

The Chief Executive Officer

Douglas Shire Council

PO Box 723

MOSSMAN

QLD

4873

Attention: Development Assessment

Dear Sir/Madam,

**Re: Building Works**

**Lot 202 RP740952 [no. 38] Stonewood Road, Diwan**

The subject site is located within a Conservation Zone.

Accordingly, an application for Building Work made Assessable Development under the Planning Scheme is enclosed for Council's consideration, which includes:

1. DA Form 1
2. A site plan, floor plan and elevations of the proposed shed
3. A copy of the full water license.
4. A planning report with statements addressing the codes of the 2018 DS Planning Scheme

Should you require any further information or wish to discuss the application, please contact me on 0467221836 or by email [james@daintreecascades.com.au](mailto:james@daintreecascades.com.au)

Kind Regards,

# Planning Report

Application for Building works (Domestic Shed)

Lot 202 on RP740952

no. 38 Stonewood Road

Diwan

QLD

4873

## Application Details

Table 1 Summary of relevant details of the application

Applicant	James Kerr
Registered Owner of Land	James Kerr
Contact	James Kerr PO Box 1090 Noosa Heads QLD 4567
Real Property Description	Lot 202 RP740952
Location	38 Stonewood Road Diwan QLD 4873
Tenure	Free Hold
Total Area	1.312 Hectares
Present Use	Dwelling
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	Nil
Proposal	Building Works
Local Government Authority	Douglas Shire Council
Planning Scheme	Douglas Shire Planning Scheme 2018
Planning Area	Conservation Zone

## 1. DA Form

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

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

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

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

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

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

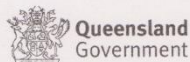
This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*.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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	JAMES WEBB
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	202 STONEWOOD RD
Suburb	DIWAN
State	QLD
Postcode	4873
Country	AUSTRALIA
Contact number	0467 221 836
Email address (non-mandatory)	JAMESWEBB@hotmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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).

	Unit No.	Street No.	Street Name and Type	Suburb
a)		38	STONEWOOD ROAD	DIWAN
	Postcode		Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
b)	4873	202	RP 740952	DOUGLAS SHIRE
	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)  
 Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude  
 Longitude(s) Latitude(s) Datum Local Government Area(s) (if applicable)  
 WGS84  
 GDA94  
 Other:

Coordinates of premises by easting and northing  
 Easting(s) Northing(s) Zone Ref. Datum Local Government Area(s) (if applicable)  
 54  WGS84  
 55  GDA94  
 56  Other:

3.3) Additional premises  
 Additional premises are relevant to this development application and their details have been attached in a schedule to this application  
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details  
 In or adjacent to a water body or watercourse or in or above an aquifer  
 Name of water body, watercourse or aquifer: \_\_\_\_\_  
 On strategic port land under the *Transport Infrastructure Act 1994*  
 Lot on plan description of strategic port land: \_\_\_\_\_  
 Name of port authority for the lot: \_\_\_\_\_  
 In a tidal area  
 Name of local government for the tidal area (if applicable): \_\_\_\_\_  
 Name of port authority for tidal area (if applicable): \_\_\_\_\_  
 On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*  
 Name of airport: \_\_\_\_\_  
 Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*  
 EMR site identification: \_\_\_\_\_



Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*  
 CLR site identification: \_\_\_\_\_

**5) Are there any existing easements over the premises?**  
*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.*

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

**PART 3 – DEVELOPMENT DETAILS**

**Section 1 – Aspects of development**

**6.1) Provide details about the first development aspect**

a) What is the type of development? *(tick only one box)*  
 Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*  
 Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?  
 Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*  
**BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME (DOMESTIC SHED)**

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     Yes – complete division 1 if assessable against a local planning instrument  
 Reconfiguring a lot     Yes – complete division 2  
 Operational work     Yes – complete division 3  
 Building work     Yes – complete DA Form 2 – Building work details

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>

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

Subdivision *(complete 10)*     Dividing land into parts by agreement *(complete 11)*  
 Boundary realignment *(complete 12)*     Creating or changing an easement giving access to a lot from a construction road *(complete 13)*

**10) Subdivision**

**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

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

**10.2) Will the subdivision be staged?**  
 Yes – provide additional details below  
 No

How many stages will the works include? \_\_\_\_\_  
 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**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) benefited by the easement

**Division 3 – Operational work**

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

**14.1) What is the nature of the operational work?**

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

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

- Yes – specify number of new lots: \_\_\_\_\_
- No

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

\$ \_\_\_\_\_

**PART 4 – ASSESSMENT MANAGER DETAILS**

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

DOUGLAS SHIRE COUNCIL

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

- Yes – a copy of the decision notice is attached to this development application
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

**PART 5 – REFERRAL DETAILS**

**17) Do any aspects of the proposed development require referral for any referral requirements?**

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

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

**Matters requiring referral to the chief executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (unexploded ordnance)

Environmentally relevant activities (ERA) *(only if the ERA have not been devolved to a local government)*

- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place *(on or near a Queensland heritage place)*
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – state-controlled roads
- Land within Port of Brisbane's port limits
- SEQ development area
- 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 – residential development
- SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
- Tidal works or works 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 – construction of new levees or modification of existing levees *(category 2 or 3 levees only)*
- Wetland protection area

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

- Airport land
- Environmentally relevant activities (ERA) *(only if the ERA have been devolved to local government)*
- Local heritage places

**Matters requiring referral to the chief executive of the distribution entity or transmission entity:**

- Electricity infrastructure

**Matters requiring referral to:**

- 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
- Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- Brisbane core port land

**Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:**

- Brisbane core port land
- Strategic port land

**Matters requiring referral to the relevant port operator:**

- Brisbane core port land (below high-water mark and within port limits)

**Matters requiring referral to the chief executive of the relevant port authority:**

- Land within limits of another port

**Matters requiring referral to the Gold Coast Waterways Authority:**

- Tidal works, or development in a coastal management district in Gold Coast waters

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- Tidal works, or development in a coastal management district



**18) 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 of referral response

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

**PART 6 – INFORMATION REQUEST**

**19) Information request under Part 3 of the DA Rules**

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.*

**PART 7 – FURTHER DETAILS**

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

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

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

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

Yes – the yellow local government/private certifier's 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

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 EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below  
 No

*Note: Application for an environmental authority can be found by searching "EM941" at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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.justice.qld.gov.au](http://www.justice.qld.gov.au) for further information.*

**Clearing native vegetation**

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

Yes – this development application is accompanied by written confirmation from the chief executive of the Vegetation Management Act 1999 (s22A determination)  
 No

*Note: See [www.qld.gov.au](http://www.qld.gov.au) for further information.*

**Environmental offsets**

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

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter  
 No

*Note: The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.*

**Koala conservation**

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

Yes  
 No

*Note: See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.*

**Water resources**

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

Yes – the relevant template is completed and attached to this development application  
 No

*Note: DA templates are available from [www.dilip.qld.gov.au](http://www.dilip.qld.gov.au).*

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

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



commencing development  
 No  
 Note: Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

**Marine activities**

23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?  
 Yes – an associated resource allocation authority is attached to this development application, if required under the Fisheries Act 1994  
 No  
 Note: See guidance materials at [www.diaf.qld.gov.au](http://www.diaf.qld.gov.au) for further information.

**Quarry materials from a watercourse or lake**

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the Water Act 2000?  
 Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No  
 Note: Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

**Quarry materials from land under tidal waters**

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?  
 Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No  
 Note: Contact the Department of Environment and Heritage Protection at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

**Referable dams**

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water Supply Act)?  
 Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application  
 No  
 Note: See guidance materials at [www.dews.qld.gov.au](http://www.dews.qld.gov.au) for further information.

**Tidal work or development within a coastal management district**

23.12) Does this development application involve tidal work or development in a coastal management district?  
 Yes – the following is included with this development application:  
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)  
 A certificate of title  
 No  
 Note: See guidance materials at [www.ahp.qld.gov.au](http://www.ahp.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.ahp.qld.gov.au](http://www.ahp.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:	Place ID:
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**Brothels**

23.14) Does this development application involve a material change of use for a brothel?  
 Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the Prostitution Regulation 2014  
 No

**Decision under section 62 of the Transport Infrastructure Act 1994**

23.15) Does this development application involve new or changed access to a state-controlled road?  
 Yes - this application will be taken to be an application for a decision under section 62 of the Transport Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being satisfied)  
 No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

**24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17  Yes  
 Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of Form 2 – Building work details have been completed and attached to this development application  Yes  
 Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application  Yes  
 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.

Relevant plans of the development are attached to this development application  Yes  
 Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))  Yes  
 Not applicable

**25) Applicant declaration**

By making this development application, I declare that all information in this development application is true and correct  
 Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001  
 Note: It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the Planning Act 2016, Planning Regulation 2017 and the DA Rules except where:

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

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

**PART 9 – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

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

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

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



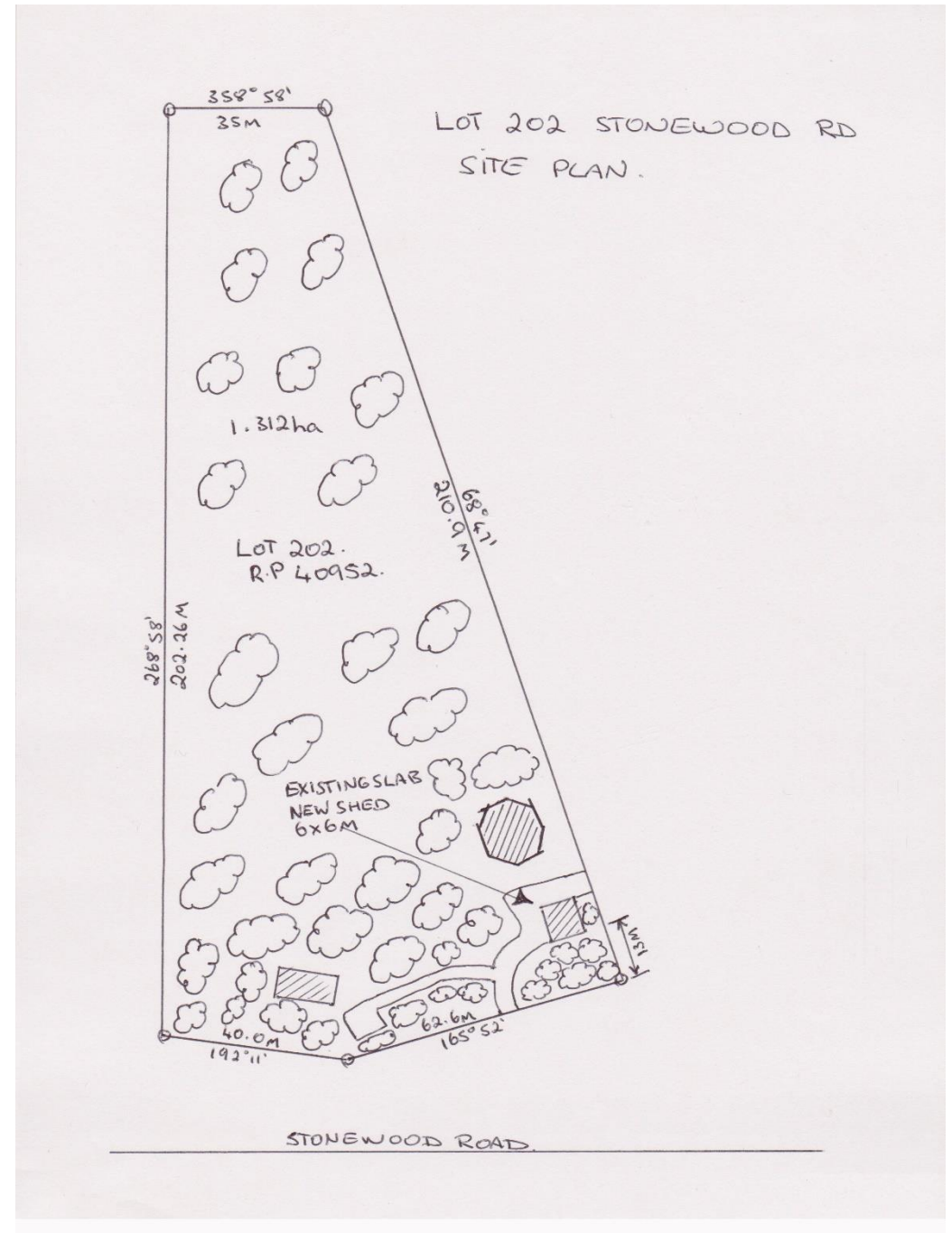


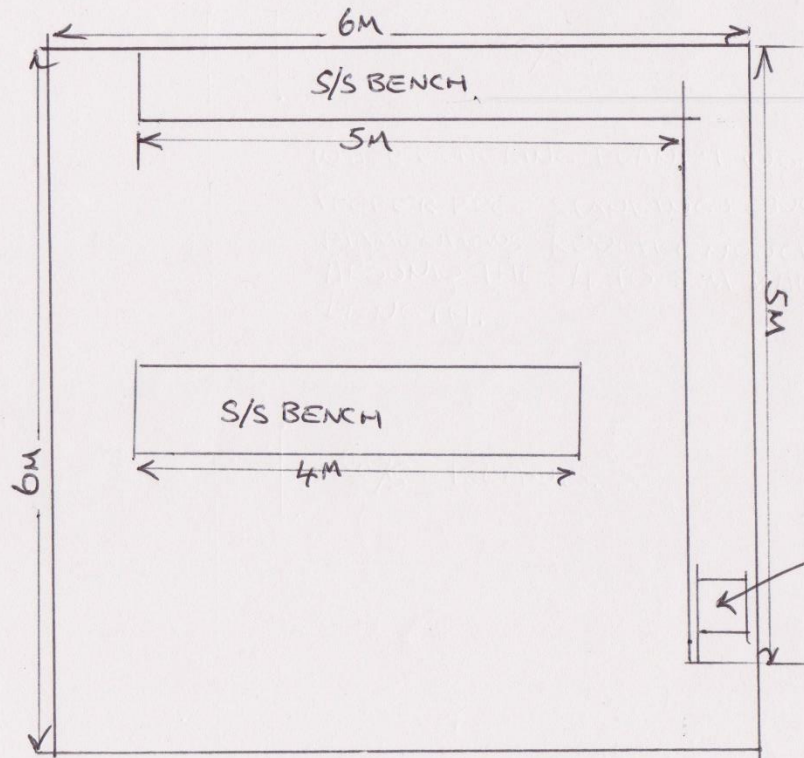
## 2.0 Proposed Development

The application seeks a Development Permit for a Building Work made assessable development under the Planning Scheme for the purpose of domestic shed.

The attached plans illustrate:

- A site plan, floor plan and elevations of the proposed shed.





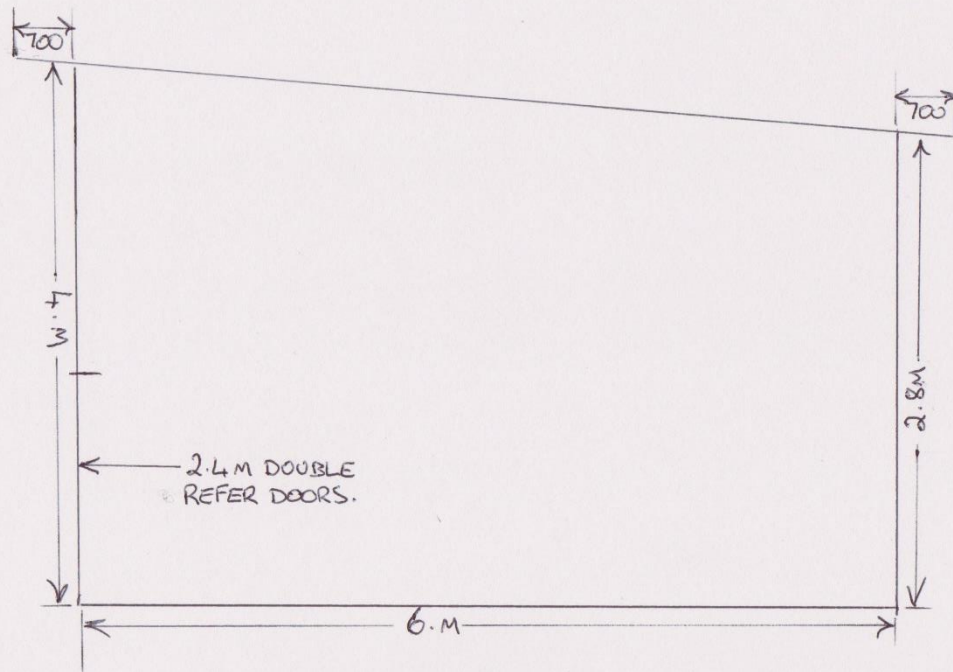
S/S BENCHS FOR WATER BOTTLING PLANT.

PREFER FREESTAND IF POSSIBLE. OTHERWISE I WILL MOUNT TO WALLS OF SHED.

FLOOR PLAN.

6M X 6M NORFOAM 100MM PANELING SHED.

100MM NORFOAM PANALING SHED  
WITH 2x 1.2M REFRIGATED DOORS.



ELEVATION



## 3.0 Water License

### WATER LICENCE Water Act 2000



<b>Reference</b>	618376	<b>Expiry Date</b>	30/06/2111
<b>Licensee</b>	JAMES ANTHONY KERR		
<b>Authorised Activity</b>	The taking of watercourse water from Unnamed Tributary of Cooper Creek with the point of take on or adjacent to Lot 202 on RP740952.		
<b>Authorised Purpose</b>	Any		
<b>Description of Land</b>	Attached to the land described as Lot 202 on RP740952.		
<b>Nominal Entitlement</b>	18 Megalitres		

This water licence is subject to the conditions endorsed hereon or attached hereto.

Given at Mareeba this SIXTH day of APRIL 2018.

Delegate of the Chief Executive  
Department of Natural Resources, Mines and Energy

Water Licence: 618376  
Expiry Date: 30/06/2111

#### Conditions: Schedule A

##### 2.69

The daily volumetric limit that may be taken under this licence is 0.1 megalitres.

## 4.0 Level of Assessment

The proposed development is 'assessable development' under the Douglas Shire Planning Scheme and as defined in the Planning Act 2016.

Under the provisions of the Planning Act and the Douglas Shire Planning Scheme, the following level of assessment is applicable, in accordance with the IDAS process:

- 6.2.3 Conservation zone code
- 7.2.1 Cape Tribulation and Daintree Coast local plan code
- 9.3.11 Home based business code
- 9.4.1 Access, parking and servicing code

## 4.0 Planning Considerations

The Planning Act 2016, provides a legislative framework within Queensland for local and state authorities to assess development applications. Relevant matters within the Planning Act with respect to the application are considered below.

### 4.1 Douglas Shire Planning Scheme Code Assessment

- Table 6.2.3.3.a - Conservation zone – assessable development
- Table 7.2.1.10.a – Cape Tribulation and Daintree Coast local plan – assessable development
- Table 9.3.11.3.a – Home based business code – assessable development
- Table 9.4.1.3.a – Access, parking and servicing code – assessable development

## DAINTREE RAINFOREST WATER PLANNING REPORT

### 4.1

#### 6.2.3.3 Assessment criteria

Table 6.2.3.3.a - Conservation zone – assessable development

<b>PERFORMANCE OUTCOMES</b>	<b>ACCEPTABLE OUTCOMES</b>	<b>COMMENTS</b>
<p><b>PO1</b> The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.</p>	<p><b>AO1</b> Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.</p>	Complies
<p><b>PO2</b> The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.</p>	<p><b>AO2</b> Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.</p>	Complies
<p><b>PO3</b> Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.</p>	<p><b>AO3</b> Buildings and structures are setback not less than: (a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;  (b) 25 metres from Cape Tribulation Road frontage; (c) 20 metres from any other road frontage (d) 10 metres from side and rear boundaries.</p>	Boundary is thick rainforest with large boulder blocking view from road
<p><b>PO4</b></p>	<p><b>AO4</b></p>	Site was cleared back in 1993 for house construction



<p>The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.</p>	<p>Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m<sup>2</sup> and is sited clear of the high bank of any watercourse. Note – The 700m<sup>2</sup> area of clearing does not include an access driveway.</p>	<p>Complies</p>
<p><b>PO5</b> Development is consistent with the overall outcomes sought for the Conservation zone.</p>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p>	<p>Complies</p>
<p><b>PO6</b> Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.</p>	<p><b>AO6</b> The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and viewshed.</p>	<p>Complies</p>
<p><b>PO7</b> Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which:</p> <p>(a) is informal in character and complementary to the existing natural environment;</p> <p>(b) provides screening;</p> <p>(c) enhances the visual appearance of the development.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p>	<p><b>AO7.1</b> For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.</p> <p><b>AO7.2</b> Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p>Complies</p> <p>Complies</p>

**P08**

Development is complementary to the surrounding environment.

**AO8.1**

Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.

Complies

**AO8.2**

A driveway or parking areas are constructed and maintained to:

Complies

- (a) minimise erosion, particularly in the wet season;
- (b) minimise cut and fill;
- (c) follow the natural contours of the site; Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Part 6: Page 10 Performance outcomes Acceptable outcomes
- (d) minimise vegetation clearing.

**AO8.3**

Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%)

Complies

or

On land steeper than 1 in 6 (16.6%) gradient:

- (a) A split level building form is utilised;
- (b) A single plane concrete slab is not utilised;
- (c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping.

and

	<p>(d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works.</p> <p><b>AO8.4</b> Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy</p>	Complies
<p><b>PO9</b> Development is located to: (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; (f) provide buffers to cultural, historical or ecological features; (g) minimise visibility from external sites or public viewing points; (h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.</p>	<p><b>AO9</b> No acceptable outcomes are prescribed.</p>	Complies
<p><b>PO10</b></p>	<p><b>AO10</b></p>	Complies



<p>Development does not result in adverse impacts on:</p> <p>(a) ecological function or features;</p> <p>(b) on-site or surrounding waterways and wetlands.</p>	<p>No acceptable outcomes are prescribed</p>	
<p><b>PO11</b></p> <p>Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.</p>	<p><b>AO11</b></p> <p>No acceptable outcomes are prescribed</p>	<p>Complies</p>
<p><b>PO12</b></p> <p>Fencing is designed to not impede the free movement of native fauna through the site.</p>	<p><b>AO12</b></p> <p>No acceptable outcomes are prescribed.</p>	<p>No Fencing</p>
<p><b>PO13</b></p> <p>New lots contain a minimum lot size of 200 hectares, unless:</p> <p>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments);</p> <p>(b) the reconfiguration is limited to one additional lot to accommodate an existing or approved:</p> <p style="padding-left: 40px;">(i) Telecommunications facility;</p> <p style="padding-left: 40px;">(ii) Utility installation;</p> <p>(c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</p> <p>Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments</p>	<p><b>AO13</b></p> <p>No acceptable outcomes are prescribed.</p>	<p>N/A</p>

## 7.2.1.10 Criteria for assessment

Table 7.2.1.10.a – Cape Tribulation and Daintree Coast local plan – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
<b>All development in the Cape Tribulation and Daintree Coast local plan area</b>		
<p><b>PO1</b> Development does not result in a demand which exceeds the capacity of:</p> <ul style="list-style-type: none"> <li>(a) the Daintree River ferry crossing;</li> <li>(b) Alexandra Range Road;</li> <li>(c) the local road network.</li> </ul>	<p><b>AO1</b> No acceptable outcomes are prescribed.</p>	<p>There will be little to no increase in road traffic</p>
<p><b>PO2</b> PO2 Development provides a suitable standard of selfsufficient service for:</p> <ul style="list-style-type: none"> <li>(a) potable water;</li> <li>(b) water for fire fighting purposes;</li> <li>(c) electricity supply.</li> </ul>	<p><b>AO2.1</b> Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <ul style="list-style-type: none"> <li>(a) fitted with a 50mm ball valve and camlock fitting;</li> <li>(b) installed and connected prior to occupation;</li> <li>(c) sited so as to be visually unobtrusive.</li> </ul> <p><b>AO2.2</b> Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.</p> <p><b>AO2.3</b> An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from</p>	<p>Water is supplied by gravity fed 2" pipe screened and micro filtered and UV sterilised via</p> <p>N/A</p> <p>Energy is supplied by hydro and solar</p>

	the road.	
<p><b>PO3</b> On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.</p>	<p><b>AO3</b> No acceptable outcomes are prescribed.</p>	Waste water treatment plant signed off in 94'
<p><b>PO4</b> The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p><b>AO4.1</b> If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore</p> <p><b>AO4.2</b> Surface water is to be used for domestic purposes only.</p>	<p>N/A</p> <p>N/A</p>
<p><b>PO5</b> Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.</p>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p>	N/A
<p><b>PO6</b></p>	<p><b>AO6.1</b></p>	Colour of the shed to be pale eucalypt and non-reflective as to blend in with surroundings



<p>Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.</p>	<p>The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.</p> <p><b>AO6.2</b> The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p><b>AO6.3</b> Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.</p>	<p>No generator used</p> <p>N/A</p>
<p><b>PO7</b></p> <p>Landscaping of the development ensures that the endemic character of the local area is dominant.</p> <p><b>PO8</b></p> <p>Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>	<p><b>AO7.1</b></p> <p>Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;</p> <p><b>AO7.2</b></p> <p>All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.</p> <p><b>AO8.1</b></p> <p>Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic;</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

	<p><b>AO8.2</b> Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur</p>	N/A
<p><b>PO9</b> The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p><b>AO9.1</b> Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p><b>AO9.2</b> All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.</p> <p><b>AO9.3</b> This is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p><b>AO9.4</b> On-site drainage and stormwater management: (a) maintains natural flow regimes; (b) minimises impervious surfaces; (c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)</p>	<p>No excavation required</p> <p>N/A</p> <p>N/A</p> <p>Complies</p>
<b>Additional requirements for Precinct 1 – Conservation precinct</b>		
<p><b>PO18</b> The biodiversity value of the area and the habitat of endemic species is</p>	<p><b>AO18</b> No new development occurs whether on undeveloped or developed land except for:</p>	Land was lawfully cleared/Complies

protected on land included in the Rainforest Conservation precinct.

Undeveloped land that meets one or more of the following criteria:

Land which has been previously been lawfully cleared and currently remains cleared;

(a) Land which is the subject of a current Clearing Permit, but has yet to be cleared;

(b) Land which is subject of a current Operational Works Permit,

can be developed for a house subject to compliance with all relevant codes.

In addition, minor extensions can be undertaken to an existing development, provided:

(a) The extensions are limited to 30% of the existing gross floor area of the house at the commencement date of the planning scheme.

or

(b) The extent of extensions are determined on a site specific/use specific basis for other land uses,

and

(c) No further clearing is required to accommodate the extensions for either a house or any other land use development.



### 9.3.11.3 Criteria for assessment

Table 9.3.11.3.a – Home based business code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b> The use:</p> <p>(a) is associated with a dwelling that is being used as a private residence;</p> <p>(b) is low-key in terms of scale, operating characteristics and the number of nonresident employees;</p> <p>(c) does not adversely impact on nearby residential amenity;</p> <p>(d) is compatible with domestic scale infrastructure.</p>	<p><b>AO1.1</b> The use is located within a dwelling unit or a domestic outbuilding and uses no more than 75m<sup>2</sup> of gross floor area or 30% of the total floor area of the dwelling, whichever is the lesser.</p> <p>Note – Bed and breakfast, home based child care, a dog day care facility or home based swimming tuition may include use of the rest of the site (i.e. these uses are not restricted to operating within an enclosed structure).</p> <p><b>AO1.2</b> The use is conducted by a resident or residents of the premises and:</p> <p>(a) in a dwelling house has a maximum of 1 nonresident employee on site at any one time; (b) in a dual occupancy or multiple dwelling, has no other non-resident employees.</p> <p><b>AO1.3</b> The use does not:</p> <p>(a) involve the public display of goods or materials; (b) include hiring goods or equipment from the site;</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

- (c) impose an adverse load on utility infrastructure in comparison to normal domestic use of the premises;
- (d) involve more than 8 separate client visits per day.

**AO1.4**

The home based business is conducted between the hours of 8.00am to 8.00pm Monday to Saturday (excluding public holidays), except where the home based business comprises office activities such as book-keeping or computer work. These hours include delivery vehicles.

Complies

**AO1.5**

Not more than one vehicle associated with the use is parked, on or adjacent, to the premises and such vehicle does not exceed a capacity of 2.5 t (including delivery vehicles).

Complies

**AO1.6**

Signage is limited to one non-illuminated sign:

- (a) no greater than 1.0 metre in length and 0.3 metres in width;
- (b) no higher than 1.5 metres in height;
- (c) displaying the occupier's name, business and contact details only.

Complies

**AO1.7**

The home based business does not generate Douglas Shire Planning Scheme 2018 Version 1.0 Part 9: Development codes Part 9: Page 39 Performance outcomes Acceptable outcomes noise that is clearly audible and creates a disturbance with nearby sensitive land uses.

Complies

**AO1.8**

Complies

	<p>The home based business:</p> <p>(a) has a source of power not exceeding a total connect load of 2.0kW;</p> <p>(b) places a demand on reticulated water supply of not more than 3L per day per m2 of the floor area related to the business;</p> <p>(c) does not involve the discharge of trade waste.</p> <p><b>AO1.9</b></p> <p>The home based business does not store or use flammable and combustible liquids on site in amounts that exceed what is permitted for a residential dwelling under AS 1940-2004</p> <p>The storage and handling of flammable and combustible liquids.</p>	Complies
<p><b>PO2</b></p> <p>The home based business is conducted such that buildings on the site retain a residential appearance and character.</p>	<p><b>AO2</b></p> <p>The external appearance and character of the dwelling is not modified to accommodate the home based business.</p>	Complies

### 9.4.1.3 Criteria for assessment Table

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMMENTS
<p><b>PO1</b></p> <p>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:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p>	<p><b>AO1.1</b></p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p>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.</p> <p><b>AO1.2</b></p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p><b>AO1.3</b></p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p><b>AO1.4</b></p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>

<p>(h) whether or not the proposed use involves the retention of significant vegetation</p>	<p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	
<p><b>PO2</b> Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p><b>AO2</b> Vehicle parking areas are designed and constructed in accordance with Australian Standard:  (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>	<p>Complies</p>
<p><b>PO3</b> Access points are designed and constructed:</p> <p>(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</p>	<p><b>AO3.1</b> Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:  (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p><b>AO3.2</b> Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant.</p>	<p>N/A</p> <p>Complies</p>



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).

(b) are designed to accommodate any adjacent footpath;

(c) adhere to minimum sight distance requirements in accordance with AS2980.1.

### **AO3.3**

Driveways are:

(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;

(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;

(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;

(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;

(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.

### **AO3.4**

Complies

	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Complies
<b>PO4</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>AO4</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	N/A
<b>PO5</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>AO5</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	N/A
<b>PO6</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>AO6</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Complies
<b>PO7</b> Development provides secure and convenient bicycle parking which:  (a) for visitors is obvious and located close to the building's main entrance;  (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;	<b>AO7.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);  <b>AO7.2</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.  <b>AO7.3</b> Development provides visitor bicycle parking which does	N/A  N/A  Complies

<p>(c) is easily and safely accessible from outside the site.</p>	<p>not impede pedestrian movement.</p>	
<p><b>P08</b> Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p><b>A08</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p>N/A</p>
<p><b>P09</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians,</p>	<p><b>A09.1</b> Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> <p><b>A09.2</b> Service and loading areas are contained fully within the site.</p> <p><b>A09.3</b> The movement of service vehicles and service operations</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

cyclists and other vehicles.	<p>are designed so they:</p> <ul style="list-style-type: none"> <li>(a) do not impede access to parking spaces;</li> <li>(b) do not impede vehicle or pedestrian traffic movement.</li> </ul>	
<p><b>PO10</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p><b>AO10.1</b> Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> <li>(a) car wash;</li> <li>(b) child care centre;</li> <li>(c) educational establishment where for a school;</li> <li>(d) food and drink outlet, where including a drivethrough facility;</li> <li>(e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.</li> <li>(f) hotel, where including a drive-through facility;</li> <li>(g) service station.</li> </ul> <p><b>AO10.2</b> Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>N/A</p> <p>N/A</p>