Government.



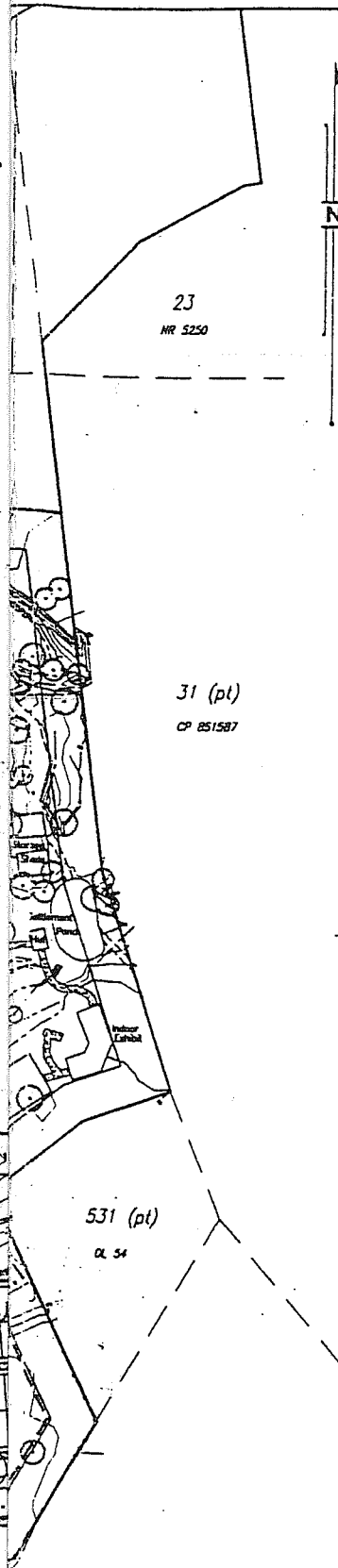
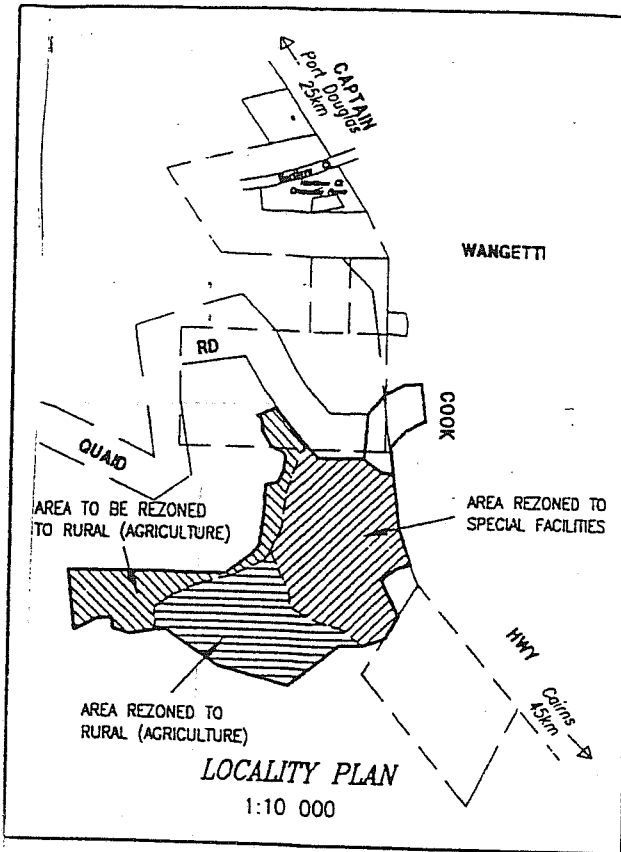
IT IS FURTHER ORDERED that there be no order as to costs.

BY THE COURT



DUPLICATE ORIGINAL

No. of Judgment or Order
Date of Entry 19-3-1992
Fee Paid on Original \$33.50



DISCLAIMER

The title knowledge of these matters was not verified at the time of survey and has been determined by plan dimensions only and not by field survey. Boundary shown herein have been limited where possible by field survey. If not able to be so limited, assumed have been placed from the records of relevant authorities where available and have been noted accordingly on this plan. These can assume either do not exist or are incomplete a position has been made known.

Prior to any building, excavation or construction on the site, the person authority should be contacted for positive location of border underground services and standard location of all services.

NOTES

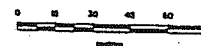
Level Datum: AHD
Origin of Levels: PSM 45011
HARTLEYS CREEK BRIDGE
RL 4.448
Meridian: MP 40036
Origin of Coordinates: STR 3
Off Sln 4 on CP 851634
E 10058.772
N 19370.932
Contour Interval: 0.5m
Index: 2.0m

Miscellaneous:

Proposed Buildings and structures
digitised from Denis Mullins Architects
plan WD00 issue 8

LEGEND

- Track
- Top of Bank
- Toe of Bank
- Change of Grade
- IL of Watercourse
- Fence
- Watershed
- Major Stormwater Drain
- Proposed Bitumen
Carpark/Roads/Paths
- Gate post
- Survey control station
- Unsurveyed Area Boundary
- Future Tourism Boundary
- Rezone Boundary
- Gross Pollutant Trap



SCALE 1:500 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A1)

AMENDMENT B: BUILDINGS & PONDS ADDED AMK 31/1/96

AMENDMENT A: BUILDINGS REPOSITIONED / LAYOUT AMENDED AMK 18/1/96

C&B CONSULTING GROUP

C & B CONSULTANTS PTY LTD
CONSULTING ENGINEERS SURVEYORS ARCHITECTS

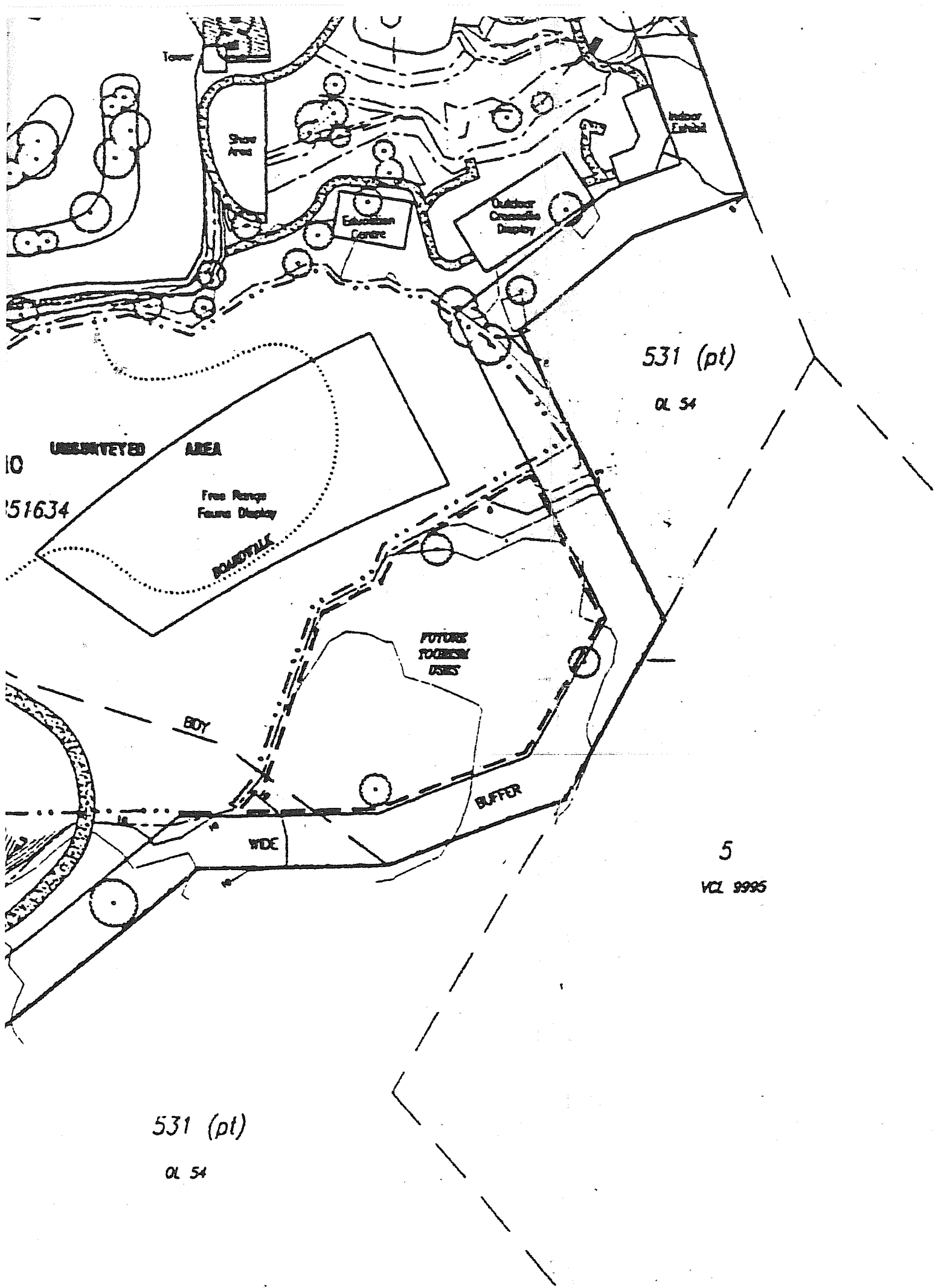
P.O.Box 1948 PRE (070) 31 1338
Calveras PRE (070) 31 2942
AGE 005 101 005

DESIGNED	SURVEYED
OLD 8 DM	MF 27/1/95
DRAWN	CHECKED
AMK 15/2/95	13.2.96

HARTLEYS CREEK CROCODILE
FARMING COMPANY PTY LTD

TITLE
SITE PLAN
PROPOSED CROCODILE FARM
Part of Lot 10 on CP 851634
Parish of DULANBAN
County of NARES

CAD	4274-45B.DWG	SCALE	1:500
	427425.PTS	LAYER DATUM	AHD
	427425.STR	FIELD NO.	E15
PROJECT	1	SHEET	A1
OF		SIZE	
DRAWING No.	4274-45	AMENDED	3/1/96
		INDEX	B



531 (pt)

OL 54

531 (pt)

OL 54

5

VCL 9995

UNSURVEYED

AREA

Free Range
Fauna Display

ROADSIDE

FUTURE
TOGETHER
USES

EDY

WIDE

BUFFER



ENQUIRIES: Kursty Stephensen
DEPARTMENT: Financial Services

OUR REF: IBB:ks
YOUR REF:

01/...

The Manager
National Australia Bank Ltd
201 Bunda Street
CAIRNS QLD 4870

25th October 2001

Dear Sir/Madam

Re: Bank Guarantees – Austpan Pty Ltd on behalf of Hartleys Creek
Crocodile Farming Co Pty Ltd
\$100,000.00 & \$120,000.00 – Performance of conditions for Consent
and Rezoning.

Please find enclosed the abovementioned Bank Guarantees for cancellation.

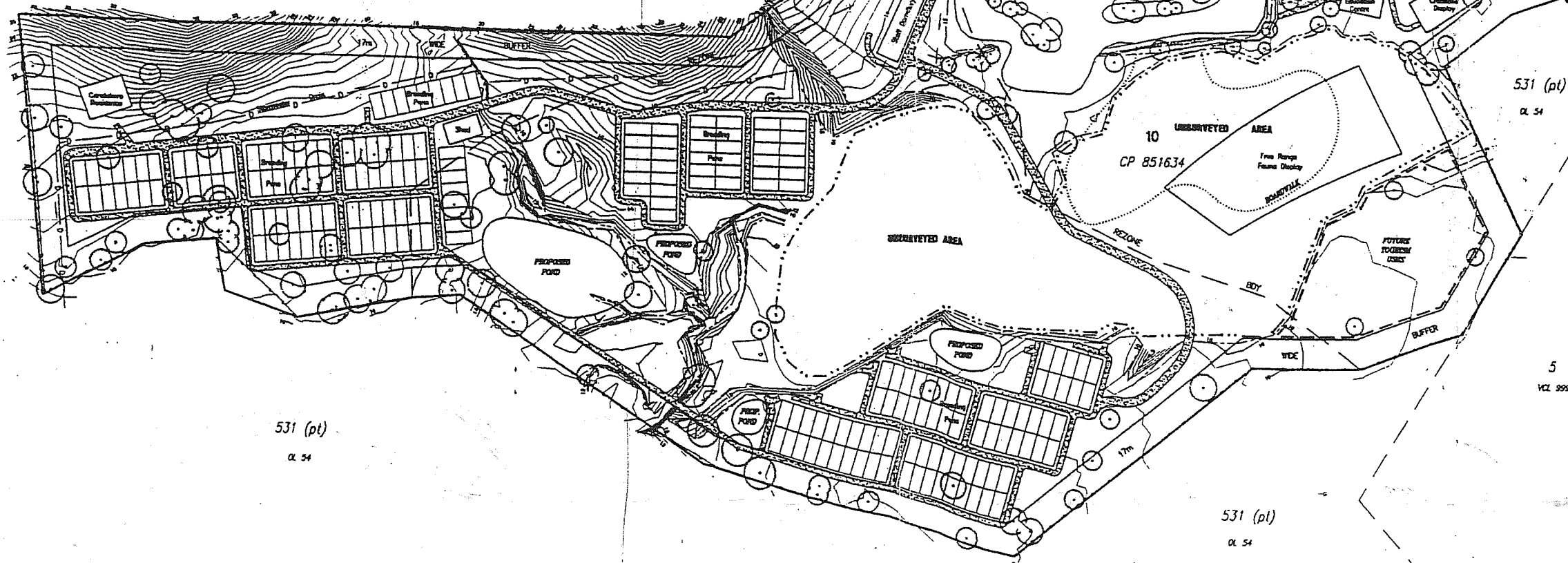
Yours faithfully

Terry Melchert
CHIEF EXECUTIVE OFFICER

B/c Hartleys Creek Crocodile Farming Co
PO Box 171
PALM COVE QLD 4879

For your information.

Terry Melchert
CHIEF EXECUTIVE OFFICER



DISCLAIMER

The title boundaries on these tracts were not surveyed at the time of survey and have been determined by plan dimensions only and not by field corner. Tractors shown herein have been located thereon purely from the records of relevant authorities whose records have been taken absolutely on this plan. There exists certain errors due to said or any inadequate a particular has been marked herein.

Prior to any demolition, construction or construction on the site, the relevant authority should be contacted by parties having knowledge of boundary measurements and detailed boundaries of all sections.

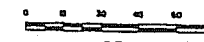
NOTES

Level Datum: AHD
Origin of Levels: PSM 45011
HARTLEY'S CREEK BRIDGE
RL 4.448
Meridian: MP 40036
Origin of Coordinates: STL 3
Off Stn 4 on CP 851634
E 10058.772
N 19370.932
Contour Interval: 0.5m
Index: 2.0m

Miscellaneous:
Proposed Buildings and structures
digitised from Denis Mullins Architects
plan WD00 issue B


LEGEND

- | | |
|----------|--------------------------|
| --- | Track |
| --- | Top of Bank |
| --- | Toe of Bank |
| --- | Change of Grade |
| --- | R. of Watercourse |
| --- | Fence |
| --- | Watershed |
| --- | Major Stormwater Drain |
| Proposed | Proposed Bitumen |
| | Carpark/Roads/Paths |
| o | Gate post |
| ▲ | Survey control station |
| --- | Unsurveyed Area Boundary |
| --- | Future Tourism Boundary |
| --- | Rezone Boundary |
| Grass | Grass Pollutant Trap |



SCALE 1:500 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A1)

AMENDMENT B: BUILDINGS & PONDS ADDED	AMK 31/1/96	CS
AMENDMENT A: BUILDINGS REPOSITIONED / LAYOUT AMENDED	AMK 18/1/95	



C & D CONSULTING GROUP

C & D CONSULTANTS PTY LTD

CONSULTANTS ENGINEERS ARCHITECTS SURVEYORS

YOUR PLANNING

P.O. Box 1940 PE (074) 31 1336
 Cairns Fax: (076) 31 2642

AND SEE US ON 401

DESCRIPTION	SURVEYED
OLD & DM	MF 27/11/95
DRAWN	CHECKED
AMK 13/12/95	13.2.96 RRB

HARTLEYS CREEK CROCODILE
FARMING COMPANY PTY LTD

SITE PLAN

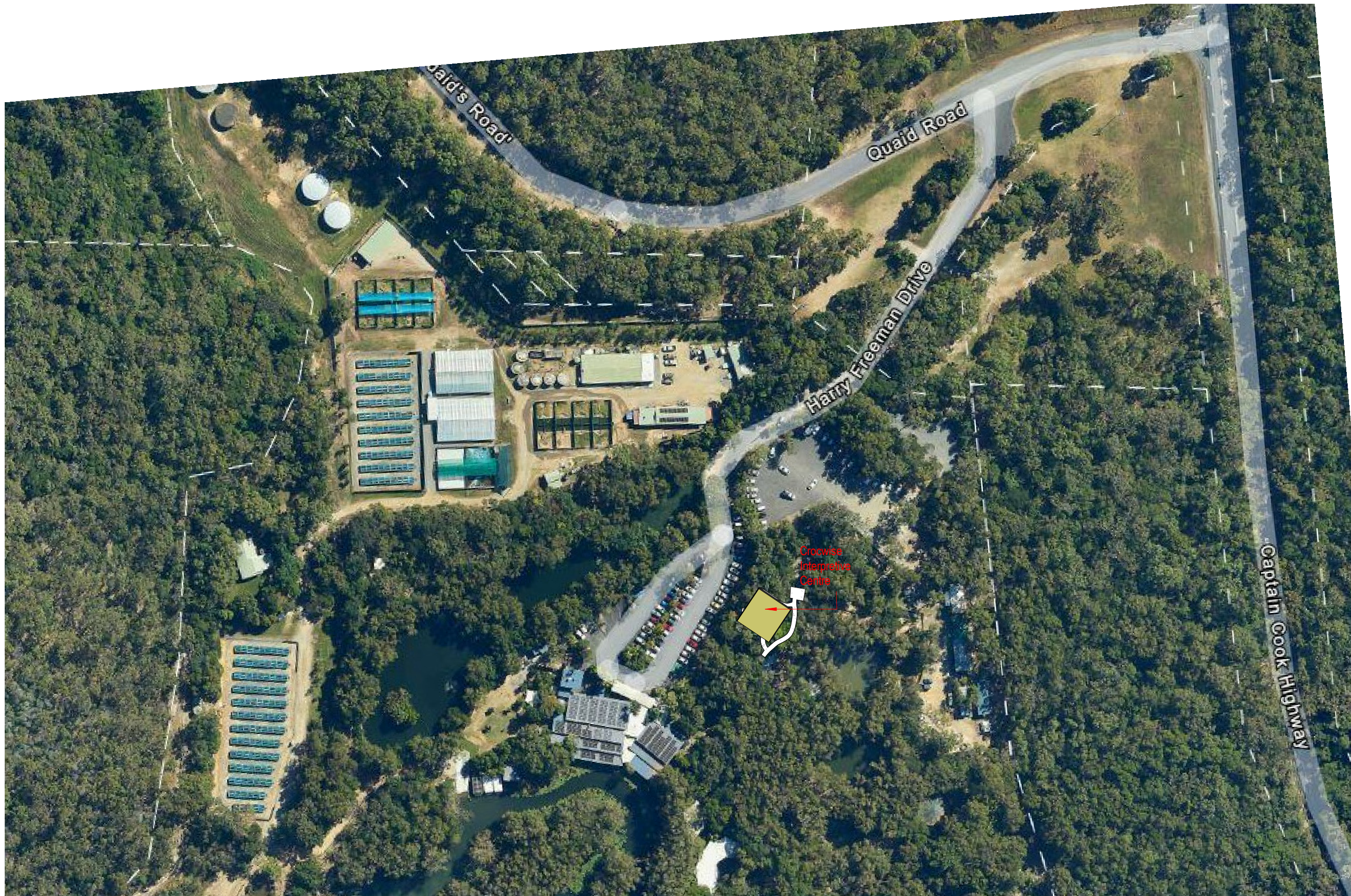
PROPOSED CROCODILE FARM
Part of Lot 10 on CP 851634
Parish of DULANBAN
County of NARES

CAB 4274-45B.DWG 427425PTS 427425STR	SCALE 1:500 LEVEL DATION AHD FIELD SK E15
SHEET OF SHEETS	SHEET NO. A1
DRAWING No. 4274-45	APPROVED 3/11/96 PERIN B

SCHEDULE 3

PROPOSAL PLANS





1

Locality plan

1 : 1500 @ A3



project

Hartley's Crocodile Adventures.
Crocwise Interpretive Centre

address

Capt Cook H'Way. Wangetti

drawing

Locality Plan

1 : 1500 @ A3

sheet

A00

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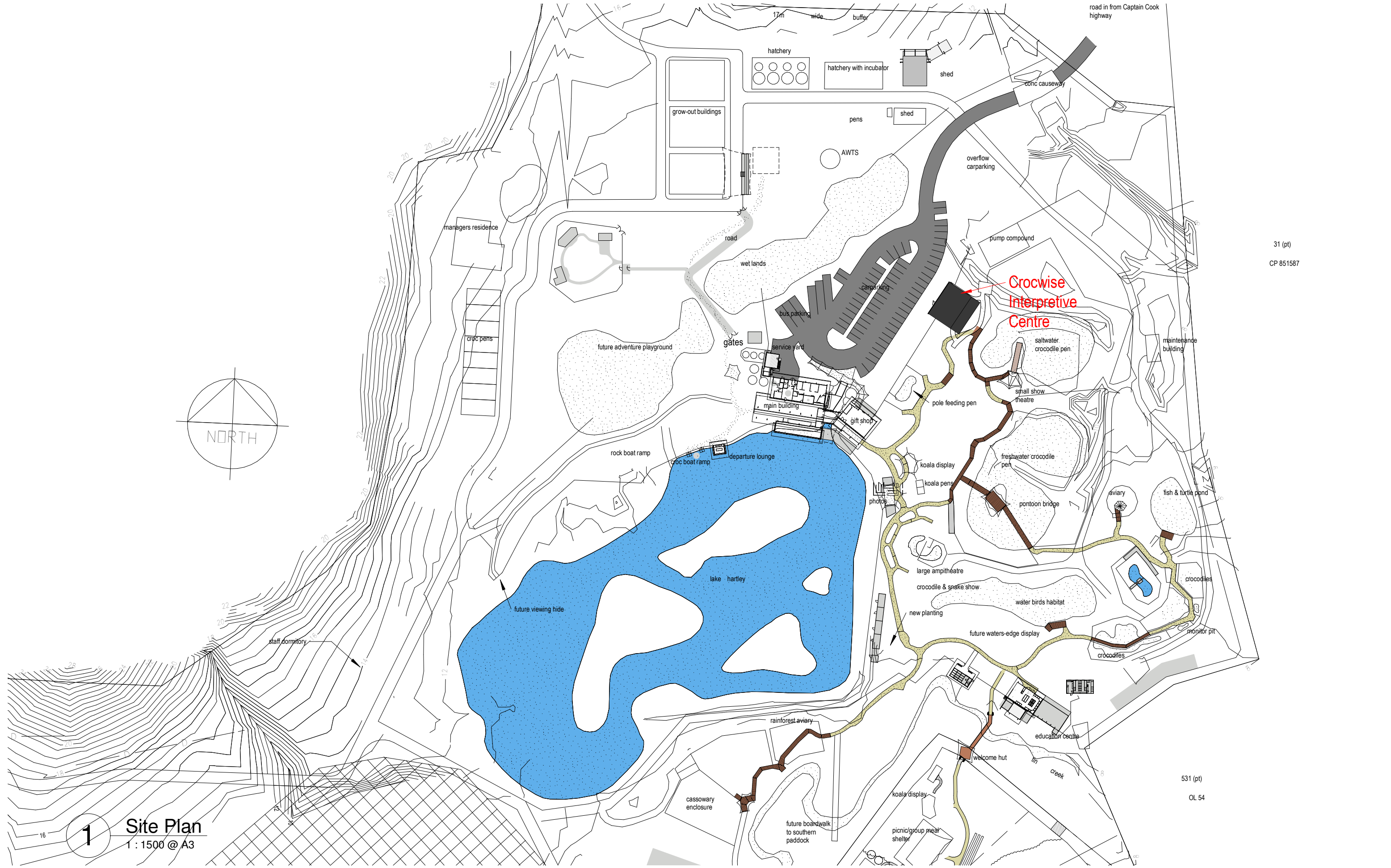
date

23/11/23

project number

2253

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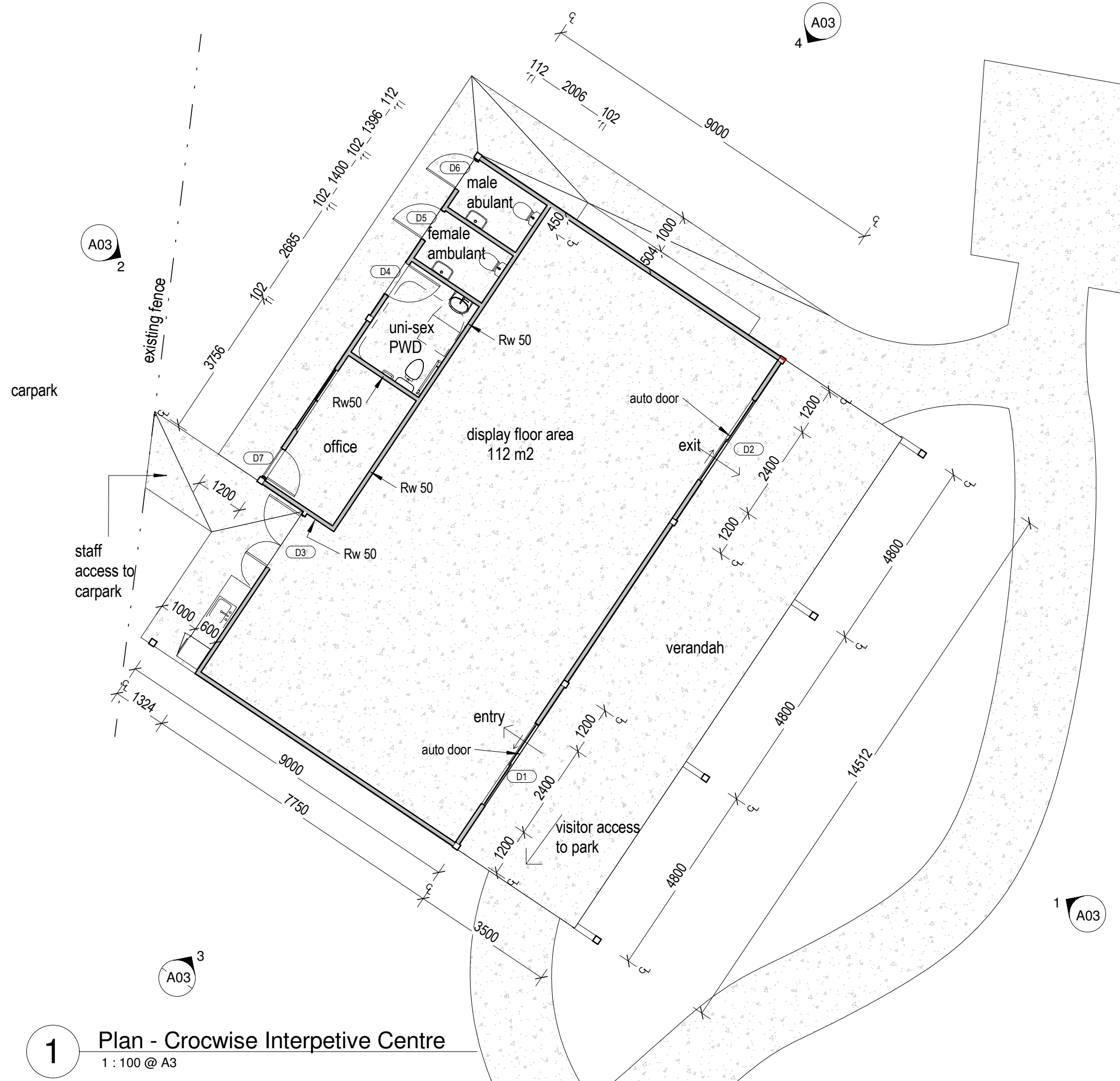
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project Hartley's Crocodile Adventures. Crocwise Interpretive Centre	address Capt Cook H'Way. Wangetti	drawing Site Plan	1 : 1500 @ A3	sheet A01	revision C1	date 23/11/23	project number 2253
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1

Plan - Crocwise Interpretive Centre

1 : 100 @ A3



project
Hartley's Crocodile Adventures.
Crocwise Interpretive Centre

address
Capt Cook H'Way. Wangetti

drawing
Floor Plan

1 : 100 @ A3

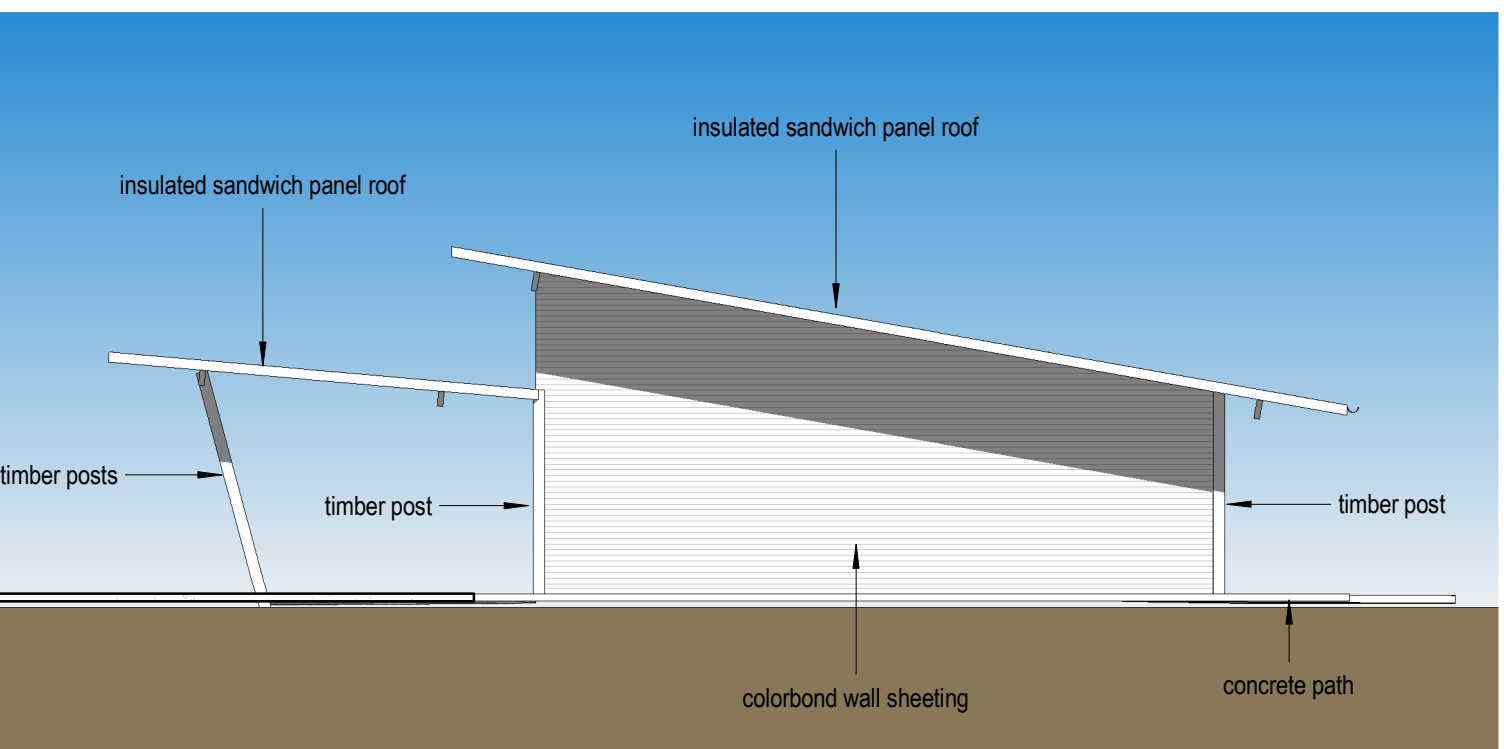
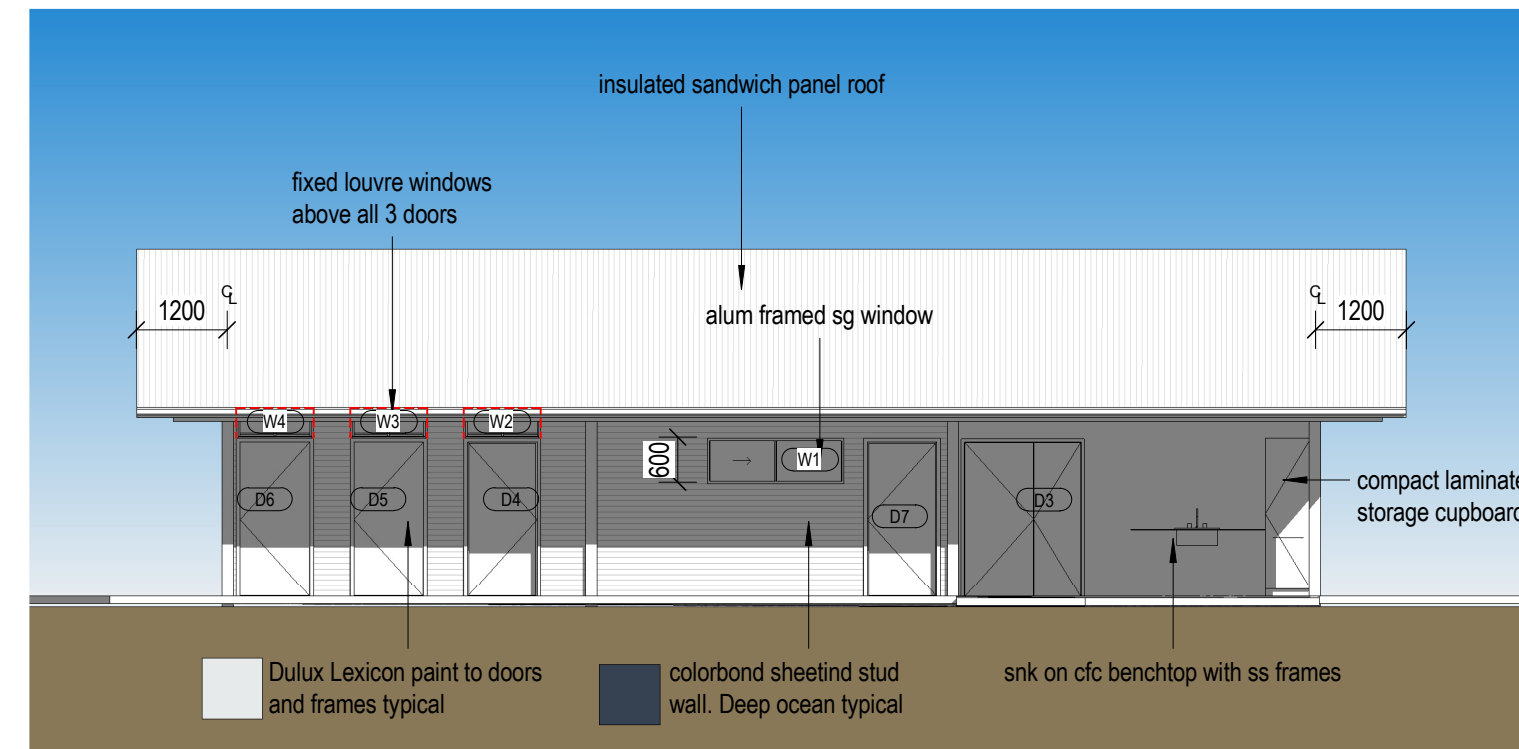
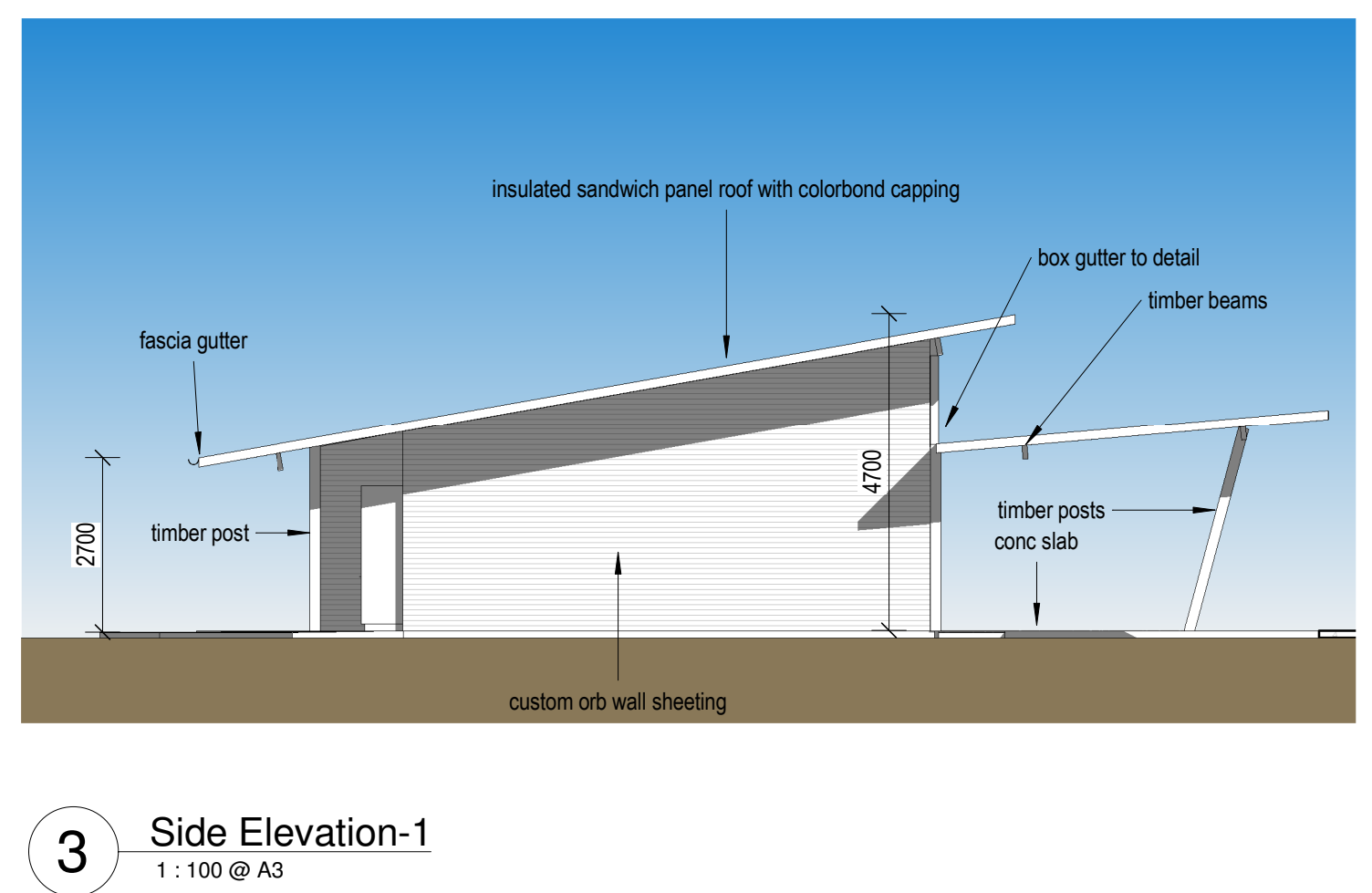
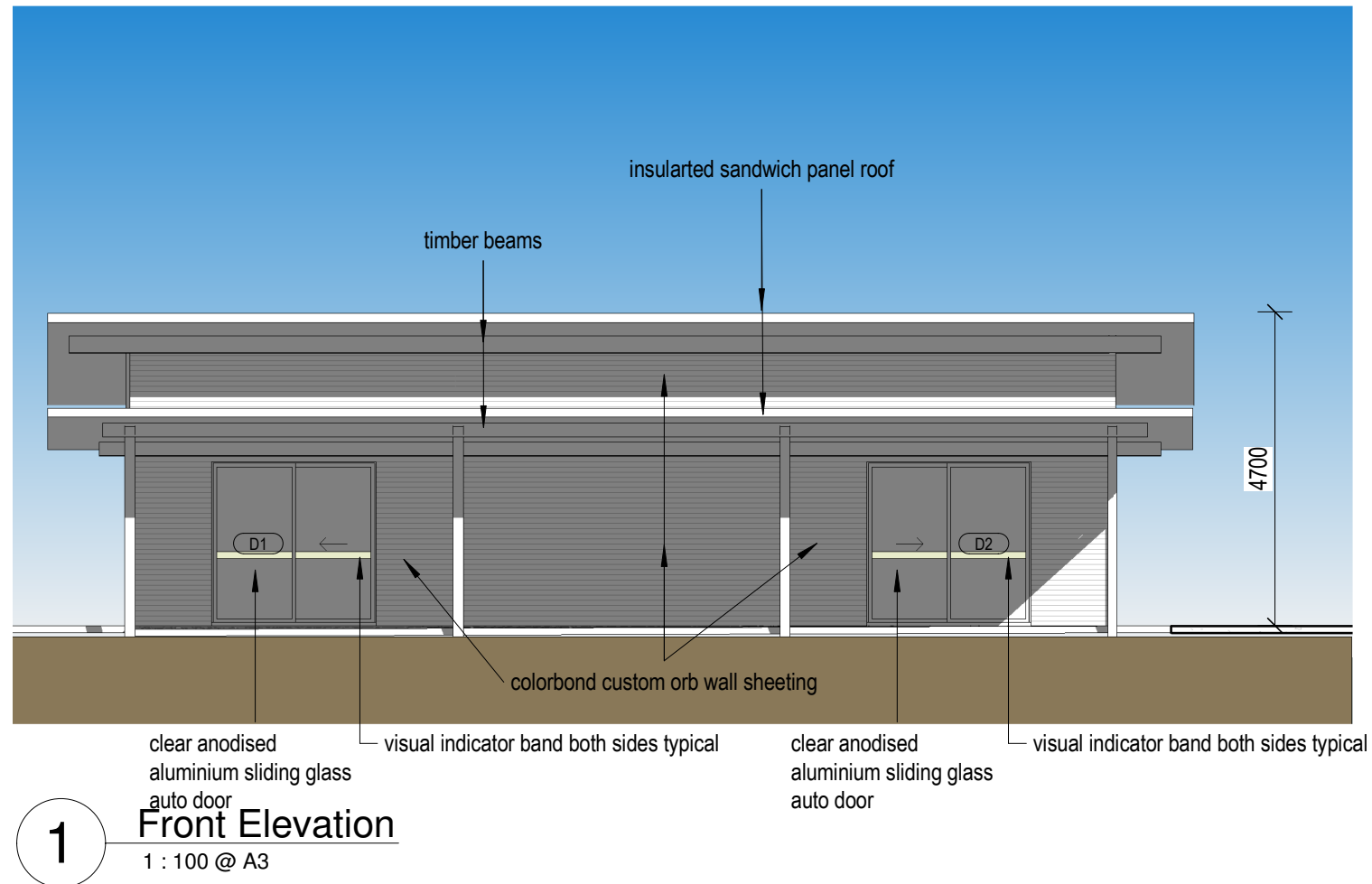
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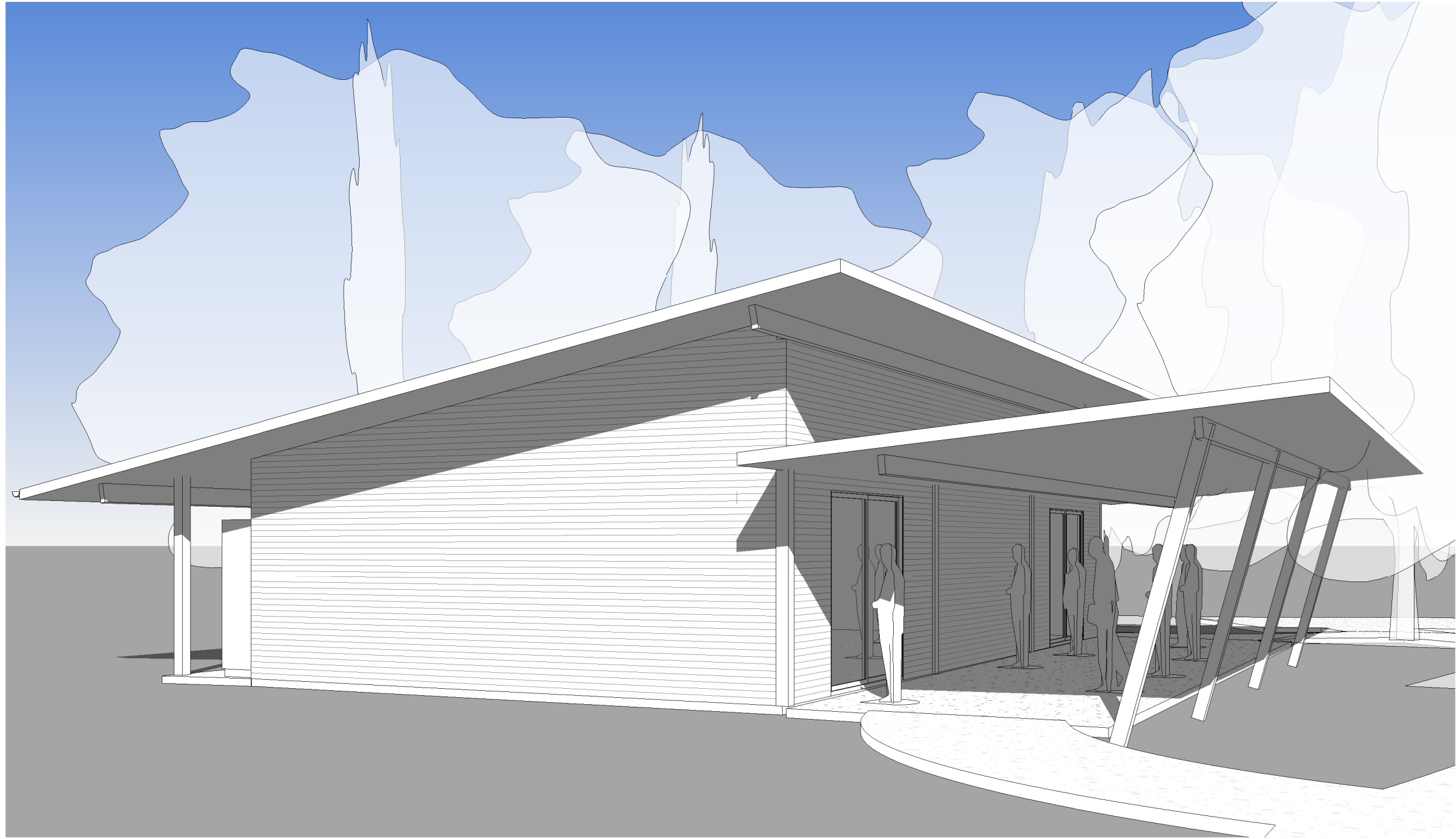
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date
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project number
2253

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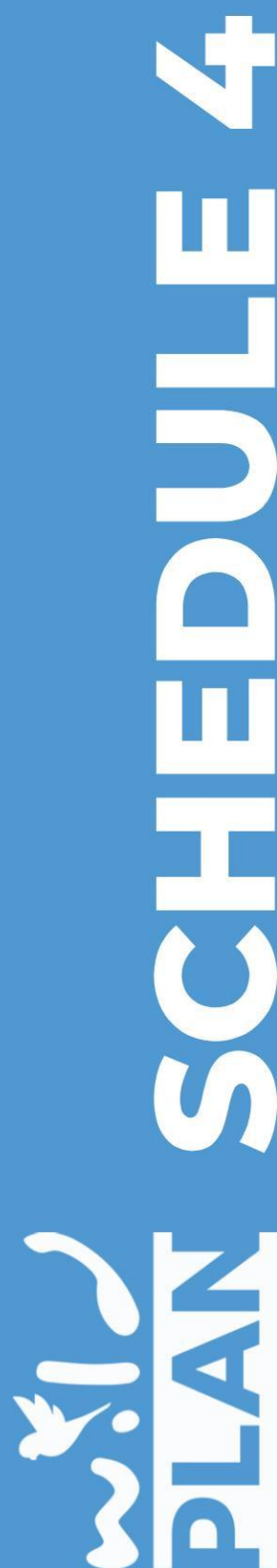




1 Perspective
@ A3

SCHEDULE 4

COUNCIL PRE-LODGE MENT ADVICE



Subject: FW: Douglas Shire Council Planning Advice FW: File <<00006677>> - Lot 10 / CP 851634 - 4019 Captain Cook Highway WANGETTI

From: Jenny Elphinstone <Jenny.Elphinstone@douglas.qld.gov.au>

Sent: Thursday, November 23, 2023 1:00 PM

To: Aaron Sweeney <aaron@bakerbuildingcert.com.au>

Subject: Douglas Shire Council Planning Advice FW: File <<00006677>> - Lot 10 / CP 851634 - 4019 Captain Cook Highway WANGETTI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron,

I have had chance to take a quick review of the planning files to which there is a considerable history.

The current Hartleys was developed under a Special Facilities Zone a fair while ago.

The original approval was a combined approval to include part of the then rural zoned land in a special facilities zone and a consent approval for the subsequent development.

Council approved the development but there was an objector appeal.

The appeal was dismissed by the Court and concurrently Council and the applicant settled the appeal regarding the conditions by a court consent order.

The conditions of the order referred to a plan of development with a *“total gross floor area not exceeding 2,500m2 generally in accordance with the revised plan.”*

The land was rezoned, the consent approval was acted upon, and the use was established.

Under the current Planning Scheme the land is included in the Tourism Zone.

The new development can be considered as Building work Made Assessable Against the Scheme,

You can generate a report via Council's property reporting tool to check the applicable codes and overlays etc:

[Planning Tools for Property Investigations - Douglas Shire Council](#)

Application fee of \$358.00.

Please note, any further building work may require a minor change to the original consent approval.

Kind Regards

Jenny Elphinstone

Senior Planning Officer

Douglas Shire Council

P: +61 7 4099 9482 | **F:** 07 4098 2902

E Jenny.Elphinstone@douglas.qld.gov.au | **W** douglas.qld.gov.au

Mail: PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873

Facebook [/douglasshirecouncil](https://www.facebook.com/douglasshirecouncil) | **Instagram** [@douglasshirecouncil](https://www.instagram.com/douglasshirecouncil)



From: Aaron Sweeney <aaron@bakerbuildingcert.com.au>

Sent: Wednesday, 22 November 2023 12:49 PM

To: Neil Beck <Neil.Beck@douglas.qld.gov.au>

Subject: FW: File <<00006677>> - Lot 10 / CP 851634 - 4019 Captain Cook Highway WANGETTI

Hi Neil,

Can you confirm if there are any planning triggers for the proposed crocwise building at 4019 Captain Cook Highway, see attached plans for your reference.

Thanks mate

Aaron Sweeney | Building Surveyor – QBCC A1215391
Building Surveyor (Level 2) - Manager (Cairns Office)

Mobile 0437 127 724 **Phone** (07) 4091 3267

Address L1/3 Scott Street, Cairns 4870

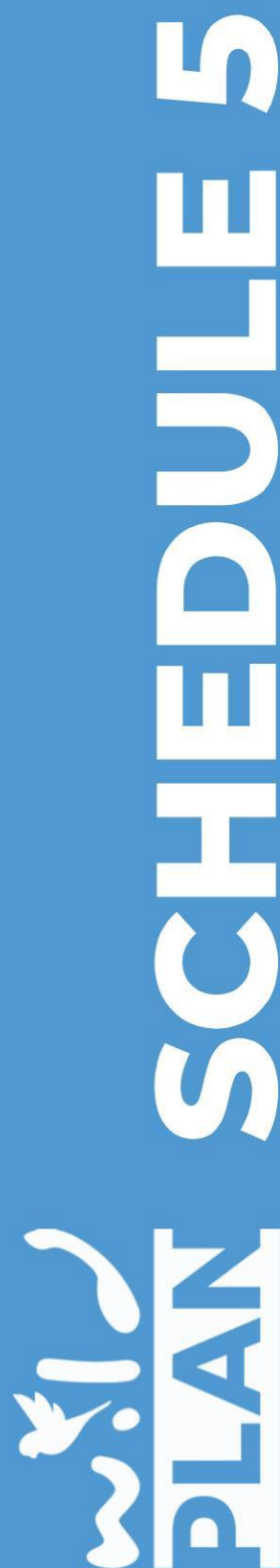
Web www.bakerbuildingcert.com.au



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SCHEDULE 5

SARA DA MAPPING



State Assessment and Referral Agency

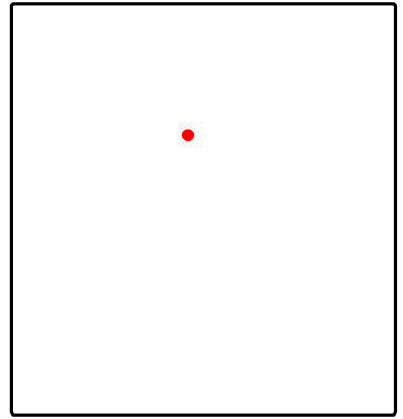
Date: 06/12/2023



Queensland Government

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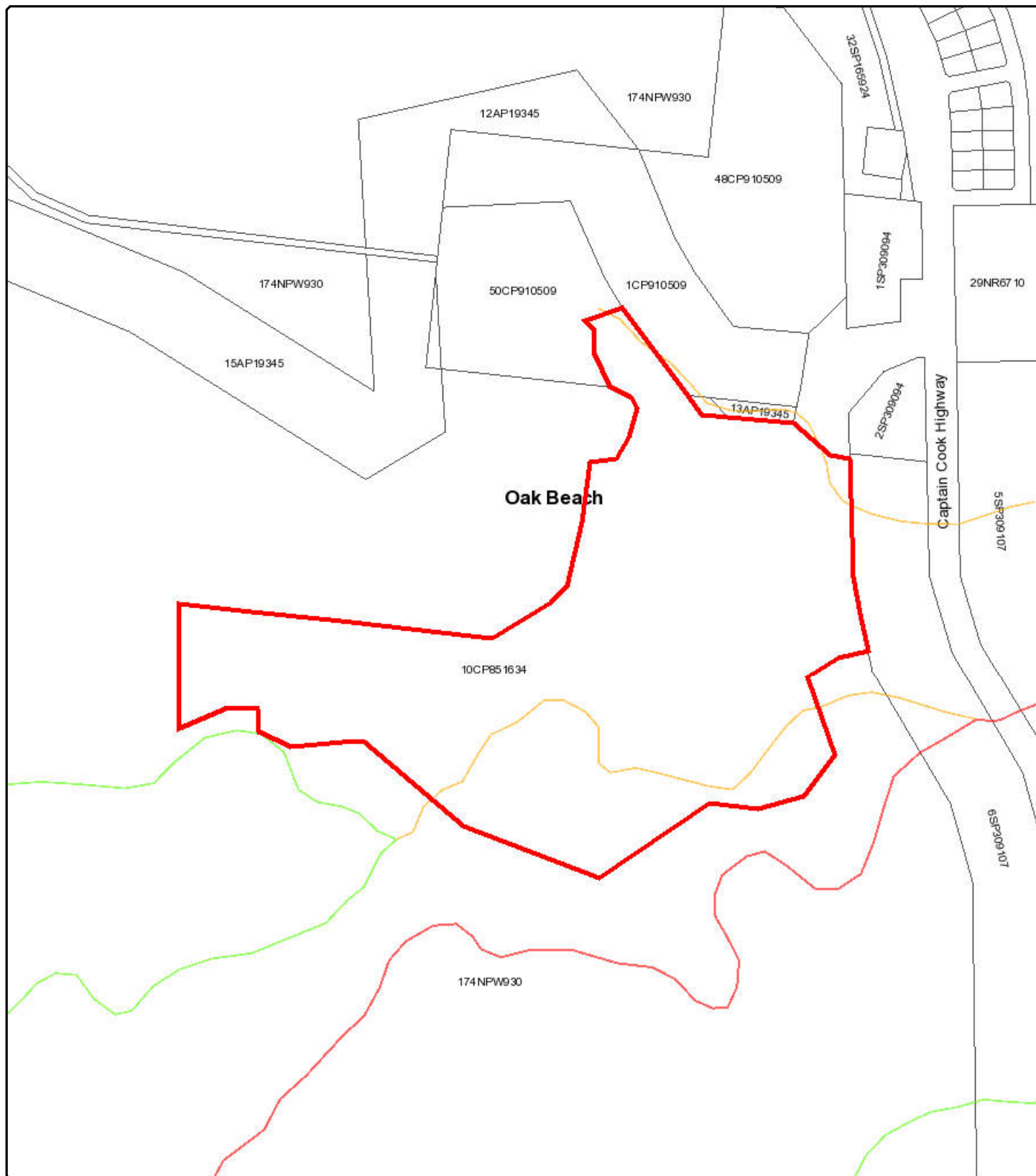


Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 10CP851634 (Area: 288100 m²)
Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)



State Assessment and Referral Agency

Date: 06/12/2023



Queensland Government

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Legend

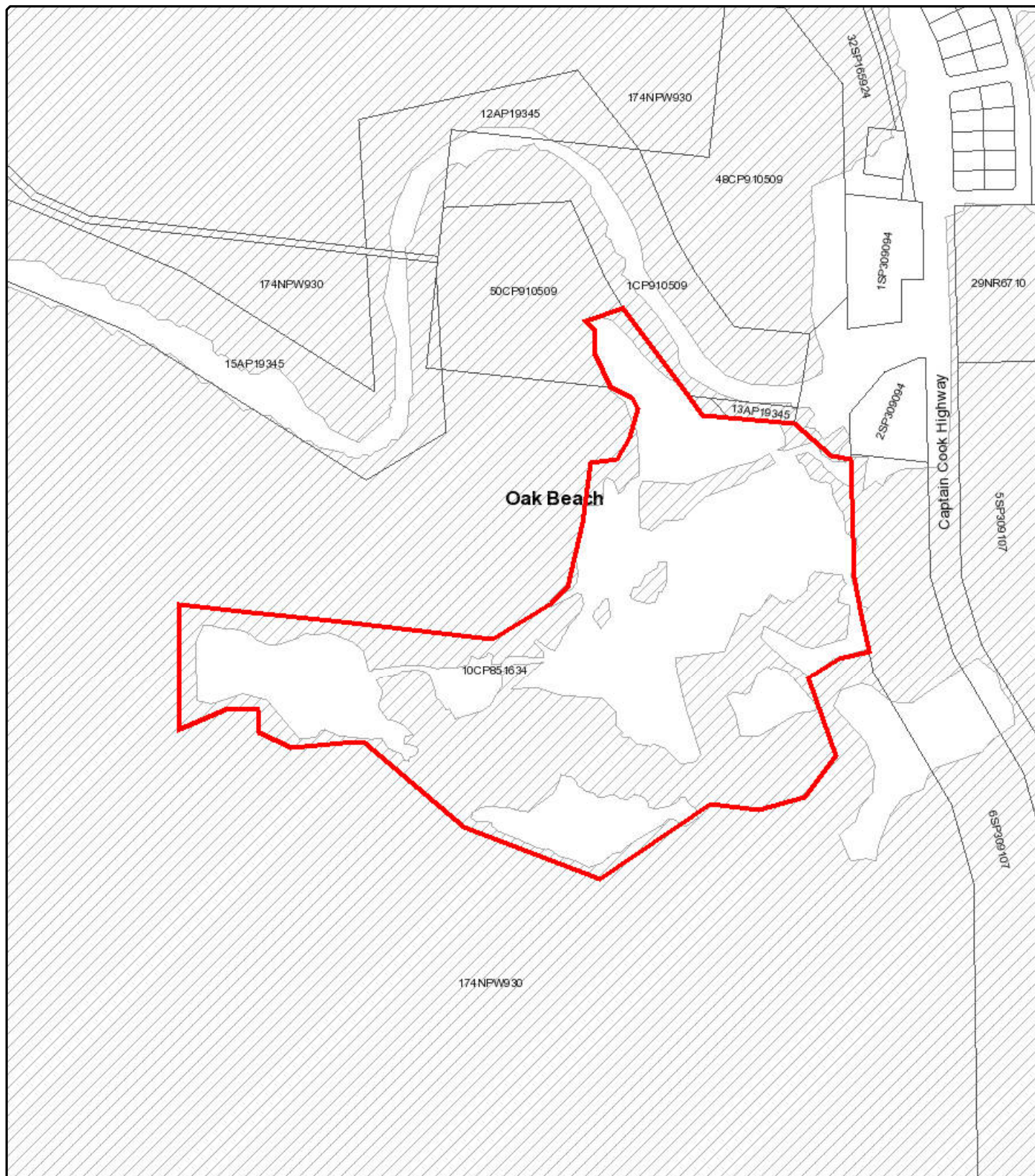
Queensland waterways for waterway barrier works

- Low
- Moderate
- High
- Major
- Major (tidal)

0 130 260 390 520
Metres

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State Assessment and Referral Agency

Date: 06/12/2023





Queensland Government

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Legend

Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 130 260 390 520
Metres

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SCHEDULE 6

PROPERTY REPORT



2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address

Hartley's Creek Crocodile Farm
[Hartley's Creek Crocodile Farm](#)
[4019 Captain Cook Highway WANGETTI](#)

Lot Plan

[10CP851634](#) (Freehold - 288100m²)

☒ Selected Property








☐ Easements

☐ Property

Douglas Shire Planning Scheme 2018 version 1.0		
The table below provides a summary of the Zones and Overlays that apply to the selected property.		
<div> <div>Zoning</div> <div> <div>Applicable Zone</div> <div>Tourism</div> </div> </div>	<div> <div>More Information</div> <div> <ul style="list-style-type: none"> View Section 6.2.13 Tourism Zone Code View Section 6.2.13 Tourism Zone Compliance table View Section 6.2.13 Tourism Zone Assessment table </div> </div>	

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Acid Sulfate Soils	Applicable Precinct or Area Acid Sulfate Soils (5-20m AHD)	More Information <ul style="list-style-type: none"> View Section 8.2.1 Acid Sulfate Soils Overlay Code View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
 Bushfire Hazard	Applicable Precinct or Area Potential Impact Buffer Very High Potential Bushfire Intensity High Potential Bushfire Intensity Medium Potential Bushfire Intensity	More Information <ul style="list-style-type: none"> View Section 8.2.2 Bushfire Hazard Overlay Code View Section 8.2.2 Bushfire Hazard Overlay Compliance table
 Flood Storm	Applicable Precinct or Area Floodplain Assessment Overlay (Mossman River)	More Information <ul style="list-style-type: none"> View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
 Hillslopes	Applicable Precinct or Area Area Affected by Hillslopes	More Information <ul style="list-style-type: none"> View Section 8.2.5 Hillslopes Overlay Code View Section 8.2.5 Hillslopes Overlay Compliance table
 Landscape Values	Landscape Values High landscape values	More Information <ul style="list-style-type: none"> View Section 8.2.6 Landscape Values Overlay Code View Section 8.2.6 Landscape Values Overlay Compliance table
 Natural Areas	Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - High Ecological Value Waters (Watercourse) MSES - Wildlife Habitat MSES - Regulated Vegetation	More Information <ul style="list-style-type: none"> View Section 8.2.7 Natural Areas Overlay Code View Section 8.2.7 Natural Areas Overlay Compliance table
 Transport Road Hierarchy	Applicable Precinct or Area Access Road Major Transport Corridor Buffer Area (State Controlled Road)	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Tourism

More Information

- [View Section 6.2.13 Tourism Zone Code](#)
- [View Section 6.2.13 Tourism Zone Compliance table](#)
- [View Section 6.2.13 Tourism Zone Assessment table](#)



☒ Selected Property

☐ Property

Zoning

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Centre | <input type="checkbox"/> Community Facilities | <input type="checkbox"/> Conservation | <input type="checkbox"/> Environmental Management |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Low Density Residential | <input type="checkbox"/> Low-medium Density Residential | <input type="checkbox"/> Medium Density Residential |
| <input type="checkbox"/> Recreation and Open Space | <input type="checkbox"/> Rural | <input type="checkbox"/> Rural Residential | <input type="checkbox"/> Special Purpose |
| <input type="checkbox"/> Tourism | <input type="checkbox"/> Tourist Accommodation | | |

Acid Sulfate Soils

Applicable Precinct or Area
Acid Sulfate Soils (5-20m AHD)

- More Information**
- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
 - [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



☒ Selected Property

☐ Property

Acid Sulfate Soils

☒ Acid Sulfate Soils (< 5m AHD)

☒ Acid Sulfate Soils (5-20m AHD)

☐ all others

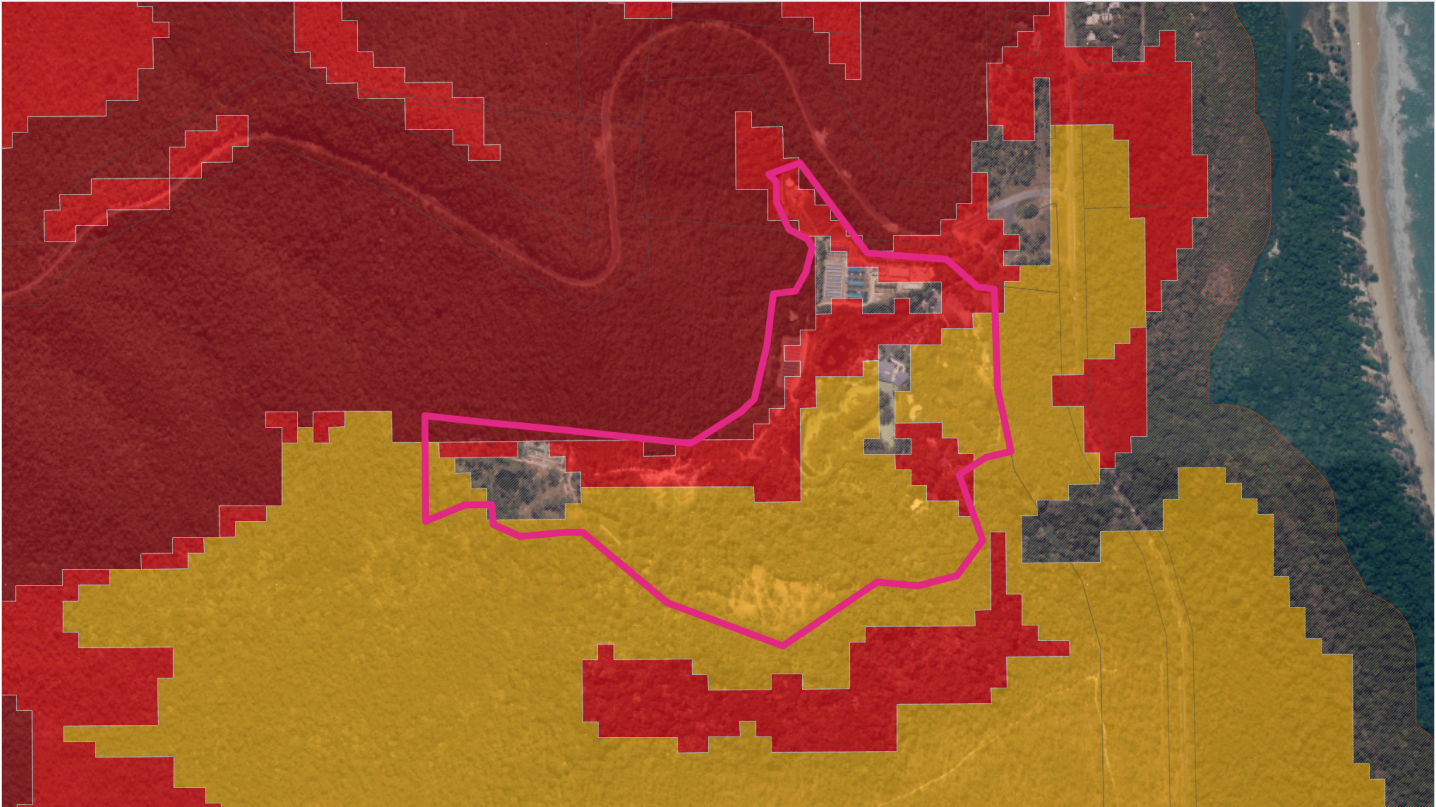
Bushfire Hazard

Applicable Precinct or Area

- Potential Impact Buffer
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity

More Information

- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
- [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Property

Bushfire_Hazard

☒ High Potential Bushfire Intensity

☒ Medium Potential Bushfire Intensity

☒ Potential Impact Buffer

☒ Very High Potential Bushfire Intensity

☐ all others

Flood Storm

Applicable Precinct or Area
Floodplain Assessment Overlay (Mossman River)

- More Information**
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
 - [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Property

Medium Storm Tide Hazard

High Storm Tide Hazard

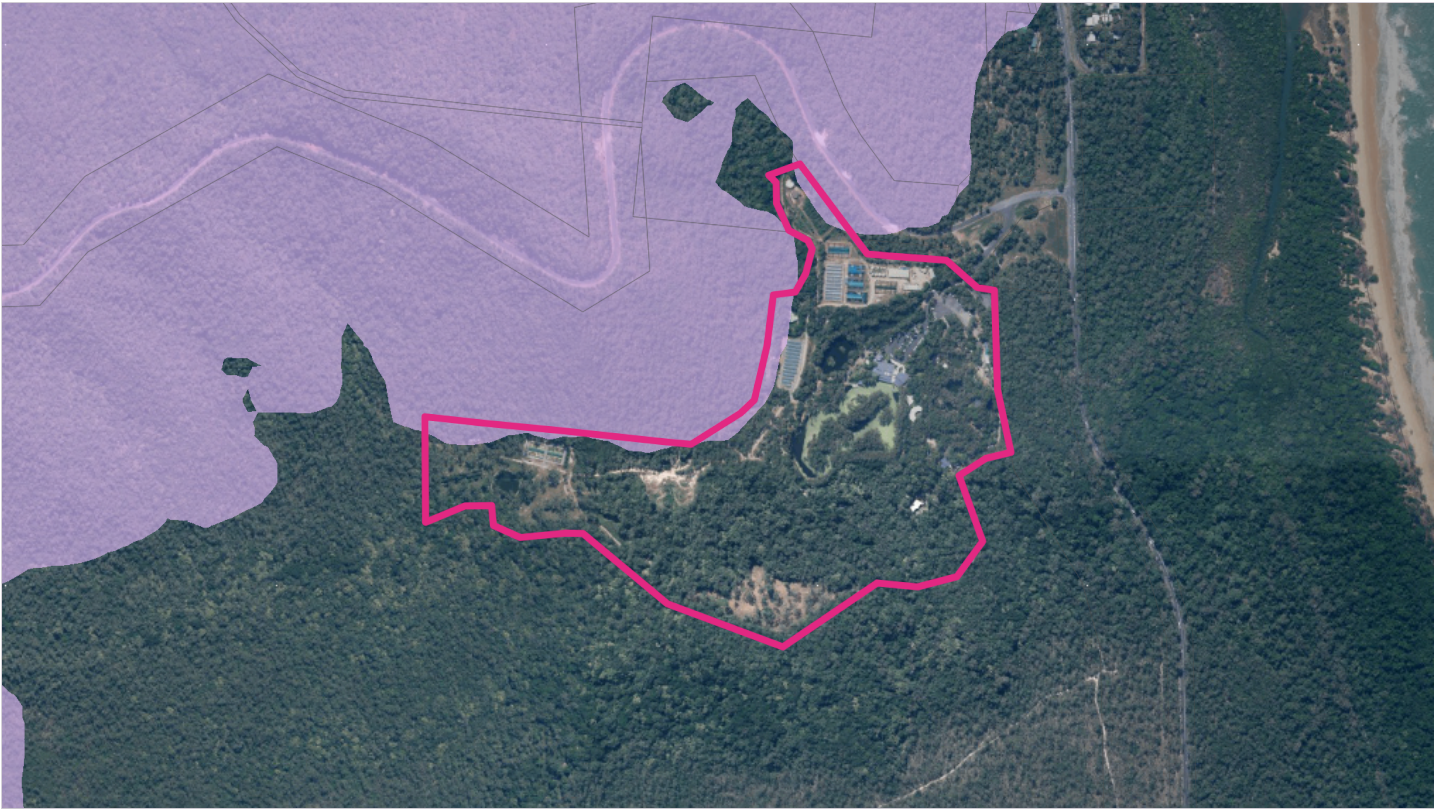
100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

Floodplain Assessment Overlay

Hillslopes

Applicable Precinct or Area
Area Affected by Hillslopes

- More Information
- [View Section 8.2.5 Hillslopes Overlay Code](#)
 - [View Section 8.2.5 Hillslopes Overlay Compliance table](#)



☒ Selected Property

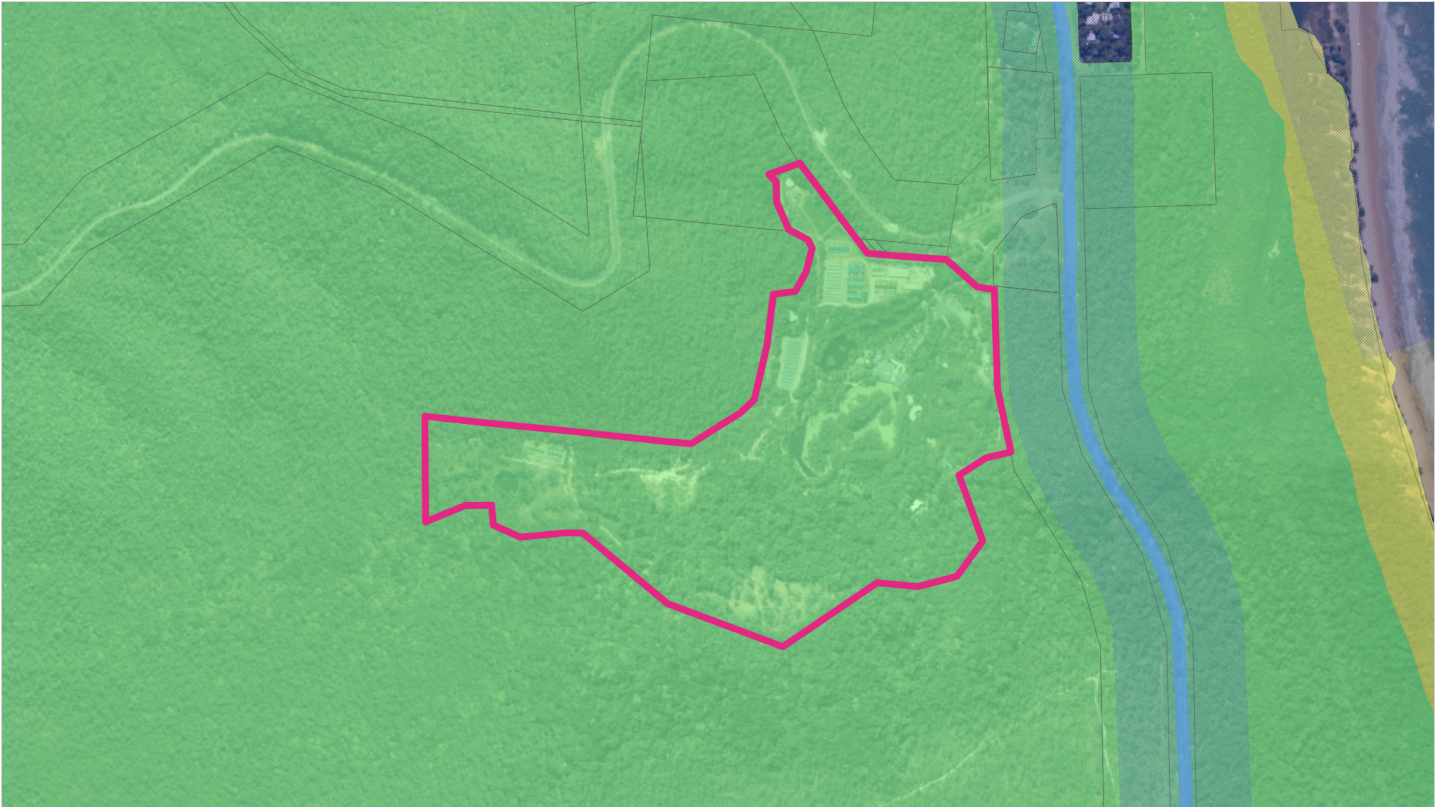
☐ Property


☐ Area Affected by Hillslopes


Landscape Values

Landscape Values
High landscape values


- More Information**
- [View Section 8.2.6 Landscape Values Overlay Code](#)
 - [View Section 8.2.6 Landscape Values Overlay Compliance table](#)





 Selected Property


 Property


Scenic Buffer Area


 Gateway

 Lookout

 Scenic route

 Scenic route buffer

 View corridor

 all others

Landscape Values

 Coastal scenery

 High landscape values

 Medium Landscape Value

 all others

Natural Areas

Applicable Precinct or Area

- MSES - Regulated Vegetation (Intersecting a Watercourse)
- MSES - High Ecological Value Waters (Watercourse)
- MSES - Wildlife Habitat
- MSES - Regulated Vegetation

More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property	Property	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Road Hierarchy

Applicable Precinct or Area

Access Road
Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Property

Road Hierarchy

— Access Road	— Arterial Road	— Collector Road	— Industrial Road
— Major Rural Road	— Minor Rural Road	— Sub Arterial Road	— Unformed Road
— all others			

☐ Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

SCHEDULE 7

CODE RESPONSES



9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

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

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ul style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. 	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	AO1.1 Complies The proposed Interpretive Centre will form part of the existing Crocodile Farm and existing general admission ticketed entry. Therefore, no additional visitor demand is associated with the proposed building work and no additional car parking spaces are proposed. AO1.2 Complies Car parking spaces are freely available for the parking of vehicles at all times. AO1.3 Not Applicable The proposed Interpretive Centre will form part of the existing Crocodile Farm and existing general admission ticketed entry. Therefore, no additional visitor demand is associated with the proposed building work and no additional car parking spaces are proposed. AO1.4 Not Applicable No additional car parking spaces are proposed.



Performance outcomes	Acceptable outcomes	Applicant response
PO3 Access points are designed and constructed: <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel). 	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. AO3.3 Driveways are: <ul style="list-style-type: none"> (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; 	AO3.1 Complies No new access points are proposed. It is understood access to the site complies with the relevant standards. AO3.2 Not Applicable No new access points are proposed. AO3.3 Not Applicable No new driveways are proposed.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> <p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p>AO3.4 Not Applicable No new driveways are proposed.</p>
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>AO4 Not Applicable The proposed Interpretive Centre will form part of the existing Crocodile Farm and existing general admission ticketed entry. Therefore, no additional visitor demand is associated with the proposed building work and no additional car parking spaces are proposed.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>AO5 Not Applicable No additional car parking spaces are proposed.</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	<p>AO6 Not Applicable The proposed Interpretive Centre will form part of the existing Crocodile Farm and existing general admission ticketed entry. Therefore, no additional visitor demand is associated with the proposed building work and no changes to car parking / bicycle parking supply are proposed.</p>



Performance outcomes	Acceptable outcomes	Applicant response
P07 Development provides secure and convenient bicycle parking which: <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	A07.1 Not Applicable The proposed Interpretive Centre will form part of the existing Crocodile Farm and existing general admission ticketed entry. No additional staff are proposed. No changes to car parking / bicycle parking supply are proposed. A07.2 Not Applicable No changes to car parking / bicycle parking supply / location are proposed. A07.3 Not Applicable No changes to car parking / bicycle parking supply / location are proposed.
P08 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	A08 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	A08.1 Not Applicable Building Work is proposed relevant to an established Tourist Attraction (Hartleys Crocodile farm). Pathways are proposed to provide access to the subject building work; however additional walking / cycle routes are not warranted relevant to the proposed development.
P09 Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles. 	A09.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. A09.2 Service and loading areas are contained fully within the site.	A09.1 Not Applicable No new driveways are proposed. A09.2 Complies Existing service and loading areas are contained within the site. No new service / loading areas are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>AO9.2 Not Applicable No new service / loading areas are proposed.</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>AO10.1 Not Applicable No vehicle queuing is proposed as part of the subject Building Work. Development will utilise existing driveway and car parking areas.</p> <p>AO10.2 Not Applicable No vehicle queuing is proposed as part of the subject Building Work. Development will utilise existing driveway and car parking areas.</p>

8.2.2 Bushfire hazard overlay code

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

8.2.2.1 Application

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

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;

- (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
- (e) development contributes to effective and efficient disaster management response and recovery capabilities.

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
PO1 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. Note - See the end of this code for examples of vulnerable uses.	AO1 Vulnerable uses are not established or expanded. 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. 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. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	AO1 Complies Development for a vulnerable use is not proposed.
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 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.	AO2 Not Applicable Development for emergency services and/or community facilities is not proposed.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	AO3 Not Applicable The manufacture or storage of hazardous material in bulk is not proposed.



Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> <p>PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.1 No new lots are created within a bushfire hazard sub-category.</p> <p>or</p> <p>AO4.2 Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. 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>PO4 Not Applicable Development for Reconfiguring a Lot is not proposed.</p>
<p>PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; 	<p>PO5 Not Applicable Development for Reconfiguring a Lot is not proposed.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>A05.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	
<p>PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>A06 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; 	<p>PO6 Not Applicable Development for Reconfiguring a Lot is not proposed.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO7 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>AO7 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; 	<p>PO7 Not Applicable Development for Reconfiguring a Lot is not proposed.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p>PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. 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. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	<p>PO8 Not Applicable Development for Reconfiguring a Lot is not proposed.</p>
<p>PO9 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>PO9 Not Applicable Development for Reconfiguring a Lot is not proposed.</p>



Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – material change of use		
<p>PO10 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:</p> <p>(a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>PO10 Performance Solution (complies with Code Purpose / Overall Outcomes) The proposed building is to be established in a vegetated area of the site (which will be cleared to the extent relevant to facilitate the proposed Building Work). Due to the nature of the building (i.e. an interpretive facility with a Gross Floor Area of approximately 125m², which will form part of an existing tourism activity and represents a non vulnerable land use), a cleared separation distance is not considered necessary in this circumstance.</p> <p>In terms of bushfire hazard risk:</p> <ul style="list-style-type: none"> - The building will be constructed of steel, with colorbond walls and roof). - Per existing Consent Order conditions, the property is enclosed by a maintained fire break and the premises features its own firefighting equipment on site. - The adjoining driveway and carpark provides a buffer from greater hazard category vegetation located north of the site of the proposed Building Work. - The building will be equipped by fire extinguishers as appropriate - A 5000 litre storage tank will be provided to the building to provide water supply for amenities. - The existing bore on-site (located <30 metres from the building) delivers 6000l/hr.



Performance outcomes	Acceptable outcomes	Applicant response
		<p>Bushfire hazard is considered to be sufficiently mitigated on this basis.</p> <p>Relevant to the purpose and overall outcomes of the Bushfire Hazard Overlay Code:</p> <ul style="list-style-type: none"> a) The development is designed and located to minimise risks to people and property from bushfires; b) Proposed bushfire risk mitigation treatments avoid impacts on the natural environment; and c) The premises contributes to effective and efficient disaster management response and recovery capabilities
<p>PO11</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 development site involves less than 2.5ha</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; 	<p>PO11 Performance Solution (complies with Code Purpose / Overall Outcomes)</p> <p>Refer response to AO10.</p>



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (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; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	AO12 Private driveways: <ul style="list-style-type: none"> (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. 	AO12 Not Applicable No private driveways are proposed.



Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (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"> (i) 10,000l for residential buildings 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. <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage. 	PO10 Performance Solution (Does Not Comply) A 5000 litre storage tank will be provided to the building to provide water supply for amenities. Proposed Building Work therefore does not comply with AO13(b)(iii). Notwithstanding, relevant to PO13: <ul style="list-style-type: none"> - The building will be equipped by fire extinguishers as appropriate - The existing bore on-site (located <30 metres from the building – refer 'pump compound') delivers 6000l/hr. - Per existing Consent Order conditions, the property is enclosed by a maintained fire break - The premises features its own firefighting equipment on site. It is considered that sufficient water supply is provided to the proposed building in the event of a bushfire emergency. Bushfire hazard is considered to be sufficiently mitigated on this basis.
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	AO14 Complies The building is proposed in a natural setting and no landscaping is proposed.



Performance outcomes	Acceptable outcomes	Applicant response
PO15 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).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	AO15 Complies The existing bushfire risk mitigation measures in effect for the site are considered sufficient, such that the proposed development does not constitute an increased bushfire risk in the context of the site, and therefore no significant impacts on the natural environment are caused as a result of bushfire mitigation.

Note – 'Vulnerable activities' are those involving:

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

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide 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 Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
 - (a) Storm tide – high hazard sub-category;
 - (b) Storm tide – medium hazard sub-category;
 - (c) Flood plain assessment sub-category;
 - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;



- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Development is located and designed to: <ul style="list-style-type: none"> (a) ensure the safety of all persons; (b) minimise damage to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses, AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within plus a freeboard of 300mm.	AO1.1 Not Applicable Development is proposed on land identified to be subject to the Floodplain Assessment Overlay (Mossman River) AO1.2 Not Applicable Development for a Dwelling House is not proposed.



Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO1.3 New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>AO1.3 Performance Solution (Complies) New buildings are proposed within the overlay area (Floodplain Assessment Overlay (Mossman River)).</p> <p>Notwithstanding, the site is approximately 11.0 metres above the mean high tide level and the development site is greater than 100 metres away from the nearest creek (understood to be Tin Creek).</p> <p>The proposed building is sited adjacent to the existing car park and driveway area and is afforded clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>Relevant to PO1, the proposed development:</p> <ul style="list-style-type: none"> - Maintains the safety of visiting persons; - Minimises damage to the development and contents of buildings via RL siting (and limited fit out due to area of the building); - Minimises disruption to residents, recovery time, and rebuilding or restoration costs after inundation events, due to the nature of the building. <p>The proposed development complies with PO1 to the extent it does not comply with AO1.3.</p> <p>R1.4 Complies It is understood that 'MSES – Regulated vegetation (intersecting a watercourse) is</p>



Performance outcomes	Acceptable outcomes	Applicant response
		incorrectly mapped as being proximate to the site of the proposed Building Work. The watercourse is more accurately located where mapped on State Government mapping, greater than 100 metres from the site of proposed development – refer Schedule 5 – SARA DA Mapping . The proposed Building Work is not located within 50 metres of a natural riparian corridor.
For assessable development		
P02 The development is compatible with the level of risk associated with the natural hazard.	A02 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	N/A
P03 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use A03.1 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or A03.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a	N/A



Performance outcomes	Acceptable outcomes	Applicant response
	<p>relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>A03.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p>A03.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>A03.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p>	



Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</p> <p>(b) by direct and simple routes to main carriageways.</p> <p>A03.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>or</p> <p>A03.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	



Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use (Residential uses)</p> <p>AO3.8</p> <p>The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	N/A
<p>PO4</p> <p>Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)</p> <p>AO4.2</p> <p>Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3</p> <p>Materials are stored on-site:</p> <p>(a) are those that are readily able to be moved in a flood event;</p> <p>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes -</p> <p>(a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p>	N/A



Performance outcomes	Acceptable outcomes	Applicant response
	(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	
<p>P05 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works</p> <p>A05.1 Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). <p>A05.2 Works (including buildings and earthworks) in non urban areas either:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; <p>or</p> <ul style="list-style-type: none"> (c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. 	N/A



Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use</p> <p>AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p>AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	N/A
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p>	N/A



Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>	
<p>P07 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>A07 Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and</p>	N/A



Performance outcomes	Acceptable outcomes	Applicant response
	(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or AO8.2 The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries.	N/A



Performance outcomes	Acceptable outcomes	Applicant response
	<p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"> (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. <p>and/or</p> <p>AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Error! Reference source not found.:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. <p>AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p>	



Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) located above DFE/Storm tide or the highest known flood level for the site;</p> <p>(b) designed and constructed to exclude floodwater intrusion / infiltration.</p> <p>AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	

8.2.7 Natural areas overlay code

8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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

8.2.7.2 Purpose

- (1) The purpose of the Natural areas overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
 - (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
 - (b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development is avoided within:
 - (i) areas containing matters of state environmental significance (MSES);
 - (ii) other natural areas;
 - (iii) wetlands and wetland buffers;
 - (iv) waterways and waterway corridors.
 - (b) where development cannot be avoided, development:
 - (i) protects and enhances areas containing matters of state environmental significance;
 - (ii) provides appropriate buffers;
 - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats;
 - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - (ix) protects areas of environmental significance from weeds, pests and invasive species.
 - (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	R1.1 Complies 'MSES – Regulated vegetation (intersecting a watercourse) is incorrectly mapped as being proximate to the site of the proposed Building Work. The watercourse is more accurately located on SARA DA Mapping i.e. greater than 100 metres from the site of proposed development – refer Schedule 5 – SARA DA Mapping The Building Work will require a small area to be cleared to accommodate the proposed interpretive centre, however the works are proposed on part of the site that is Category X vegetation (i.e. non remnant) and does not represent 'essential habitat' or 'MSES – wildlife habitat'. On this basis, development avoids significant impact on local environmental values. R1.2 Not Applicable Refer response to AO1.1 above. R1.3 Not Applicable Refer response to AO1.1 above.



Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. 	R2 Complies 'MSES – Regulated vegetation (intersecting a watercourse) is incorrectly mapped as being proximate to the site of the proposed Building Work. The watercourse is more accurately located on SARA DA Mapping i.e. greater than 100 metres from the site of proposed development – refer Schedule 5 – SARA DA Mapping The Building Work will require a small area to be cleared to accommodate the proposed interpretive centre, however the works are proposed on part of the site that is Category X vegetation (i.e. non remnant) and does not represent 'essential habitat' or 'MSES – wildlife habitat'. In addition, the Building Work is proposed adjacent to an existing car parking area and driveway (and crocodile ponds) and therefore, the area is somewhat interrupted and subject to 'edge effects' from existing development. The development is therefore sited so as to minimise adverse impacts on ecologically important areas.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> (a) 100 metres where the area is located outside Urban areas; or 	R3.1 Not Applicable The site is not located proximate to a wetland protection area.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(b) 50 metres where the area is located within a Urban areas.</p> <p>or</p> <p>AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	<p>R3.2 Complies 'MSES – Regulated vegetation (intersecting a watercourse) is incorrectly mapped as being proximate to the site of the proposed Building Work. The watercourse is more accurately located on SARA DA Mapping i.e. greater than 100 metres from the site of proposed development – refer Schedule 5 – SARA DA Mapping</p> <p>The proposed Building Work is therefore appropriately setback from areas of state environmental significance.</p> <p>It is also noted that the works are proposed on part of the site that is Category X vegetation (i.e. non remnant) and does not represent 'essential habitat' or 'MSES – wildlife habitat'.</p>
<p>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.</p> <p>AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.</p>	<p>R4 Not Applicable The site is not located proximate to a wetland protection area.</p>



Performance outcomes	Acceptable outcomes	Applicant response
P05 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	A05.1 Development avoids the introduction of non-native pest species. A05.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	R5.1 Complies The proposed development (for Building Work assessable against the Planning Scheme) is not intended to introduce non-native pest species to the site. The existing Tourist Attraction maintains the site in accordance with existing Wet Tropics Management Authority (WTMA) Conservation Covenant on Title. R5.2 Complies The existing Tourist Attraction maintains the site in accordance with existing WTMA Conservation Covenant on Title.
Ecological connectivity		
P06 Development protects and enhances ecological connectivity and/or habitat extent.	A06.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and A06.2 Development within an ecological corridor rehabilitates native vegetation. and A06.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	R6.1 Complies Large areas of native vegetation are retained on the site. Building Works are proposed within a Category X area. R6.2 Not Applicable Development within an ecological corridor is not proposed. R6.3 Not Applicable Development within a conservation corridor is not proposed.
P07 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	A07.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.	R7.1 Not Applicable Building Work for a single storey building of 4.7 metres and 125m ² GFA is proposed. In addition, development is proposed in a



Performance outcomes	Acceptable outcomes	Applicant response
	<p>And</p> <p>A07.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>Category X area. The proposed Building Work will not overshadow native vegetation.</p> <p>R7.2 Complies It is understood that 'MSES – Regulated vegetation (intersecting a watercourse) is incorrectly mapped as being proximate to the site of the proposed Building Work. The watercourse is more accurately located where mapped on State Government mapping, greater than 100 metres from the site of proposed development – refer Schedule 5 – SARA DA Mapping.</p> <p>The proposed Building Work is appropriately setback from existing riparian vegetation and watercourses.</p>
Waterways in an urban area		
<p>PO8 Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration 	<p>AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p>AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Error! Reference source not found.</p>	<p>R8 Not Applicable Development is not proposed in an urban area.</p>
Waterways in a non-urban area		
<p>PO9 Development is set back from waterways to protect and maintain:</p>	<p>AO9 Development does not occur on that part of the site affected by a waterway corridor.</p>	<p>R9 Not Applicable 'MSES – Regulated vegetation (intersecting a watercourse) is incorrectly mapped as being</p>



Performance outcomes	Acceptable outcomes	Applicant response
(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.	Note – Waterway corridors are identified within Error! Reference source not found..	<p>proximate to the site of the proposed Building Work. The watercourse is more accurately located where mapped on State Government mapping, greater than 100 metres from the site of proposed development – refer Schedule 5 – SARA DA Mapping.</p> <p>Development is not proposed proximate to a mapped Queensland waterway.</p>

SCHEDULE 8

DA FORM 1 / DA FORM 2



DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Hartleys Creek Crocodile Farming Company Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/- wildPLAN Pty Ltd PO Box 8028
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	0422 617 388
Email address (non-mandatory)	urbi@wildplan.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	WP23 070 HAR DA01

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		4019	Captain Cook Highway	Wangetti
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	10	CP851634	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Proposed crocwise interpretive centre

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- ☒ Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

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

Division 2 – Reconfiguring a lot

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

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

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

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

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

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	Consent Order No. 22 of 1991	12 March 1992	P&E Court
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

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

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☒ Yes

☐ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

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)	
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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 about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

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)	Hartleys Creek Crocodile Farming Company Pty Ltd
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	C/- wildPLAN Pty Ltd, PO Box 8028
Suburb	Cairns
State	QLD

Postcode	4870
Country	Australia
Contact number	Urbi – 0422 617 388
Email address <i>(non-mandatory)</i>	urbi@wildplan.com.au
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 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.

Refer associated Planning Report.

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input checked="" 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 checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" 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 checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

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

N/A

g) New building use/classification? (if applicable)
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
<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?
\$0.75m

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<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> Note: It is unlawful to intentionally provide false or misleading information.
<p>Privacy – 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"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 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? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	