

# 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)	R C Young
Contact name (only applicable for companies)	Ruth Young
Postal address (P.O. Box or street address)	34 Douglas Track East
Suburb	Speewah
State	QLD
Postcode	4881
Country	Australia
Contact number	0458808058
Email address (non-mandatory)	Rcyoung72@yahoo.com
Mobile number (non-mandatory)	0458808058
Fax number (non-mandatory)	N/A
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).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		L259	Silver Ash Road	Cow Bay
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	259	RP738997	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"/>

<b>5) Are there any existing easements over the premises?</b> <i>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.</i>
<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application X No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<b>6.1) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
New Dwelling House
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: <a href="#">Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: <a href="#">Relevant plans</a>.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not required

## Section 2 – Further development details

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

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Establish a new Dwelling House on the premises	Dwelling House		114
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" 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 <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) 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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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 <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b> <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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

<b>19) Information request under Part 3 of the DA Rules</b>
<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 <b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <u>DA Forms Guide</u> .

## PART 7 – FURTHER DETAILS

<b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCUI 2695/2008	11 January 2018	Douglas Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

<b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (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)
\$		

<b>22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?</b>
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

<b>23) Further legislative requirements</b>			
<b><u>Environmentally relevant activities</u></b>			
<b>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 <i>Environmental Protection Act 1994</i>?</b>			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<b><u>Hazardous chemical facilities</u></b>			
<b>23.2) Is this development application for a hazardous chemical facility?</b>			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>			



### **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](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

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

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

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

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

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

### 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](http://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

X 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

X 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](#).

X 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](#).

X 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

X Not applicable

### 25) Applicant declaration

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

X 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			
<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			

## **TOWN PLANNING REPORT – DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE LOCATED ON LOT 259 RP738997 AT THE CORNER OF SILVER ASH ROAD AND KAURI CLOSE, COW BAY**

### **SUMMARY**

This town planning report has been prepared to accompany the Development Application by R C Young seeking a Development Permit for a Material Change of Use for a Dwelling House located on Lot 259 RP738997 at the corner of Silver Ash Road and Kauri Close, Cow Bay.

Under the *Planning Act 2016*, the Development Application is required to be made to the Douglas Shire Council for a Material Change of Use for a Dwelling House.

The proposed development (Dwelling House) is development made assessable under a local categorising instrument (Code Assessment) as it satisfies the requirements of the Local Plan Code with regards to development within the Cape Tribulation and Daintree Coast local plan - Diwan - Cow Bay - Precinct 1 – Conservation precinct.

The proposed development does not require public notification or trigger referral to any referral agency.

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

The proposed development has been assessed against the relevant provisions of the Douglas Shire Planning Scheme 2018. This application and the attached material demonstrate that the proposed development complies with the applicable provisions of the Douglas Shire Planning Scheme 2018. As such, it is considered appropriate that Council favourably consider the proposed development and approve the Development Application, subject to reasonable and relevant conditions.

Additionally, A Development Permit for a Dwelling House on the premises was approved via Court Order in 2009 (Court Reference 1056 of 2009 and Council reference MCUI 2695/2008). The permit has currency until 2024. Since the Development Permit was issued the planning scheme has changed and provides for the establishment of dwelling houses on the premises subject to requirements. It is considered appropriate that a new Development Permit be sought for the proposed dwelling rather than seek and change to the existing approval. The proposed development has far lesser impacts environmental or scenic amenity values of the premises and area and is more in keeping with the natural characteristics of the land.

The following attachments to this report include:

Attachment 1 – Plan of proposed development

Attachment 2 - A copy of the Survey Plan for Lot 259 RP738997

Attachment 3 - Code assessment

Attachment 4 - Site Classification and Wastewater Management System report prepared by Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731

### **THE PROPOSED DEVELOPMENT**

The Development Application seeks a Development Permit for a Material Change of Use for a Dwelling House located on Lot 259 RP738997 at the corner of Silver Ash Road and Kauri Close, Cow Bay.

The proposed Dwelling House is shown on the plan contained in Attachment 1 and is to be generally located on the area of the premises identified on the marked-up aerial below.



Image: Proposed location of driveway and dwelling (Source: Queensland Globe 2021)

The proposed development involves the construction of an above ground two-bedroom dwelling with kitchen, living and veranda area. The dwelling is to be of post and beam construction, raised 2.7m above ground level and is 4.2m in height from the habitable floor level (total height from ground floor to the top of the roof is 6.9m). The floor area of the house is 114m<sup>2</sup>. Two car parking spaces are provided underneath the house. Exterior finishes and colours will complement the colours of the surrounding vegetation and view shed.

The location of the dwelling is an approximately 140m<sup>2</sup> cleared part of the premises (lawfully cleared under the existing Development Permit), accessed from Kauri Close via an unsealed driveway (approximately 40m in length).

The dwelling house is setback approximately 40m from the northern (Silver Ash Road frontage), 50m from the southern, 50m from the eastern and 10m from the western (Kauri Close frontage) boundaries of the premises.

Onsite water storage and wastewater treatment and disposal systems are proposed to service the dwelling. Onsite water storage is via rainwater collection to storage tanks. The onsite wastewater treatment and disposal system has been designed by Earth Test in accordance with the



requirements of the Douglas Shire Planning Scheme 2018. The onsite wastewater treatment and disposal system report and design is contained in Attachment 4.

The proposed dwelling has been designed to be accommodated in the extent of the previously cleared area (approximately 140m<sup>2</sup>). There is no further vegetation clearing required to facilitate the construction of the proposed dwelling. Some works will be required to improve the driveway however this is expected to be minor and kept to the minimum amount required. It is noted that the existing vegetation over the balance of the site (approximately 1Ha) is retained.

**THE PREMISES**

The subject premises are located at Lot 259 RP738997 at the corner of Silver Ash Road and Kauri Close, Cow Bay, a copy of the Survey Plan for Lot 259 RP738997 is contained in Attachment 2, and is highlighted on the aerial image below:



Image: The subject premises (Source: Queensland Globe 2021)

Address	Corner of Silver Ash Road and Kauri Close, Cow Bay,
Property Description	Lot 259 RP738997
Owner	R C Young
Area	10,020m <sup>2</sup>
Encumbrances	None
Road frontage	Silver Ash Road (approx. 140m) Kauri Close approx. 110m)

<b>Access</b>	From Kauri Close, via an unformed driveway
<b>Topography</b>	The land falls from the south to the north and located between the 40m AHD and 10m AHD contours.
<b>Watercourses</b>	None
<b>Vegetation</b>	Remnant native vegetation over the entire site.
<b>Existing development</b>	Undeveloped. Minor clearing of the premises to form a building pad have been completed (lawfully cleared under an existing Development Permit) and maintained.
<b>Surrounding land uses</b>	Generally single detached dwelling houses located on naturally vegetated allotments in similar size to the subject premises (approx. 1Ha).
<b>Planning scheme zone</b>	Conservation Zone

#### PREVIOUS PLANNING APPROVALS

A Development Permit for a Dwelling House on the premises was approved via Court Order in 2009 (Court Reference 1056 of 2009 and Council reference MCUI 2695/2008). The Permit has currency until 2024.

The application for the development permit for the approved dwelling was lodged under the superseded version of the planning scheme and initially refused (as was the process at the time so a claim could be made for loss of development rights). The refusal was appealed to the Planning and Environment Court and the Court allowed the appeal and granted a Development Permit for the dwelling (subject to conditions).

The approval provided for the establishment of a significantly greater scale dwelling than the one proposed in this application. Preliminary site works and clearing occurred (approximately 140m<sup>2</sup> and partially shown in the photo below) however the dwelling was never constructed, and the premises were sold. Since the purchase of the premises the applicant has maintained the cleared area.



Photo: Part of the cleared area of the premises



Since the issuing of the existing Development Permit, the planning scheme has changed and provides for the establishment of dwelling houses on the premises subject to requirements. Given this and upon discussion with Council Officers, it was considered appropriate that a new Development Permit be sought for the proposed dwelling rather than seeking a change to the existing approval.

The proposed development is of far lesser scale than the one previously approved. Therefore, also has far lesser impacts environmental or scenic amenity values of the premises and area and is more in keeping with the natural characteristics of the land.

## THE PLANNING FRAMEWORK

As stated above the, under the *Planning Act 2016*, the Development Application is required to be made to the Douglas Shire Council for a Material Change of Use for a Dwelling House.

The proposed development (Dwelling House) is development made assessable under a local categorising instrument. Part 5 Tables of Assessment of the Douglas Shire Planning Scheme 2018 identifies the level of assessment for a Dwelling House on premises within the Conservation Zone, if located within Precinct 1 of the Cape Tribulation and Daintree Coast Local Plan, where complying with AO18 of the Cape Tribulation and Daintree Coast Local Plan Code as Code Assessment. As discussed above part of the site was lawfully cleared under the existing approval and remains cleared. The level of assessment for the proposed development is therefore Code Assessment.

The proposed development does not require public notification or trigger referral to any referral agency.

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

### State Planning Framework

State Planning Policies applicable to the proposed premises and development (Matters of State Environmental Significance and Agricultural Land) have been integrated in the Douglas Shire Planning Scheme 2018 and therefore it is considered that an assessment against the Planning Scheme will appropriately respond to any State Planning Policy matters.

### Local Planning Framework - Douglas Shire Planning Scheme 2018

The following are the aspects of the Douglas Shire Planning Scheme 2018 relevant to the assessment of the proposed development:

<b>Zone</b>	Conservation Zone
<b>Local Plan</b>	Cape Tribulation and Daintree Coast local plan - Diwan - Cow Bay - Precinct 1 – Conservation precinct
<b>Overlays</b>	Acid Sulfate Soils - 5-20m AHD
	Coastal environment - Coastal Management District
	Hillslopes - Area Affected by Hillslopes
	Landscape values - High landscape values*
	Potential landslide hazard - Landslide Hazard (High & Medium Hazard Risk)
	Natural areas - MSES - Wildlife Habitat - MSES - Regulated Vegetation
	Transport network - Road hierarchy

<b>Other development codes</b>	Dwelling house code
	Access, parking and servicing code
	Filling and excavation code
	Landscaping code
	Vegetation management code

The codes for the above-mentioned aspects of the planning scheme are the assessment benchmarks for the proposed development.

\* It is noted that the Landscape Values Overlay Code is not identified as an assessment benchmark for a Dwelling House development in the Conservation Zone Tables of Assessment in Part 5 of the Planning Scheme.

## **PLANNING ASSESSMENT OF THE PROPOSED DEVELOPMENT**

### **SUMMARY**

The proposed development has been assessed against the relevant provisions and assessment benchmarks of the Douglas Shire Planning Scheme 2018. This application and attached material demonstrate that the proposed development complies with the applicable provisions and assessment benchmarks of the Douglas Shire Planning Scheme 2018. As such, it is considered appropriate that Council favourably consider the proposed development and approve the Development Application, subject to reasonable and relevant conditions.

The full assessment of the proposed development against the relevant provisions of the Douglas Shire Planning Scheme 2018 is attached to this application. The discussion below highlights the key matters in the consideration of this application.

Additionally, A Development Permit for a Dwelling House on the premises was approved via Court Order in 2009 (Court Reference 1056 of 2009 and Council reference MCUI 2695/2008). The permit has currency until 2024. Since the Development Permit was issued the planning scheme has changed and provides for the establishment of dwelling houses on the premises subject to requirements. It is considered appropriate that a new Development Permit be sought for the proposed dwelling rather than seek and change to the existing approval. The proposed development has far lesser impacts environmental or scenic amenity values of the premises and area and is more in keeping with the natural characteristics of the land.

### **ZONE AND LOCAL PLAN PLANNING INTENT**

The establishment of a dwelling house on the subject premises is consistent with the planning intent and outcomes sought for the Conservation zone and the Conservation precinct in the Cape Tribulation and Daintree Coast local plan area.

A dwelling house is not listed as an inconsistent use in the Conservation zone code. As discussed, and as provided for in the local plan code, undeveloped land which has previously been lawfully cleared and currently remains cleared can be developed for a house subject to compliance with all relevant codes (which this assessment demonstrates that the proposed development achieves).

Overall, the proposed development establishes one dwelling house on the premises and does not result in a demand which exceeds the capacity of the Cape Tribulation and Daintree Coast area.

The proposed location of the dwelling is limited to an existing cleared area of the premises and its design is for a small-scale residence that it does not adversely affect environmental and scenic amenity values and is in keeping with the natural characteristics of the land. It is noted that the existing vegetation over the balance of the site (approximately 1Ha) is retained ensuring the character of the area remains predominantly natural in appearance.

The proposed dwelling house complies with the required design requirements contained in the applicable codes. The maximum building height is 6.9m and ample setbacks from boundaries are provided. Exterior finishes and colours will complement the colours of the surrounding vegetation and view shed (and maybe conditioned to comply with this requirement if necessary). The raised post and beam construction avoids any additional excavation or fill or concrete works.

## CONSIDERATION OF CONSTRAINTS

### Environmental impacts

The extent of the MSES - Wildlife Habitat and MSES - Regulated Vegetation mapping over the premises is shown below:



Image: Extent of Natural areas overlay mapping over the premises (Source: DSC Property Report)

The proposed dwelling house is not located within any mapped MSES over the subject premises (the approximate location of the dwelling house is indicated on the image). This avoids any impacts on the relevant environmental values.

The proposed dwelling has been designed to be accommodated in the extent of the previously cleared area (approximately 140m<sup>2</sup>). There is no further vegetation or habitat clearing required to facilitate the construction of the proposed dwelling. Some works will be required to improve the

driveway however this is expected to be minor and kept to the minimum amount required. Native vegetation in the mapped extent of the MSES mapping on the balance of the site (1Ha) is retained.

Overall, the proposed development:

- focuses development in cleared areas to protect existing habitat;
- utilises design to consolidate density and preserve existing habitat and native vegetation; and
- ensuring that significant fauna habitats are protected in their environmental context.

#### Site stability

The proposed dwelling house is located within the extent of the Hillslopes and Potential landslide hazard overlay mapping over the subject premises. The land falls from the south to the north and is located between the 40m AHD and 10m AHD contours. Specifically, the proposed dwelling is located between the 30 and 40m AHD contours on the property (as shown below).



Image: Site elevation (Source: Queensland Globe 2021)

The proposed development is to occur on an existing cleared and benched part of the site and requires no further earthworks. The lightweight raised post and beam construction of the proposed dwelling avoids any additional excavation or fill, concrete, or complex engineering solutions to ensure site stability works to establish the dwelling.

It is considered that the proposed development will not increase the risk of landslide hazard activity on surrounding land. However, given that the proposed development is located within the Hillslopes

and Potential landslide hazard overlay areas a condition may be included in the approval to ensure that the existing benched part of the site is certified as safe and stable by a competent person prior to construction of the dwelling if required.

#### Visual impacts

The proposed development is located within the Hillslopes and High landscape values (the Landscape values overlay code is not an assessment benchmark) overlay mapping present over the premises.

The proposed dwelling is to of post and beam construction, raised 2.7m above ground level and has a total height from ground floor to the top of the roof is 6.9m.

It is therefore of a scale, is designed and located so that it is visually unobtrusive and any impacts on the landscape values are limited, particularly as the proposed dwelling:

- will not alter the sky line or protrude above the existing tree line given the height of existing dense mature vegetation in the vicinity of the proposed dwelling (which is greater than the height of the dwelling);
- is of post and beam construction which subtly blends in with surrounding vegetation; and
- exterior finishes and colours will complement the colours of the surrounding vegetation and view shed (and maybe conditioned to comply with this requirement if necessary).

Overall, the proposed development is of a scale, is designed and located so that the dwelling is visually unobtrusive and any impacts on the landscape values are limited and the landscape character remains predominantly natural in appearance.

#### Acid Sulfate Soils

The proposed dwelling house is not located within the Acid Sulfate Soils (5-20m AHD) area of the Acid Sulfate Soils Overlay mapping present over the premises as shown on the aerial image below (the approximate location of the dwelling house is indicated by the star on the image). Any disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided.





Image: Extent of Acid Sulfate Soils overlay mapping over the premises (Source: DSC Property Report)

It is noted that, the site classification report undertaken by Earth test in relation to the onsite wastewater treatment and disposal system did not encounter any acid sulfate soils in soil testing.

#### Coastal environment

The proposed development is located within the coastal management district of the Coastal environment overlay mapping present over the premises. The proposed development does not extend seaward of a coastal building line as it is located approximately 500m inland from the coastline at Cow Bay.

Overall, the proposed development is designed and located so that it:

- avoids any adverse impacts on coastal resources and their values.
- does not interfere with physical coastal processes outside the footprint of the development;
- maintains vegetation on coastal land forms; and
- avoids areas of coastal erosion risks and maintains the natural processes operating in the area.

#### Transport network planning

The proposed development is consistent with the road hierarchy (Access Road) for the roads to the front of the subject premises (Silver Ash Road and Kauri Close) as identified in the Transport Network Overlay mapping.

## **ACCESS, PARKING AND INFRASTRUCTURE**

The proposed vehicle access to the dwelling house is via an unsealed driveway accessed from Kauri Close approximately 40m in length. Some works will be required to improve the driveway however this is expected to be minor and kept to the minimum amount required. An access point from Kauri Close will need to be formalised to meet the relevant rural requirements of Planning Scheme Policy 5 – FNQROC Development Manual. A condition may be included for the required standard of access and driveway.

The proposed development provides the required number car parking spaces (2 spaces) in accordance with the requirements of the Access, parking and servicing code.

The proposed development includes onsite water storage and wastewater treatment and disposal systems. Onsite water storage is via rainwater collection to storage tanks. The onsite wastewater treatment and disposal system has been designed by Earth Test in accordance with the requirements of the Local Plan and Infrastructure works code. The onsite wastewater treatment and disposal system report and design is contained in Attachment 4.

## **LANDSCAPING**

Any landscaping associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.

## **ATTACHMENTS**

Attachment 1 – Plan of proposed development

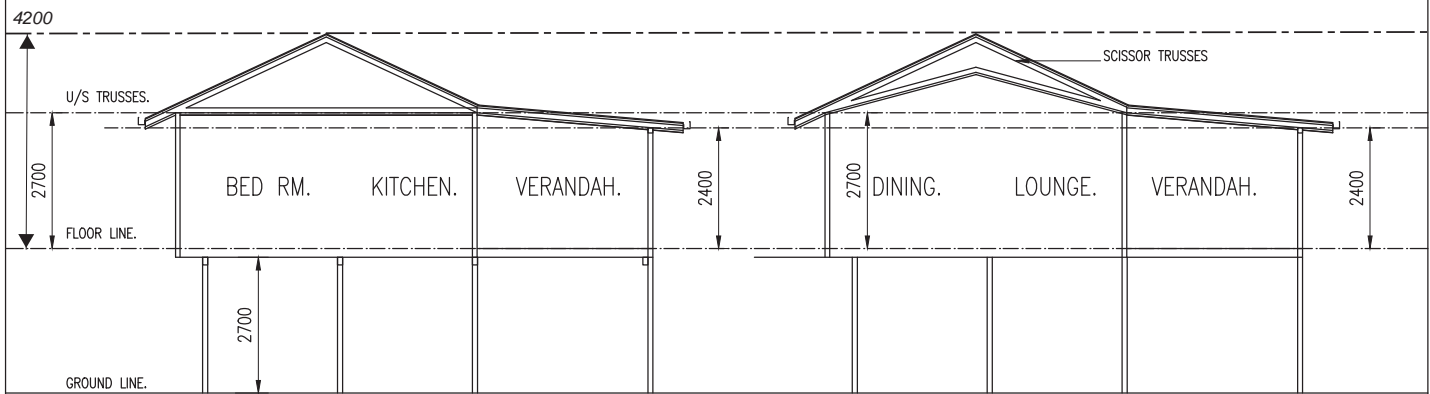
Attachment 2 - A copy of the Survey Plan for Lot 259 RP738997

Attachment 3 - Code assessment

Attachment 4 - Site Classification and Wastewater Management System report prepared by Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731

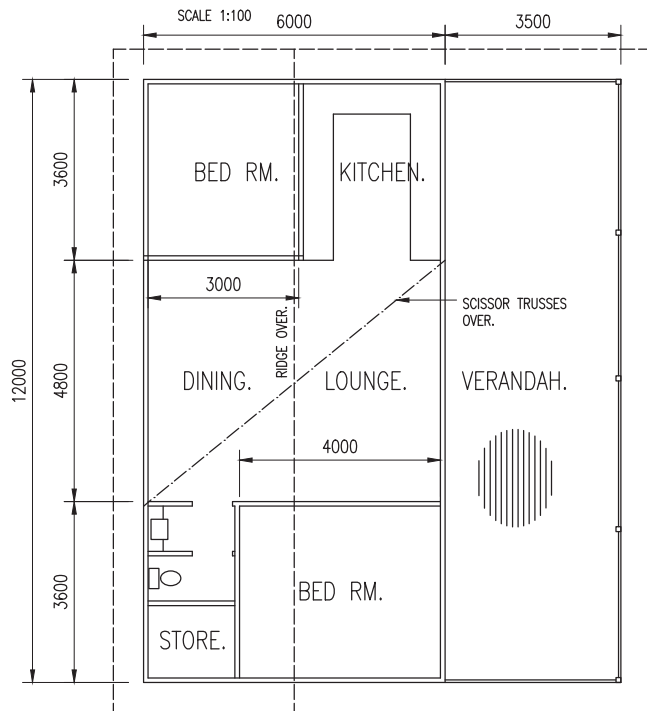
**Attachment 1 – Plan of proposed development**





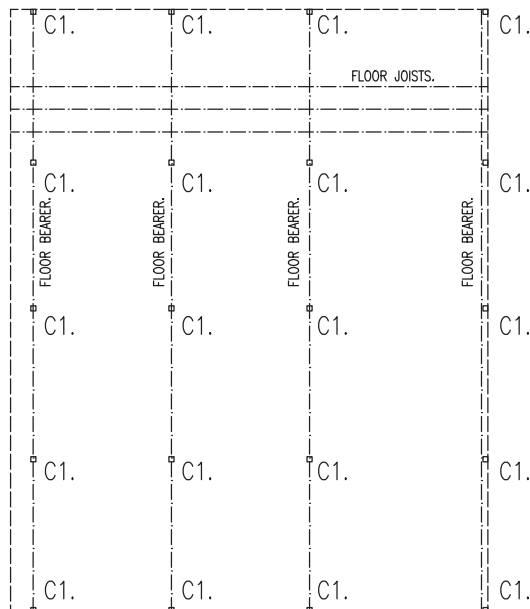
SECTION A.

SECTION B.



FIRST FLOOR PLAN.

SCALE 1:100



GROUND FLOOR PLAN.

SCALE 1:100

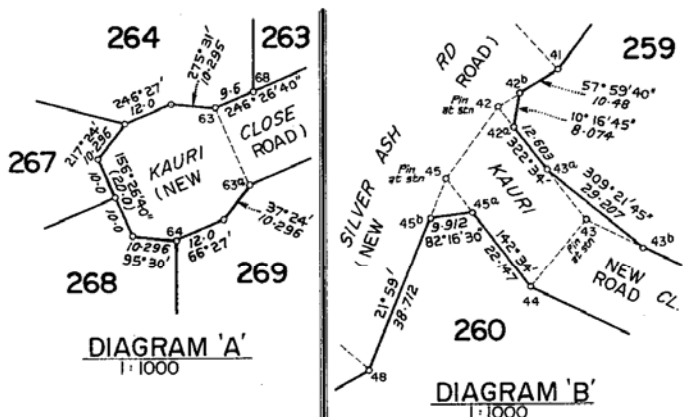
PRELIMINARY DRAWING/SKETCH  
FOR MS. RUTH YOUNG.

APRIL 2021.

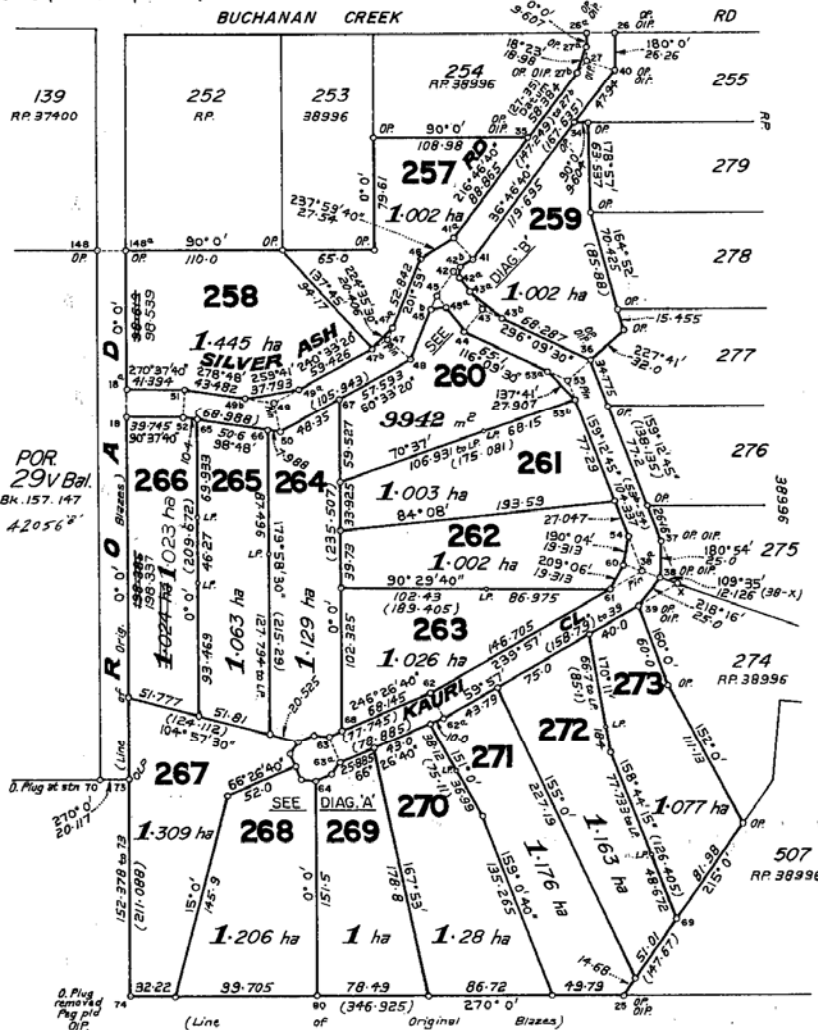
**Attachment 2 - A copy of the Survey Plan for Lot 259 RP738997**

AAA 61-132

TRAVERSES, ETC.		
LINE	BEARING	DIST.
18-18 <sup>a</sup>	0° 0'	20.0
26-26 <sup>a</sup>	270° 0'	"
27-27 <sup>a</sup>	0° 0'	10.0
27-27 <sup>b</sup>	216° 46' 40"	"
27-40	108° 23' 20"	21.076
36-53	227° 41'	21.5
37-X	159° 12' 45"	31.085
38-38 <sup>a</sup>	289° 35'	14.124
38 <sup>a</sup> -54	339° 12' 45"	26.0250
38 <sup>a</sup> -60	289° 35'	13.0
38 <sup>a</sup> -61	239° 57'	26.0250
39-X	"	31.085
41-41 <sup>a</sup>	317° 23'	20.348
42-42 <sup>a</sup>	142° 34'	6.0
42-42 <sup>b</sup>	57° 59' 40"	"
42-45	215° 29' 40"	20.924
43-43 <sup>a</sup>	322° 34'	15.0
43-43 <sup>b</sup>	116° 03' 30"	"
43-44	219° 22'	20.543
45-45 <sup>a</sup>	142° 34'	10.0
45-45 <sup>b</sup>	201° 59'	"
47-47 <sup>a</sup>	21° 53'	9.0
47-47 <sup>b</sup>	240° 33' 20"	12.583
47-48	131° 16'	21.189
49-49 <sup>a</sup>	60° 33' 20"	20.0
49-49 <sup>b</sup>	278° 48'	"
49-50	183° 40' 40"	21.168
51-52	184° 43'	20.05
53-53 <sup>a</sup>	296° 09' 30"	15.0
53-53 <sup>b</sup>	159° 12' 45"	"
63-63 <sup>a</sup>	153° 11' 50"	20.032
63-63 <sup>b</sup>	156° 26' 40"	20.0
148-148 <sup>a</sup>	90° 0'	20.117



REFERENCE MARKS				
STN	TO	BEARING	DIST	REMARKS
18	Pin	270° 37' 40"	1.0	
18 <sup>a</sup>	Pin	270° 37' 40"	1.0	
25	OIP	225° 58'	4.42	
26	OIP	270° 0'	1.038	
26 <sup>a</sup>	OIP	180° 0'	1.169	
27	OIP	At station		
27 <sup>b</sup>	OIP	36° 46' 40"	1.055	
35	OIP	90° 0'	0.83	
36	OIP	227° 41'	1.0	
37	OIP	250° 41'	1.556	
38	OIP	289° 35'	1.0	
38 <sup>a</sup>	Pin	At station		
39	OIP	289° 35'	1.0	
40	OIP	288° 23'	1.054	
41	Pin	317° 23'	1.017	
41 <sup>a</sup>	Pin	237° 59' 40"	0.995	
42	Pin	At station		
43	Pin	At station		
43 <sup>b</sup>	Pin	296° 09' 30"	1.085	
44	Pin	39° 22'	1.0	
45	Pin	At station		
46	Pin	57° 59' 40"	1.185	
47	Pin	At station		
47 <sup>b</sup>	Pin	240° 33' 20"	2.583	
48	Pin	311° 16'	1.059	
49	Pin	At station		
49 <sup>b</sup>	Pin	98° 48'	1.238	
50	Pin	349° 40' 40"	1.058	
51	Pin	184° 43'	1.003	
52	Pin	4° 43'	1.003	
53	Pin	At station		
53 <sup>a</sup>	Pin	296° 09' 30"	1.0	
53 <sup>b</sup>	Pin	339° 12' 45"	1.0	
54	Pin	159° 12' 45"	1.0	
61	Pin	59° 57'	1.0	
62	Pin	153° 12'	1.0	
62 <sup>a</sup>	Pin	333° 12'	1.0	
63	Pin	156° 26' 40"	1.0	
63 <sup>a</sup>	Pin	336° 26' 40"	1.0	
64	Pin	0° 0'	1.465	
65	Pin	0° 0'	1.33	
66	Pin	0° 0'	1.0	
67	Pin	60° 33' 20"	0.952	
68	Pin	180° 0'	1.0	
69	Pin	338° 45'	0.9	
74	OIP	202° 31'	4.85	
80	Pin	270° 0'	1.526	



Amendments in red by me on 3-7-1985

*Robert L. Gifford*  
Licensed Surveyor

AREA OF NEW ROAD 2.138 ha  
(18-18<sup>a</sup>-26<sup>a</sup>-26-42<sup>b</sup>-38-60-63-61-45<sup>a</sup>-18)

NO. FIELD NOTES LOGGED		LINES NOT SURVEYED		STNS		CORNERS NOT MARKED		STNS	
ORIGINAL PORTION		PLAN OF Lots 257 to 273				TOWN			
ORIGINAL GRANT		Cancelling Bal. Portion 28v on Bk.157.158				PARISH <b>ALEXANDRA</b>			
MAP REF.		SURVEYED BY Peter STOFFORD		MERIDIAN		COUNTY <b>Solander</b>			
PROCLAIMED SURVEY AREA		SCALE 1:3000				REGISTERED PLAN <b>738997</b>			

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP

No 766671

**CERTIFICATE**

I, Peter STOPFORD  
hereby certify that I have surveyed the land comprised in this plan  
personally  
that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 19.10.1984

Peter Stopford  
Signature of Licensed Surveyor.  
Date 27-11-1984

Council of the Shire of Douglas certifies  
that all the requirements of this Council, the Local Government Acts of 1936 to 1984 and all By-Laws  
have been complied with and approves this Plan of Subdivision.

Dated this 21st day of February, 1985

Mayor  
Chairman  
Town or  
Shire Clerk

I/we, SOUTHEGE-DAINREE PASTORAL Co Pty Ltd  
(Names in full) as proprietor/s  
of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of  
Proprietor/s

George Quinn  
SIGNED BY George  
QUINN (JUNIOR) AS THE SOLE  
AUTHORISED ATTORNEY OF  
SOUTHEGE-DAINREE PASTORAL  
Pty Ltd

Received has been sent to Registrar.  
Will check plan.  
Plan 738997  
19.10.84

Calc. Bk. No. 152/200  
Examined 5/1/85  
Passed 16/1/86  
Charted 1/1  
Map Ref.

Particulars entered in Register Book  
Vol. 198 Folio 109

at 9.22am

20 JAN 1985  
REGISTRAR OF TITLES  
(NORTHERN DISTRICT)

**FOR TITLES OFFICE USE ONLY**

Previous Title  
D.G.N.198-109 Plan 22V Bk.157/155

**New C.T. Ref.**

(Re) Sub.	Vol.	Fol.
201	1187	101
202		102
203		103
204		104
205		105
206		106
207		107
208		108
209		109
210	1187	110
211		111
212		112
213		113

\$ SHORT FEE  
\$ 6 REQUISITION FEE  
- 5 JUL 1985  
Paid Vide No. 42083

**A. G. FOX & ASSOCIATES**

Lodged by  
TOWNSVILLE  
I. SCIACCA  
SOLICITOR  
CAIRNS

Fees Payable	
Postal fee and Postage	<u>165</u>
Lodgt, Exam. & Ass.	<u>165</u>
Entd. on Docs.	
New Title	<u>391</u>
Entd. on Deeds	<u>10</u>
Photo Fee	<u>6</u>
Total	<u>\$ 572</u>
Short Fees Paid	

Received  
Registrar of Titles  
Journal No. T192919  
Receipt No. 14607  
APR 18 9 26 AM '85

**REGISTERED PLAN 738997**

### **Attachment 3 - Code assessment**

## 6.2.3 Conservation zone code

### 6.2.3.3 Criteria for assessment

Table 6.2.3.3.a – Conservation zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<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.	<b>AO1</b> Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	<b>Complies.</b> The use (Dwelling House) is not identified in Table 6.2.3.3.b.
<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.	<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.	<b>Complies.</b> No buildings and structures are more than 8.5 metres in height.
<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.	<b>AO3</b> Buildings and structures are setback not less than: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) 25 metres from Cape Tribulation Road frontage;</li> <li>(c) 20 metres from any other road frontage</li> <li>(d) 10 metres from side and rear boundaries.</li> </ul>	<b>Complies.</b> The proposed dwelling house is setback approximately 40m from the northern (Silver Ash Road frontage), 50m from the southern, 50m from the eastern and 10m from the western (Kauri Close frontage) boundaries of the premises.
<b>PO4</b> 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.	<b>AO4</b> 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.	<b>Complies.</b> The proposed development is sited in an existing cleared area.

Performance outcomes	Acceptable outcomes	Applicant response
<b>P05</b> Development is consistent with the overall outcomes sought for the Conservation zone.	<b>A05</b> No acceptable outcomes are prescribed.	<b>Complies.</b> The proposed development of a scale, is designed and located so that it is consistent with the overall outcomes sought for the Conservation zone.

Performance outcomes	Acceptable outcomes	Applicant response
<b>P06</b> Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.	<b>A06</b> The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.	<b>Complies.</b> The exterior finishes and colours will be non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.
<b>P07</b> Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which: (a) is informal in character and complementary to the existing natural environment; (b) provides screening; (c) enhances the visual appearance of the development.  Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.	<b>A07.1</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.  <b>A07.2</b> Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.	<b>Complies.</b> Existing vegetation over the balance of the site (approx. 1Ha) will be retained and will act to provide the required screening.
<b>P08</b> Development is complementary to the surrounding environment.	<b>A08.1</b> Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.  <b>A08.2</b> A driveway or parking areas are constructed and maintained to: (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site; (d) minimise vegetation clearing.	<b>Complies.</b> The proposed development is complementary to the surrounding environment and is located on land that does not exceed a maximum gradient of 1 in 6 (16.6%). No bulk excavation or fill is also required.  Minor works are required to formalise the access and driveway and will be constructed and maintained to: minimise erosion, particularly in the wet season, minimise cut and fill, follow the natural contours of the site and minimise vegetation clearing.



Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO8.3</b> Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%).  or	

Performance outcomes	Acceptable outcomes	Applicant response
	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 (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.  <b>AO8.4</b> Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.	<b>N/A.</b> The proposed development is located on land that does not exceed a maximum gradient of 1 in 6 (16.6%).
<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;	<b>AO9</b> No acceptable outcomes are prescribed.	<b>Complies.</b> The development of a scale, is designed and located so that it is consistent with the outcomes sought by PO9.





Performance outcomes	Acceptable outcomes	Applicant response
(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.		

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO10</b> Development does not result in adverse impacts on: (a) ecological function or features; (b) on-site or surrounding waterways and wetlands.	<b>AO10</b> No acceptable outcomes are prescribed.	<b>Complies.</b> The development of a scale, is designed and located so that it is consistent with the outcomes sought by the PO10.
<b>PO11</b> Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.	<b>AO11</b> No acceptable outcomes are prescribed	<b>Complies.</b> The location of the proposed development is limited to an existing cleared area. Existing vegetation over the balance of the site (approx. 1Ha) will be retained and provide for the rehabilitation of natural processes
<b>PO12</b> Fencing is designed to not impede the free movement of native fauna through the site.	<b>AO12</b> No acceptable outcomes are prescribed.	<b>Complies.</b> No fencing within the site is proposed.
<b>PO13</b> New lots contain a minimum lot size of 200 hectares, unless: (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments); (b) the reconfiguration is limited to one additional lot to accommodate an existing or approved: (i) Telecommunications facility; (ii) Utility installation; (c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan. Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.	<b>AO13</b> No acceptable outcomes are prescribed.	<b>N/A.</b>

Table 6.2.3.3.b – Inconsistent uses within the Conservation zone

Inconsistent uses		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Aquaculture</li> <li>• Bar</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car wash</li> <li>• Caretaker's accommodation</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Dwelling unit</li> <li>• Educational establishment</li> <li>• Extractive industry</li> <li>• Food and drink outlet</li> <li>• Function facility</li> </ul>	<ul style="list-style-type: none"> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• High impact industry</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and entertainment</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nightclub entertainment facility</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Parking station</li> <li>• Place of worship</li> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> </ul>	<ul style="list-style-type: none"> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Roadside stall</li> <li>• Rooming accommodation</li> <li>• Rural activities (unless in accordance with the exceptions nominated in the Table of Assessment for the Conservation Zone in Part 5)</li> <li>• Rural workers accommodation</li> <li>• Sales office</li> <li>• Service Station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Substation</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

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

## 7.2.1 Cape Tribulation and Daintree Coast local plan code

All development in the Cape Tribulation and Daintree Coast local plan area		Comment
<b>PO1</b> Development does not result in a demand which exceeds the capacity of: <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>	<b>AO1</b> No acceptable outcomes are prescribed.	<b>Complies.</b> The proposed development does not result in a demand which exceeds the capacity of the Cape Tribulation and Daintree Coast area.
<b>PO2</b> Development provides a suitable standard of self-sufficient service for: <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>	<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: <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> <b>AO2.2</b> Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.  <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 the road.	<b>Complies.</b> The onsite wastewater treatment and disposal system has been designed by Earth Test in accordance with the requirements of the AO. The report and design are contained in Attachment 4.
<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.	<b>AO3</b> No acceptable outcomes are prescribed.	<b>Complies.</b> The onsite wastewater treatment and disposal system has been designed by Earth Test in accordance with the requirements of the AO. The report and design are contained in Attachment 4.



<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>N/A.</b> Onsite water storage is via rainwater collection to storage tanks.</p>
<p><b>All development in the Cape Tribulation and Daintree Coast local plan area</b></p>		
	<p><b>AO4.2</b> Surface water is to be used for domestic purposes only.</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>	<p><b>Complies.</b> The proposed development of a scale, is designed and located so that it does not adversely impact on areas of sensitive natural vegetation.</p>
<p><b>PO6</b> 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><b>AO6.1</b> 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><b>Complies.</b> The exterior finishes and colours of the dwelling will be non-reflective and complement the colours of the surrounding vegetation and view shed.</p> <p>Any generator requirements will comply with AO6.2 and 6.3.</p> <p>Conditions may be included to comply with the exterior finishes and colour, and generator requirements.</p>



<p><b>P07</b> Landscaping of the development ensures that the endemic character of the local area is dominant.</p>	<p><b>A07.1</b> Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;</p> <p><b>A07.2</b> 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>Complies.</b> Any proposed landscaping will comply with the requirements of Planning Scheme Policy 7 – Landscaping.</p>
<p><b>P08</b> Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>	<p><b>A08.1</b> 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><b>A08.2</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>	<p><b>Complies.</b> Works are required for to formalise the access and driveway and will be constructed and maintained to the required standard and minimise erosion, particularly in the wet season, minimise cut and fill, follow the natural contours of the site and minimise vegetation clearing.</p>
<p><b>P09</b> The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p><b>A09.1</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>A09.2</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>Complies.</b> No bulk excavation or fill is required. Appropriate erosion and sediment control will be provided in accordance with AO9.2. The proposed development will not impact existing drainage across the premises.</p>

All development in the Cape Tribulation and Daintree Coast local plan area



	<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>	
<b>General requirements – Dwelling house</b>		
<p><b>PO10</b> Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.</p>	<p><b>AO10.1</b> The elements of development and access to the site are included in a Designated Development Area (DDA).</p> <p><b>AO10.2</b> Development is sited in an existing cleared area or in an area approved for vegetation clearing.</p> <p><b>AO10.3</b> Any new clearing is limited to a maximum area of 700m<sup>2</sup> and is sited to be clear of the high bank of any watercourse. Note – The 700m<sup>2</sup> of clearing does not include an access driveway.</p>	<p><b>Complies.</b> Development is sited in an existing cleared area.</p>
<p><b>PO11</b> All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area.</p>	<p><b>AO11</b> No acceptable solutions are prescribed.</p>	<p><b>Complies.</b> the proposed development is located on a cleared area to protect existing habitat on the balance of the premises (approximately 1Ha).</p>



<p><b>PO12</b> Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.</p>	<p><b>AO12.1</b> Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.</p> <p><b>AO12.2</b> External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.</p>	<p><b>Complies.</b> No fencing is proposed. External lighting will comply with the requirements of AO12.2.</p>
<p><b>PO13</b> House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.</p>	<p><b>AO13.1</b> Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.</p> <p><b>AO13.2</b> Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is</p>	<p><b>Complies.</b> Proposed vehicle access is limited to one access per lot and is sited clear of any watercourses and avoids large tree specimens and/or significant vegetation and habitat corridors. It is constructed and maintained to the standard contained in the AO.</p>
<p><b>All development in the Cape Tribulation and Daintree Coast local plan area</b></p>		
	<p>constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.</p> <p><b>AO13.3</b> Vehicular access is constructed prior to house construction.</p>	
<p><b>Additional requirements for Nature based tourism, being Forest stay accommodation</b></p>		





<b>PO14</b> Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by a lack of urban services and facilities.	<b>AO14</b> Forest stay accommodation: (a) is confined to: (i) Precinct 2 – Low impact residential precinct; (ii) Precinct 5 – Low impact rural and tourism enterprise precinct; (iii) Precinct 6 – Low impact tourism accommodation precinct. (b) does not occur above the 60 metre contour; (c) is located on lots of 10 hectares or greater.	<b>N/A</b>
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<p><b>PO15</b> Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality.</p>	<p><b>AO15.1</b> The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces);</p> <p>Note – Staff includes permanent residents of the dwelling house involved in catering for the use.</p> <p><b>AO15.2</b> None of the accommodation, whether for guests or staff, is self-contained as the use operates only in association with an existing dwelling on the site.</p> <p><b>AO15.3</b> Forest stay accommodation is located on a site which has an existing cleared area.</p> <p><b>AO15.4</b> The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.</p> <p><b>AO15.5</b> If forest stay accommodation is provided in buildings which are separate from the dwelling: (a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m<sup>2</sup> (inclusive of verandahs/patios etc.); or (b) a maximum of one communal bunkhouse is provided with a maximum area of 150m<sup>2</sup> to accommodate 10 guests (10 bed spaces) (inclusive of verandahs/patios etc.);</p>	<p>N/A</p>
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	<p>or</p> <p>(c) a maximum of two communal bunkhouses are provided with a maximum area of 150m<sup>2</sup> each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc).</p> <p><b>AO15.6</b> No kitchen or cooking facilities, with the exception of those located within the existing dwelling on the site are provided in association with the forest stay accommodation.</p>	
<p><b>PO16</b> Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.</p>	<p><b>AO16</b> Development involves guests staying a maximum of 14 consecutive nights.</p>	N/A
<p><b>PO17</b> Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.</p>	<p><b>AO17</b> Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.</p>	N/A
<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 protected on land included in the Rainforest Conservation precinct.</p>	<p><b>A018</b> No new development occurs whether on undeveloped or developed land except for:</p> <p>Undeveloped land that meets one or more of the following criteria:</p> <p>Land which has been previously been lawfully cleared and currently remains cleared;</p> <p>(a) Land which is the subject of a current Clearing Permit, but has yet to be cleared;</p> <p>(b) Land which is subject of a current Operational Works Permit,</p> <p>can be developed for a house subject to compliance with all relevant codes.</p> <p>In addition, minor extensions can be undertaken to an existing development, provided:</p> <p>(a) The extensions are limited to 30% of the existing gross floor area of the house at the commencement date of the planning scheme.</p> <p>or</p> <p>(b) The extent of extensions are determined on a site specific/use specific basis for other land uses,</p> <p>and</p> <p>(c) No further clearing is required to accommodate the extensions for either a house or any other land use development.</p>	<p><b>Complies.</b> The location of the proposed development is limited to an existing cleared part of the site that was lawfully cleared under an existing approval and remains cleared.</p> <p>The existing Development Permit references are Court Reference 1056 of 2009 and Council reference MCUI 2695/2008.</p>
<p><b>Additional requirements for Precinct 2– Low impact residential precinct</b></p>		
<p><b>All development in the Cape Tribulation and Daintree Coast local plan area</b></p>		



<p><b>PO19</b> Development is for;</p> <ul style="list-style-type: none"> <li>(a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure;</li> <li>(b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas;</li> <li>(c) Nature based tourism, being Forest stay accommodation where in compliance with other requirements contained within this code.</li> </ul>	<p><b>AO19.1</b> Development is limited to one dwelling house per lot.</p> <p><b>AO19.2</b> Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed.</p> <p><b>AO19.3</b> Bed and breakfast accommodation is limited to cleared areas on the land;</p> <p>or</p> <p><b>AO19.4</b> Bed and breakfast accommodation is established within an existing house, where there is no additional vegetation clearing required to accommodate the use;</p> <p><b>AO19.5</b> Bed and breakfast accommodation occurs on a site with a minimum area of 1 hectare, and thereafter occurs at a rate of 1 bedroom (2 beds) per hectare, up to a maximum of 4 bedrooms (8) beds per site.</p> <p><b>AO19.6</b> Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.</p>	<p>N/A</p>
<p><b>Additional requirements for Precinct 3 – Low impact commercial precinct</b></p>		
<p><b>PO20</b> Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.</p>	<p><b>AO20</b> Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road.</p>	<p>N/A</p>

<b>PO21</b> Development is small scale and provides a necessary service to the surrounding community.	<b>AO21</b> No acceptable outcomes are prescribed.	N/A
<b>PO22</b> Development is carried out in accordance with a site-specific, and development specific Environmental Management Plan.  Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	<b>AO22</b> No acceptable outcomes are prescribed.	N/A
<b>Additional requirements for Precinct 4 – Low impact community purpose precinct</b>		
<b>PO23</b> Development results in a small scale expansion of an existing use which provides a necessary service to the surrounding community;  or	<b>AO23</b> No acceptable outcomes are prescribed.	N/A
<b>All development in the Cape Tribulation and Daintree Coast local plan area</b>		
Development results in a new community use or public purpose use for which there is an identified need within the surrounding community.		N/A
<b>PO24</b> Development is carried out in accordance with a site specific and development specific Environmental Management Plan.  Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	<b>AO24</b> No acceptable outcomes are prescribed.	N/A
<b>Additional requirements for Precinct 5 – Low impact rural production and tourism enterprise precinct</b>		



<p><b>PO25</b> Development complements, protects and enhances the environmental and scenic values of the site.</p>	<p><b>AO25.1</b> One dwelling house establishes per lot.</p> <p><b>AO25.2</b> Any other development is limited to existing cleared areas on the site.</p> <p><b>AO25.3</b> No development is to occur above the 60 metre contour line.</p> <p><b>AO25.4</b> Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.</p>	<p>N/A</p>
<p><b>PO26</b> Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.</p>	<p><b>AO26</b> The balance area of the development, including any existing area/s not identified for development is/are revegetated / rehabilitated in accordance with a landscape plan.</p>	<p>N/A</p>
<p><b>PO27</b> Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.</p>	<p><b>AO27</b> No acceptable outcomes are prescribed.</p>	<p>N/A</p>
<p><b>Additional requirements for Precinct 6 – Low impact tourist accommodation precinct</b></p>		



<b>PO28</b> Development complements, protects and enhances the environmental and scenic values of the site.	<b>AO28.1</b> One dwelling house establishes per lot.  <b>AO28.2</b> Any other development is limited to existing cleared areas on the site.  <b>AO28.3</b> No development is to occur above the 60 metre contour line.	<b>N/A</b>
<b>PO29</b> Development results in a small scale expansion	<b>AO29</b> No acceptable outcomes are prescribed.	<b>N/A</b>

#### All development in the Cape Tribulation and Daintree Coast local plan area

of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.		<b>N/A</b>
<b>PO30</b> Development is carried out in accordance with a site specific and development specific Environmental Management Plan.  Note – Planning scheme policy – Environmental management plans SC6.4 provides further guidance on meeting the performance outcome.	<b>AO30</b> No acceptable outcomes are prescribed.	<b>N/A</b>



## 8.2.1 Acid sulfate soils overlay code

### 8.2.1.1 Criteria for assessment

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Compliance / Comment
For assessable development		
<b>P01</b> The extent and location of potential or actual acid sulfate soils is accurately identified.	<b>AO1.1</b> No excavation or filling occurs on the site.  Or  <b>AO1.2</b> An acid sulfate soils investigation is undertaken.  Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	<b>Complies.</b> No excavation or filling is to occur on site. The proposed development is located on a cleared and benched part of the site. Some minor works are proposed to improve the access and driveway however they are not expected to involve any excavation or filling that would disturb any acid sulfate soils that maybe present.
<b>P02</b> Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	<b>AO2.1</b> The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated.  Or	<b>Complies.</b> No excavation or filling is to occur on site. The proposed development is located on a cleared and benched part of the site. Some minor works are proposed to improve the access and driveway however they are not expected to involve any excavation or filling that would disturb any acid sulfate soils that maybe present.

	<p><b>AO2.2</b></p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
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<p><b>PO3</b> No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils</p>	<p><b>AO3</b> No acceptable outcomes are prescribed.</p>	<p><b>Complies.</b> No excavation or filling is to occur on site. The proposed development is located on a cleared and benched part of the site. Some minor works are proposed to improve the access and driveway however they are not expected to involve any excavation or filling that would disturb any acid sulfate soils that maybe present.</p>
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### 8.2.3 Coastal environment overlay code

Performance outcomes	Acceptable outcomes	Comment
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b> No works other than coastal protection works extend seaward of the coastal building line.</p>	<p><b>AO1.1</b> Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line.</p> <p>Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.</p> <p><b>AO1.2</b> Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.</p> <p><b>AO1.3</b> Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.</p> <p><b>AO1.4</b> Coastal protection work mitigates any increase in the coastal hazard.</p>	<p><b>Complies.</b> The proposed development does not extend seaward of a coastal building line. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p>

PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	AO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	<b>Complies.</b> The proposed development does not extend seaward of a coastal building line. The proposed development is located approximately 500m inland from the coastline at Cow Bay.
<b>For assessable development</b> <b>Erosion prone areas</b>		
PO3 Development identifies erosion prone areas (coastal hazards).	AO3 No acceptable outcomes are prescribed.	<b>N/A.</b> The proposed development is not located within the Erosion Prone Area.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	<p>AO4.1 Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)</p> <p>AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or</p>	<b>N/A.</b> The proposed development is not located within the Erosion Prone Area.

	employees occupying the site.	
<b>Coastal management districts</b>		
<p>PO5 Natural processes and protective functions of landforms and vegetation are maintained.</p>	<p>PO5.1 Development within the coastal management district:  (a) maintains vegetation on coastal land forms where its removal or damage may:  (i) destabilise the area and increase the potential for coastal erosion, or  (ii) interrupt the natural sediment trapping processes or dune or land building processes;  (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards;  (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards;  (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast;  (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.</p> <p>PO5.2 Where development proposes the construction of an erosion control structure:</p>	<p><b>Complies.</b> The proposed development is located within the Coastal management district. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p> <p>The development is designed and located on existing cleared and benched area and maintains vegetation on coastal land forms and avoids areas of coastal erosion risks and maintains the natural processes operating in the area.</p>

	<p>(a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and</p> <p>(b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring.</p> <p>PO5.3</p> <p>Development involving reclamation:</p> <p>(a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability;</p> <p>(b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state;</p> <p>(c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water runoff erosion.</p>	
<p>PO6</p> <p>Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.</p>	<p>AO6.1</p> <p>Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site.</p> <p>And</p> <p>AO6.2</p>	<p><b>Complies.</b> The proposed development is of a scale and is located and designed to avoid adverse impacts on coastal resources and their values.</p>

	<p>Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure;</p> <p>and</p> <p>AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009.</p> <p>and</p> <p>AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources.</p> <p>and</p> <p>AO6.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.</p>	
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<p>PO7 Development is to maintain access to and along the foreshore for general public access.</p>	<p>AO7.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms. and AO7.2 Development provides for regular access points for vehicles including approved roads and tracks. or AO7.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.</p>	<p><b>N/A.</b> The proposed development is not located adjacent to the foreshore or coast. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p>
<p>PO8 Public access to the coast is appropriately located, designed and operated.</p>	<p>AO8.1 Development maintains or enhances public access to the coast.  or AO8.2 Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or AO8.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>	<p><b>N/A.</b> The proposed development is not located adjacent to the foreshore or coast. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p>
<p>PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the</p>	<p>AO9.1 Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public</p>	<p><b>N/A.</b> The proposed development is not located adjacent to the foreshore or coast. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p>

<p>foreshore;  (b) minimise any loss of access to and along the foreshore, or  (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.</p>	<p>access are necessary for:  (i) the safe and secure operation of development;  (ii) the maintenance of coastal landforms and coastal habitat; or  (a) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for:  (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms;  (ii) vehicles via access points including approved roads or tracks.  AO9.2  Development adjacent to state coastal land or tidal water:  (a) is located and designed to:  (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access;  (ii) ensure emergency vehicles can access the area near the development.  or  (a) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to:  (i) allow safe unimpeded access to, over, under or around built infrastructure</p>	
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	<p>located on, over or along the foreshore, and</p> <p>(ii) ensure emergency vehicles can access</p> <p>Douglas Shire Planning Scheme 2018 Version 1.0</p> <p>Part 8: Overlays</p> <p>Part 8: Page 16</p> <p>Performance outcomes Acceptable outcomes the area near the development.</p>	
<p>AO10</p> <p>Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.</p>	<p>AO10.1</p> <p>Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken.</p> <p>or</p> <p>AO10.2</p> <p>Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>	<p><b>N/A.</b> The proposed development is not located adjacent to the foreshore or coast. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p>
<p>PO11</p> <p>Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.</p>	<p>AO11</p> <p>Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark</p>	<p><b>N/A.</b> The proposed development is not located adjacent to the foreshore or coast. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p>
<p>PO12</p> <p>Development in connection with an artificial waterway enhances public access to coastal waters.</p>	<p>AO12</p> <p>The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.</p>	<p><b>N/A.</b> The proposed development is not located adjacent to the foreshore or coast. The proposed development is located approximately 500m inland from the coastline at Cow Bay.</p>

Coastal landscapes, views and vistas		
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	AO13 No acceptable outcomes are prescribed.	<b>Complies.</b> The proposed development is of a scale and is located and designed so that no impact on natural coastal landscapes, views and vistas.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	AO14 No acceptable outcomes are prescribed.	<b>N/A.</b>
Private marine development		
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	AO15 Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the Land Act 1994.	<b>N/A.</b>
PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	AO16 Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	<b>N/A.</b>
PO17 Private marine development is of a height and scale and size compatible with the character and	AO17 Private marine development has regard to: (a) the height, scale and size of the natural amenity of the location. features of the immediate surroundings and locality; (b) the height, scale and size of existing buildings	<b>N/A.</b>

	<p>or other structures in the immediate surroundings and the locality;</p> <p>(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size.</p> <p>Note – The prescribed tidal works code in the Coastal Protection and Management Regulation 2003 outlines design and construction requirements that must be complied with.</p>	
<p>PO18</p> <p>Private marine development avoids adverse impacts on coastal landforms and coastal processes.</p>	<p>AO18</p> <p>Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access</p>	N/A.
For dry land marinas and artificial waterways		
<p>PO19</p> <p>Dry land marinas and artificial waterways:</p> <p>(a) avoid impacts on coastal resources;</p> <p>(b) do not contribute to the degradation of water quality;</p> <p>(c) do not increase the risk of flooding;</p> <p>(d) do not result in the degradation or loss of MSES;</p> <p>(e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected.</p> <p>(f) does not involve reclamation of tidal land other than for the purpose of:</p>	<p>AO19</p> <p>No acceptable solutions are prescribed.</p>	N/A.

<p>(i) coastal dependent development, public marine development; or</p> <p>(ii) community infrastructure, where there is no feasible alternative; or</p> <p>(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or</p> <p>(iv) coastal protection works or works necessary to protect coastal resources and processes.</p>		
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### 8.2.5 Hillslopes overlay code

Performance outcomes	Acceptable outcomes	Comment
<b>For self-assessable development</b>		
<p>PO1</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO1.1</p> <p>Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.</p>	<p><b>Non-compliance.</b> Whilst the proposed development is located on parts of the site within the Hillslopes constraint it is located on an existing cleared and benched part of the site and requires no further earthworks. The lightweight raised post and beam construction of the proposed dwelling avoids any additional excavation or fill, concrete, or complex engineering solutions to ensure site stability works to establish the dwelling.</p>
<b>For assessable development</b>		
<p>PO2</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO2.1</p> <p>Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or</p> <p>AO2.2</p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p>AO2.3</p> <p>Access ways and driveways are:</p> <p>(a) constructed with surface materials that blend with the surrounding environment;</p> <p>(b) landscaped with dense planting to minimise the visual impact of the construction;</p> <p>(c) provided with erosion control measures immediately after construction.</p>	<p><b>Complies.</b> The proposed development is located on existing cleared and benched part of the site and does not occur on land with a gradient in excess of 1 in 6 (16.6%).</p> <p>The proposed secondary dwelling is also of a scale that ensures that it does not adversely affect the amenity of the zone and adjoining land uses.</p> <p>No further excavation or fill or clearing or disturbance of vegetation is required to establish the dwelling.</p> <p>Access ways and driveways will be constructed with surface materials that blend with the surrounding environment.</p>

	<p>AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> <li>(a) is necessary for the construction of driveways;</li> <li>(b) is necessary to contain the proposed development;</li> <li>(c) minimises canopy clearing or disturbance;</li> <li>(d) minimises riparian clearing or disturbance.</li> </ul> <p>AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).</p> <p>AO2.6 Development does not alter the sky line.</p> <p>AO2.7 Buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are finished predominantly in the following exterior colours or surfaces: <ul style="list-style-type: none"> <li>(i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</li> <li>(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> </ul> </li> <li>(b) are not finished in the following exterior colours or surfaces: <ul style="list-style-type: none"> <li>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;</li> </ul> </li> </ul>	<p>The development does not alter the sky line.</p> <p>Exterior finishes and colours will complement the colours of the surrounding vegetation and view shed.</p>
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	<p>(ii) reflective surfaces.</p> <p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p> <p>AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.</p>	
<p>PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.</p>	<p>AO3 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.</p>	<p><b>Complies.</b> The proposed dwelling is located on an area of the site which is already cleared and benched. No further excavation or fill or clearing or disturbance of vegetation is required to establish the dwelling.</p>
Lot reconfiguration		
PO4	<p>AO4.1 The frontage and depth of all lots is of sufficient</p>	N/A

<p>For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>width to:</p> <ul style="list-style-type: none"> <li>(a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%);</li> <li>(b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.</li> </ul> <p>AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.</p> <p>AO4.3 Development does not alter ridgelines.</p> <p>AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>	
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### 8.2.9 Potential landslide hazard overlay code

Performance outcomes	Acceptable outcomes	Comment
<b>For self-assessable development</b>		
<p><b>PO1</b> The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> <li>(a) building design;</li> <li>(b) increased slope;</li> <li>(c) removal of vegetation;</li> <li>(d) stability of soil;</li> <li>(e) earthworks;</li> <li>(f) alteration of existing ground water or surface water paths;</li> <li>(g) waste disposal areas.</li> </ul>	<p><b>AO1.1</b> Development is located on that part of the site not affected by the Potential landslide hazard overlay.</p> <p>Or</p> <p><b>AO1.2</b> Development is on an existing stable, benched site and requires no further earthworks.</p> <p>or</p> <p><b>AO1.3</b> A competent person certifies that:</p> <ul style="list-style-type: none"> <li>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;</li> <li>(b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site;</li> <li>(c) the site is not subject to the risk of landslide activity on other land;</li> <li>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</li> <li>(e) development does not concentrate existing</li> </ul>	<p><b>Complies.</b> The proposed development is on an existing stable, benched site and requires no further earthworks.</p> <p>It is considered that the proposed development will not increase the risk of landslide hazard activity on surrounding land. However, given that the proposed development is located within the Hillslopes and Potential landslide hazard overlay areas a condition may be included in the approval to ensure that the existing benched part of the site is certified as safe and stable by a competent person prior to construction of the dwelling if required.</p>

	<p>ground water and surface water paths;  (f) development does not incorporate on-site waste water disposal.  Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.  Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.</p>	
<b>For assessable development</b>		
<p><b>PO2</b>  The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.</p>	<p><b>AO2</b>  Excavation or fill:  (a) is not more than 1.2 metres in height for each batter or retaining wall;  (b) is setback a minimum of 2 metres from property boundaries;  (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;  (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>	<p><b>Complies.</b> The proposed dwelling is located on an area of the site which is already cleared and benched. No further excavation or fill is required to establish the dwelling.</p>
<b>Additional requirements for Community infrastructure</b>		
<p><b>PO3</b>  Development for community infrastructure:  (a) is not at risk from the potential landslide hazard areas;</p>	<p><b>AO3</b>  Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the</p>	<p><b>N/A</b></p>

<p>(b) will function without impediment from a landslide;</p> <p>(c) provides access to the infrastructure without impediment from the effects of a landslide;</p> <p>(d) does not contribute to an elevated risk of a landslide to adjoining properties.</p>	<p>community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>	
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### 8.2.7 Natural areas overlay code

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Protection of matters of environmental significance</b>		
<b>PO1</b> Development protects matters of environmental significance.	<b>AO1.1</b> Development avoids significant impact on the relevant environmental values.  or  <b>AO1.2</b> 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  <b>AO1.3</b> 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.	<b>Complies.</b> The proposed dwelling house is not located within any mapped MSES over the subject premises which avoids any impacts on matters of environmental significance.  Additionally, it is located on an existing cleared and benched part of the site and no further vegetation clearing is required.  The establishment of a dwelling is consistent with the planning intent for the zone for the premises.

Performance outcomes	Acceptable outcomes	Applicant response
<b>Management of impacts on matters of environmental significance</b>		
<b>PO2</b> Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<b>AO2</b> The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>	<b>Complies.</b> The proposed dwelling house is not located within any mapped MSES over the subject premises which avoids any impacts on matters of environmental significance.  Additionally, the proposed development: <ul style="list-style-type: none"> <li>• focusing development in cleared areas to protect existing habitat;</li> <li>• utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>• ensuring that significant fauna habitats are protected in their environmental context.</li> </ul>
<b>PO3</b> An adequate buffer to areas of state environmental significance is provided and maintained.	<b>AO3.1</b> A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> <li>(a) 100 metres where the area is located outside Urban areas; or</li> <li>(b) 50 metres where the area is located within a Urban areas.</li> </ul> or  <b>AO3.2</b>	<b>N/A.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
<b>PO4</b> Wetland and wetland buffer areas are maintained, protected and restored.  Note – Wetland buffer areas are identified in AO3.1.	<b>AO4.1</b> Native vegetation within wetlands and wetland buffer areas is retained.  <b>AO4.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	N/A.
<b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	<b>AO5.1</b> Development avoids the introduction of non-native pest species.  <b>AO5.2</b> The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	N/A.
<b>Ecological connectivity</b>		
<b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.  And	<b>Complies.</b> The development of a scale, is designed and located so that any impacts on matters of environmental significance are avoided and minimised. Native vegetation in the mapped extent of the MSES mapping on the balance of the site (1Ha) is retained.



Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO6.2</b> Development within an ecological corridor rehabilitates native vegetation.</p> <p>And</p> <p><b>AO6.3</b> Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	
<p><b>PO7</b> Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p><b>AO7.1</b> Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p><b>AO7.2</b> Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p><b>Complies.</b> The development of a scale and setback that avoids shading of native vegetation.</p>
<b>Waterways in an urban area</b>		
<p><b>PO8</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> </ul>	<p><b>AO8.1</b> Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p>	<p><b>N/A.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
(d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	<b>AO8.2</b> Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	
<b>Waterways in a non-urban area</b>		
<b>PO9</b> Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	<b>AO9</b> Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	N/A

**Table 8.2.7.3.b — Widths of waterway corridors for waterways**

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

### 8.2.10 Transport network overlay code

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b> Development supports the road hierarchy for the region.</p> <p>Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p> <p><b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.</p> <p><b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road</p>	<p><b>Complies.</b> The proposed development:</p> <ul style="list-style-type: none"> <li>• is consistent with the road hierarchy (Access Road) for the roads to the front of the subject premises (Silver Ash Road and Kauri Close) as identified in the Transport Network Overlay mapping;</li> <li>• does not compromise the safety and efficiency of the transport network</li> <li>• is designed to provide access via the lowest order road (Kauri Close – Access Road), where legal and practicable access can be provided to that road.</li> </ul>
<p><b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO2</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (e) the Transport network overlay maps contained in Schedule 2; (a) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities</p>	N/A
<p><b>PO3</b> Development involving sensitive land uses within</p>	<p><b>AO3</b> No acceptable outcomes are prescribed.</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	
<p><b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> <p><b>AO4.2</b> Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p><b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p> <p><b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	N/A
<p><b>PO5</b> Development retains and enhances existing</p>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.		
<b>Pedestrian and cycle network</b>		
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.  <b>AO6.2</b> The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	<b>N/A</b>

Performance outcomes	Acceptable outcomes	Applicant response
<b>Management of impacts on matters of environmental significance</b>		
<b>PO2</b> Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<b>AO2</b> The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>	<b>Complies.</b> The proposed dwelling house is not located within any mapped MSES over the subject premises which avoids any impacts on matters of environmental significance.  Additionally, the proposed development: <ul style="list-style-type: none"> <li>• focusing development in cleared areas to protect existing habitat;</li> <li>• utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>• ensuring that significant fauna habitats are protected in their environmental context.</li> </ul>
<b>PO3</b> An adequate buffer to areas of state environmental significance is provided and maintained.	<b>AO3.1</b> A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> <li>(a) 100 metres where the area is located outside Urban areas; or</li> <li>(b) 50 metres where the area is located within a Urban areas.</li> </ul> or  <b>AO3.2</b>	<b>N/A.</b>

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
<b>PO4</b> Wetland and wetland buffer areas are maintained, protected and restored.  Note – Wetland buffer areas are identified in AO3.1.	<b>AO4.1</b> Native vegetation within wetlands and wetland buffer areas is retained.  <b>AO4.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	N/A.
<b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	<b>AO5.1</b> Development avoids the introduction of non-native pest species.  <b>AO5.2</b> The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	N/A.
<b>Ecological connectivity</b>		
<b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.  And	<b>Complies.</b> The development of a scale, is designed and located so that any impacts on matters of environmental significance are avoided and minimised. Native vegetation in the mapped extent of the MSES mapping on the balance of the site (1Ha) is retained.

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO6.2</b> Development within an ecological corridor rehabilitates native vegetation.</p> <p>And</p> <p><b>AO6.3</b> Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	
<p><b>PO7</b> Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p><b>AO7.1</b> Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p><b>AO7.2</b> Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p><b>Complies.</b> The development of a scale and setback that avoids shading of native vegetation.</p>
<b>Waterways in an urban area</b>		
<p><b>PO8</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> </ul>	<p><b>AO8.1</b> Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p>	<p><b>N/A.</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
(d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	<b>AO8.2</b> Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	
<b>Waterways in a non-urban area</b>		
<b>PO9</b> Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	<b>AO9</b> Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	N/A

**Table 8.2.7.3.b — Widths of waterway corridors for waterways**

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

### 9.3.8 Dwelling house code

Performance outcomes	Acceptable outcomes	Comment
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	<b>A01</b> The secondary dwelling: (a) has a total gross floor area of not more than 80m <sup>2</sup> , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	N/A
<b>PO2</b> Resident's vehicles are accommodated on- site.	<b>A02</b> Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	<b>Complies.</b> The proposed development provides the required number of spaces (2).
Performance outcomes	Acceptable outcomes	
<b>PO3</b> Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.	<b>A03</b> Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	<b>Complies.</b> The proposed development meets the acceptable outcome for building height in the applicable Zone code associated with the site. No buildings and structures are more than 8.5 metres in height.

#### 9.4.1 Access, parking and servicing code

Performance outcomes	Acceptable outcomes	Comment
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b> Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ul style="list-style-type: none"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely number of visitors to the site;</li> <li>(d) the level of local accessibility;</li> <li>(e) the nature and frequency of any public transport serving the area;</li> <li>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</li> <li>(g) whether or not the use involves a heritage building or place of local significance;</li> <li>(h) whether or not the proposed use involves the retention of significant vegetation.</li> </ul>	<p><b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.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> 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> 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> 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>Complies.</b> The proposed development provides the required number of car parking spaces (2 spaces) for the use (Dwelling House).</p>

<p><b>PO2</b> Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p><b>A02</b> Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.</p>	<p><b>Complies.</b> Vehicle parking areas is to be provided to the underside of the house and will meet the design requirements of the Australian Standard.</p>
<p><b>PO3</b> Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p><b>A03.1</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>A03.2</b> Access, including driveways or access crossovers: a. are not placed over an existing: b. telecommunications pit; c. stormwater kerb inlet; d. sewer utility hole; e. water valve or hydrant. (d) are designed to accommodate any adjacent footpath;</p> <p>(e) adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p><b>A03.3</b> Driveways are: (a) designed to follow as closely as possible to</p>	<p><b>Compiles.</b> The proposed vehicle access to the dwelling house is via an unsealed driveway accessed from Kauri Close approximately 40m in length. Some works will be required to improve the driveway however this is expected to be minor and kept to the minimum amount required. An access point from Kauri Close will need to be formalised to meet the relevant rural requirements of Planning Scheme Policy 5 – FNQROC Development Manual. A condition may be included for the required standard of access and driveway.</p>

	<p>the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <ul style="list-style-type: none"><li>(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;</li><li>(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;</li><li>(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;</li><li>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</li></ul> <p><b>A03.4</b></p> <p>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>	
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<b>PO4</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>A04</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>N/A</b>
<b>PO5</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>A05</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>N/A</b>
<b>PO6</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>A06</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	<b>N/A</b>
<b>PO7</b> Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	<b>A07.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);  <b>A07.2</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.  <b>A07.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	<b>N/A</b>

<p><b>PO8</b> Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) encourage walking and cycling;</li> <li>(c) ensure pedestrian and cyclist safety.</li> </ul>	<p><b>AO8</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> <li>(a) create a walking or cycle route along the full frontage of the site;</li> <li>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</li> </ul>	<p><b>N/A</b></p>
<p><b>PO9</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) in accordance with relevant standards;</li> <li>(b) so that they do not interfere with the amenity of the surrounding area;</li> <li>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</li> </ul>	<p><b>AO9.1</b> Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> <p><b>AO9.2</b> Service and loading areas are contained fully within the site.</p> <p><b>AO9.3</b> The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> <li>(a) do not impede access to parking spaces;</li> <li>(b) do not impede vehicle or pedestrian traffic movement.</li> </ul>	<p><b>N/A</b></p>
<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>	<p><b>N/A</b></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 drive- through facility;</li><li>(e) hardware and trade supplies, where including a drive-through facility;</li><li>(f) hotel, where including a drive-through facility;</li><li>(g) service station.</li></ul> <p><b>AO10.2</b></p> <p>Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	
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## 9.4.4 Filling and excavation code

### 9.4.4.1 Criteria for assessment

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

Performance outcomes		Acceptable outcomes
For self-assessable and assessable development		Comment
Filling and excavation - General		
<p><b>PO1</b> All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p><b>AO1.1</b> The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p><b>AO1.2</b> Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p><b>AO1.3</b> Cuts are screened from view by the siting of the building/structure, wherever possible.</p>	<p><b>Complies.</b> The proposed development is located on an existing cleared and benched part of the site and requires no further excavation or fill for the construction of the proposed dwelling house or onsite wastewater treatment system or access.</p>



Performance outcomes		Acceptable outcomes
		<p><b>AO1.4</b> Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p><b>AO1.5</b> No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p><b>AO1.6</b> Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>
<b>Visual Impact and Site Stability</b>		
<p><b>P02</b> Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p><b>AO2.1</b> The extent of filling and excavation does not exceed 40% of the site area, or 500m<sup>2</sup> whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p> <p><b>AO2.2</b> Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p><b>Complies.</b> The proposed development is located on an existing cleared and benched part of the site and requires no further excavation or fill for the construction of the proposed dwelling house or onsite wastewater treatment system or access.</p>
<b>Flooding and drainage</b>		



<p><b>PO3</b> Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p><b>AO3.1</b> Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p><b>AO3.2</b> Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p> <p><b>AO3.3</b> Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p><b>AO3.4</b> Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p><b>Complies.</b> The proposed development is located on an existing cleared and benched part of the site and requires no further excavation or fill for the construction of the proposed dwelling house or onsite wastewater treatment system or access.</p>
<b>Water quality</b>		
<p><b>PO4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p><b>AO4</b> Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p><b>Complies.</b> The proposed development is located on an existing cleared and benched part of the site and requires no further excavation or fill for the construction of the proposed dwelling house or onsite wastewater treatment system or access.</p>



Performance outcomes		Acceptable outcomes
Infrastructure		
<b>PO5</b> Excavation and filling does not impact on Public Utilities.	<b>AO5</b> Excavation and filling is clear of the zone of influence of public utilities.	<b>Complies.</b> The proposed development is located on an existing cleared and benched part of the site and requires no further excavation or fill for the construction of the proposed dwelling house or onsite wastewater treatment system or access.

## 9.4.6 Landscaping code

### 9.4.6.1 Criteria for assessment

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes		Acceptable outcomes
For self-assessable and assessable development		Comment
Landscape design		
<p><b>PO1</b> Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> <li>(a) promoting the Shire's character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</li> <li>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</li> <li>(e) where necessary, ensuring the privacy of</li> </ul>	<p><b>AO1</b> Development provides landscaping:</p> <ul style="list-style-type: none"> <li>(a) in accordance with the minimum area, dimensions and other requirements of applicable development codes;</li> <li>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</li> <li>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</li> </ul> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<p><b>Complies.</b> Any landscaping associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>



Performance outcomes	Acceptable outcomes	
<p>habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>		
For assessable development		
<p><b>P02</b></p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p><b>AO2.1</b></p> <p>No acceptable outcomes are specified.</p> <p>Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p> <p><b>AO2.2</b></p> <p>Tropical urbanism is incorporated into building design.</p> <p>Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.</p>	<p><b>Complies.</b> Any landscaping associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>



<p><b>PO3</b> Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p><b>AO3.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p> <p><b>AO3.2</b> Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p> <p><b>AO3.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p><b>AO3.4</b> Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Complies.</b> Existing vegetation (~1Ha) is proposed to be retained in the proposed development.</p>
<p><b>PO4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of</p>	<p><b>AO4</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p><b>Complies.</b> Any landscaping (including species) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>

Performance outcomes	Acceptable outcomes	
the area.		
<b>P05</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	<b>A05</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies.</b> Any landscaping (including species) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.
<b>P06</b> Landscaped areas are designed in order to allow for efficient maintenance.	<b>A06.1</b> A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.  <b>A06.2</b> Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).  Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	<b>Complies.</b> Any landscaping (including maintenance) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.
<b>P07</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	<b>A07.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.  <b>A07.2</b> Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	<b>N/A</b>
<b>P08</b> Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	<b>A08</b> Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	<b>Complies.</b> Any weed and invasive species detected on the premises will be removed.





<b>PO9</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<b>AO9</b> No acceptable outcomes are specified.  Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	<b>N/A.</b>
<b>PO10</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<b>AO10</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Complies.</b> Any landscaping (including species) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.

#### 9.4.9 Vegetation management code

Performance outcomes	Acceptable outcomes	Comment
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Vegetation is protected to ensure that: <ul style="list-style-type: none"> <li>(a) the character and amenity of the local area is maintained;</li> <li>(b) vegetation damage does not result in fragmentation of habitats;</li> <li>(c) vegetation damage is undertaken in a sustainable manner;</li> <li>(d) the Shire's biodiversity and ecological values are maintained and protected;</li> <li>(e) vegetation of historical, cultural and / or visual significance is retained;</li> <li>(f) vegetation is retained for erosion prevention and slope stabilisation.</li> </ul>	<b>AO1.1</b> Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;  or  <b>AO1.2</b> Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;  or  <b>AO1.3</b> Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of: <ul style="list-style-type: none"> <li>(a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or</li> <li>(b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or</li> <li>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</li> <li>(d) vegetation is located within the</li> </ul>	<b>N/A.</b> The proposed dwelling is located on an area of the site which is already lawfully cleared and benched. No further clearing or disturbance of vegetation is required to establish the dwelling.

	<p>Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence.</p> <p>Or</p> <p><b>AO1.4</b> Vegetation damage that is reasonably necessary for carrying out work that is: (a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority; or</p> <p><b>AO1.5</b> Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;  or</p> <p><b>AO1.6</b> Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999;  or</p> <p><b>AO1.7</b> Vegetation damage is essential to the maintenance of an existing fire break;</p>	
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	<p>or</p> <p><b>AO1.8</b> Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>or</p> <p><b>AO1.9</b> Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999;</p> <p>or</p> <p><b>AO1.10</b> Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act 2009.</p> <p><b>AO1.11</b> Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p><b>AO1.12</b> Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>	
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<p><b>PO2</b> Vegetation damaged on a lot does not result in a nuisance</p>	<p><b>A02.1</b> Damaged vegetation is removed and disposed of at an approved site;</p> <p>or</p> <p><b>A02.2</b> Damaged vegetation is mulched or chipped if used onsite</p>	<p><b>N/A.</b> Any damaged vegetation is removed and disposed of at an approved site or mulched or chipped if used onsite</p>
<p><b>For assessable development</b></p>		
<p><b>PO3</b> Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.</p>	<p><b>A03</b> No acceptable outcomes are prescribed.</p>	<p><b>N/A</b></p>

**Attachment 4 - Site Classification and Wastewater Management System report prepared by  
Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731**



**Site Classification**

**And**

**Wastewater Management System**

**For**

**Ruth Young**

**At**

**Lot 259 Silver Ash Road**

**Cow Bay**

## **INTRODUCTION:**

Earth Test has been engaged by Ruth Young to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 259 Silver Ash Road, Cow Bay.

Real Property Description:-

Lot 259, on RP 738997

Local Authority: Douglas Shire Council.

It is understood the intention is to construct a new dwelling at the site.

A site and soil evaluation was carried out in May 2021.

## **SITE FACTORS:**

The site was identified by its site address, a photo was taken to confirm the sites identity.

The proposed site is an existing benched pad, it is understood that the dwelling in to be constructed entirely on cut, if this is any different the classification may change.

The location of the proposed dwelling was identified.

The water supply for the dwelling will be onsite roof rainwater

There were no water bores on the Lot.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2, one borehole BH1, and one constant head soil permeability test P1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.







## **SITE INVESTIGATION REPORT**

### **BOREHOLE LOG**

<b>CLIENT:</b> Ruth Young.		<b>DATE SAMPLED:</b> 12/05/2021
<b>PROJECT:</b> Lot 259 Silver Ash Road, Cow Bay.		<b>Sampled by:</b> G. Negri
<b>REPORT DATE:</b> 17/05/2021		
<b>BOREHOLE No:</b> BH1		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.4	Orange-Brown Clay-Silt	Disturbed sample 0.6m.
0.4-1.0	Orange Red-Brown Mottled Grey Clay-Silt	Watertable not encountered.



## **ATTERBERG LIMITS TEST REPORT**

**CLIENT:** Ruth Young

**SAMPLE No:** SI 269-21

**PROJECT:** Lot 259 Silver Ash Road, Cow Bay.

**DATE SAMPLED:** 12/05/2021

**SAMPLE DETAILS:** BH1 0.6m

**Sampled by:** G. Negri

**REPORT DATE:** 17/05/2021

**Tested By:** P. Weigand

TEST METHOD	RESULT
<b>Liquid Limit:</b> AS 1289.3.9.2	47%
<b>Plastic Limit:</b> AS 1289.3.2.1	29%
<b>Plasticity Index:</b> AS 1289.3.3.1	18%
<b>Linear Shrinkage:</b> AS 1289.3.4.1	6.5%
<b>Length Of Mould:</b>	250.0mm
<b>Cracking, Crumbling, Curling, Number Of Breaks:</b>	One Break
<b>Sample History:</b>	Oven Dried
<b>Preparation Method:</b>	Dry Sieved
<b>Insitu Moisture Content:</b>	24.8%
<b>% Passing 0.075mm:</b>	



## **DYNAMIC CONE PENETROMETER REPORT**

### **AS 1289.6.3.2**

**CLIENT:** Ruth Young.

**SAMPLE No:** SI 269-21

**PROJECT:** Lot 259 Silver Ash Road, Cow Bay.

**DATE SAMPLED:** 12/05/2021

**SAMPLE DETAILS:** Sites "DCP1 & DCP2." as per site plan.

**Tested By:** G. Negri

**REPORT DATE:** 17/05/2021

<b>DEPTH (Metres)</b>	<b>Site: DCP1</b>	<b>Site: DCP2</b>
	<b>No Blows</b>	<b>No Blows</b>
<b>0.0 – 0.1</b>	3	2
<b>0.1 – 0.2</b>	4	2
<b>0.2 – 0.3</b>	4	3
<b>0.3 – 0.4</b>	4	3
<b>0.4 – 0.5</b>	3	3
<b>0.5 – 0.6</b>	4	3
<b>0.6 – 0.7</b>	5	3
<b>0.7 – 0.8</b>	4	4
<b>0.8 – 0.9</b>	4	4
<b>0.9 – 1.0</b>	5	4
<b>1.0 – 1.1</b>		
<b>1.1 – 1.2</b>		
<b>1.2 – 1.3</b>		
<b>1.3 – 1.4</b>		
<b>1.4 – 1.5</b>		
<b>1.5 – 1.6</b>		
<b>1.6 – 1.7</b>		
<b>1.7 – 1.8</b>		
<b>1.8 – 1.9</b>		
<b>1.9 – 2.0</b>		



## **SITE CLASSIFICATION**

### **Lot 259 Silver Ash Road, Cow Bay.**

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.0m.

The Atterberg Limits test results indicate a moderately reactive soil.

The characteristic surface movement ( $y_s$ ) is estimated to be in the  $20 < y_s \leq 40$ mm range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-“M”**.

To comply with the “Building Services Board Subsidence Policy” advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 “Guidelines on earthworks for commercial and residential developments”

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Gavin Negri  
Earth Test



## **SITE AND SOIL EVALUATION**

### **Lot 259 Silver Ash Road, Cow Bay.**

The site and soil evaluation carried out on 12/05/2021 provided the following results.

#### **Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	Level cut and fill pad – 17 degrees in LAA
Shape	Linear Planar/Divergent
Aspect	North North-West
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted.
Vegetation	Clearing in rainforest
Watercourse	>10m from LAA
Water table	Not encountered during investigation.
Fill	Not in LAA
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Soft, Moist
Other site specific factors	Not noted

#### **Soil Assessment**

<b><u>Soil Property</u></b>	<b><u>Result</u></b>
Colour	Orange-Brown
Texture	Clay-Loam
Structure	Weak
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	Indicative Permeability 0.08-0.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	15



## **WASTEWATER MANAGEMENT SYSTEM**

An “All-Waste” septic tank discharging into an “Advanced Enviro-Septic” bed is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

### **SYSTEM SIZING FACTORS.**

A population equivalent of four (4) persons has been chosen for the proposed two bedroom dwelling.

The residence is connected to an onsite roof rainwater supply system.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

- Dual flush 6/3 Litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Reticulated water supply” gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (4 persons @ 150 L/person/day) will be 600 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must NOT be fitted with an outlet filter.



## **LAND-APPLICATION SYSTEM**

### **DISPOSAL AREA SIZING**

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 600/15 \times 3.17 \\ &= 12.6\text{m.} \end{aligned}$$

**Use one 12.6m long by 3.17m wide advanced enviro septic bed.**

See site plan and detail cross-section.

**Its recommended that 1kg gypsum per m<sup>2</sup> be applied to the scarified base before laying the sand**

### **SYSTEM SAND**

All Advanced Enviro-Septic systems require the use of “system sand” surrounding the pipe. This sand, typically washed coarse sand, must adhere to the following specification.

AS Sieve Size (mm)	Percent Passing %
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

If there is any doubt if the sand media proposed for use will meet the requirements please contact Earth Test for further advice.

## **SYSTEM INSTALLATION**

The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

Avoid compaction by keeping people and machinery off the finished trench or bed floor.  
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

## **Operation and Maintenance**

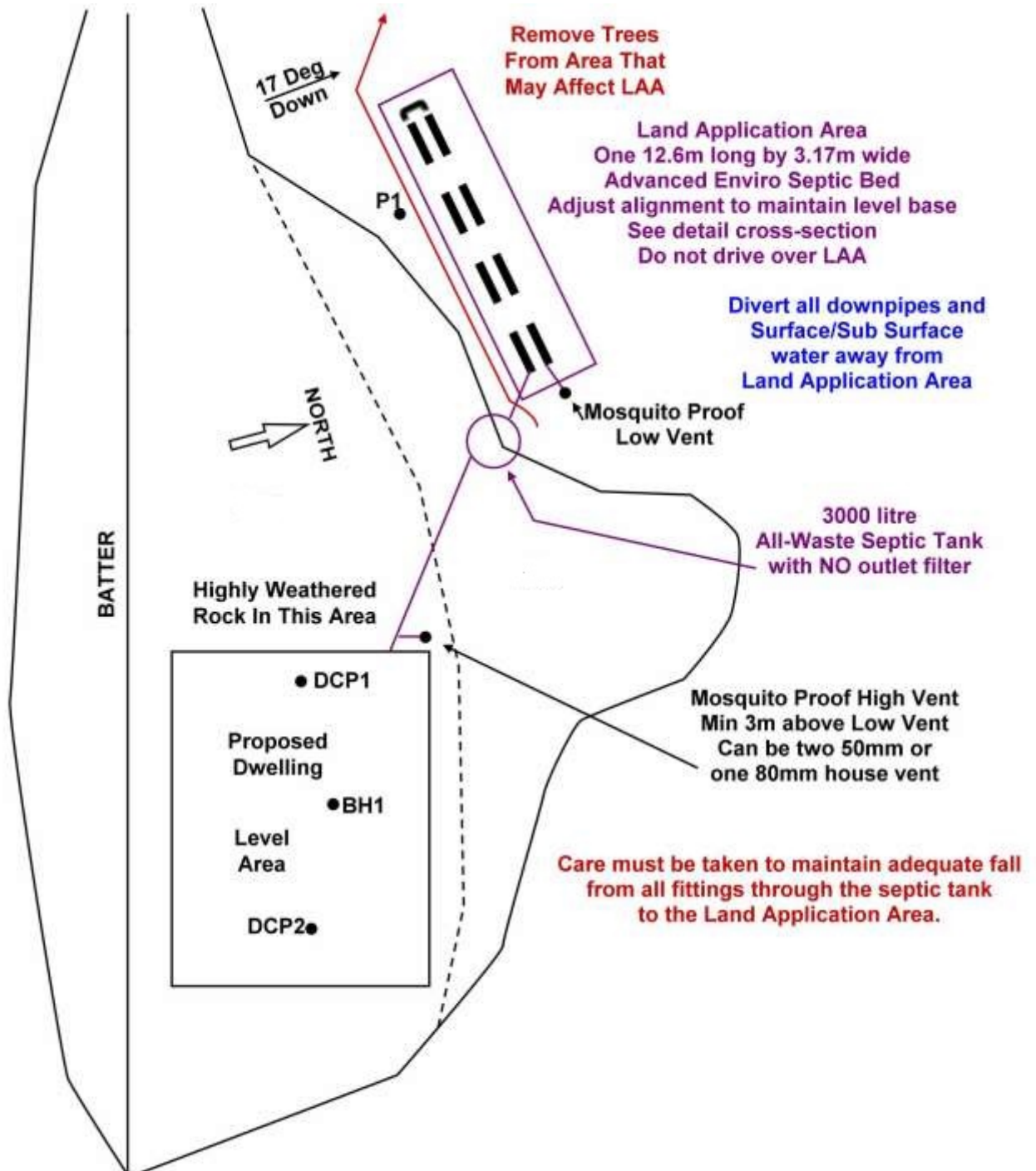
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

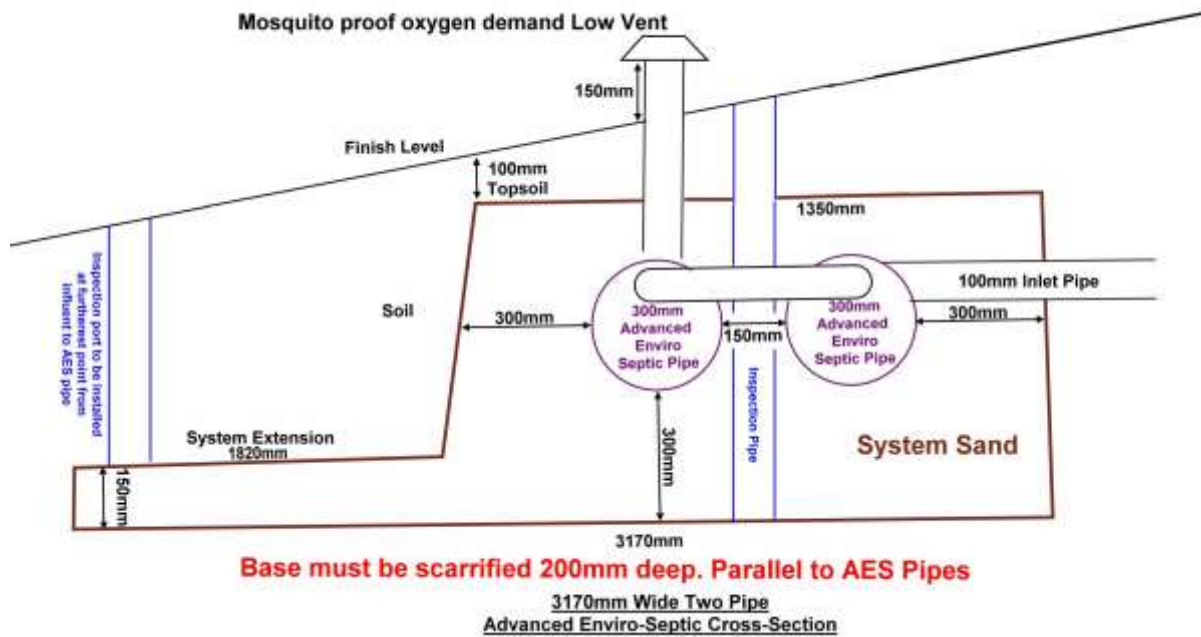
A handwritten signature in dark ink, appearing to read "Gavin Negri".

Gavin Negri  
Earth Test

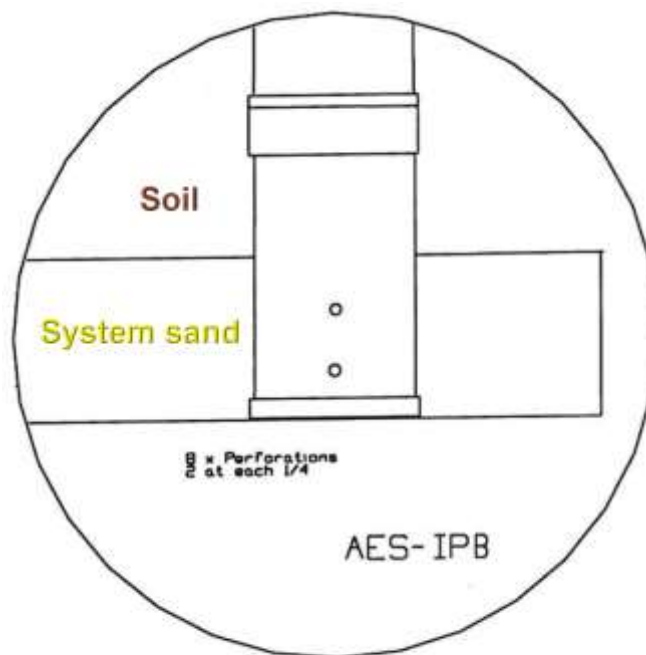


**SITE PLAN**  
**Lot 259 Silver Ash Road, Cow Bay.**  
**NOT TO SCALE**

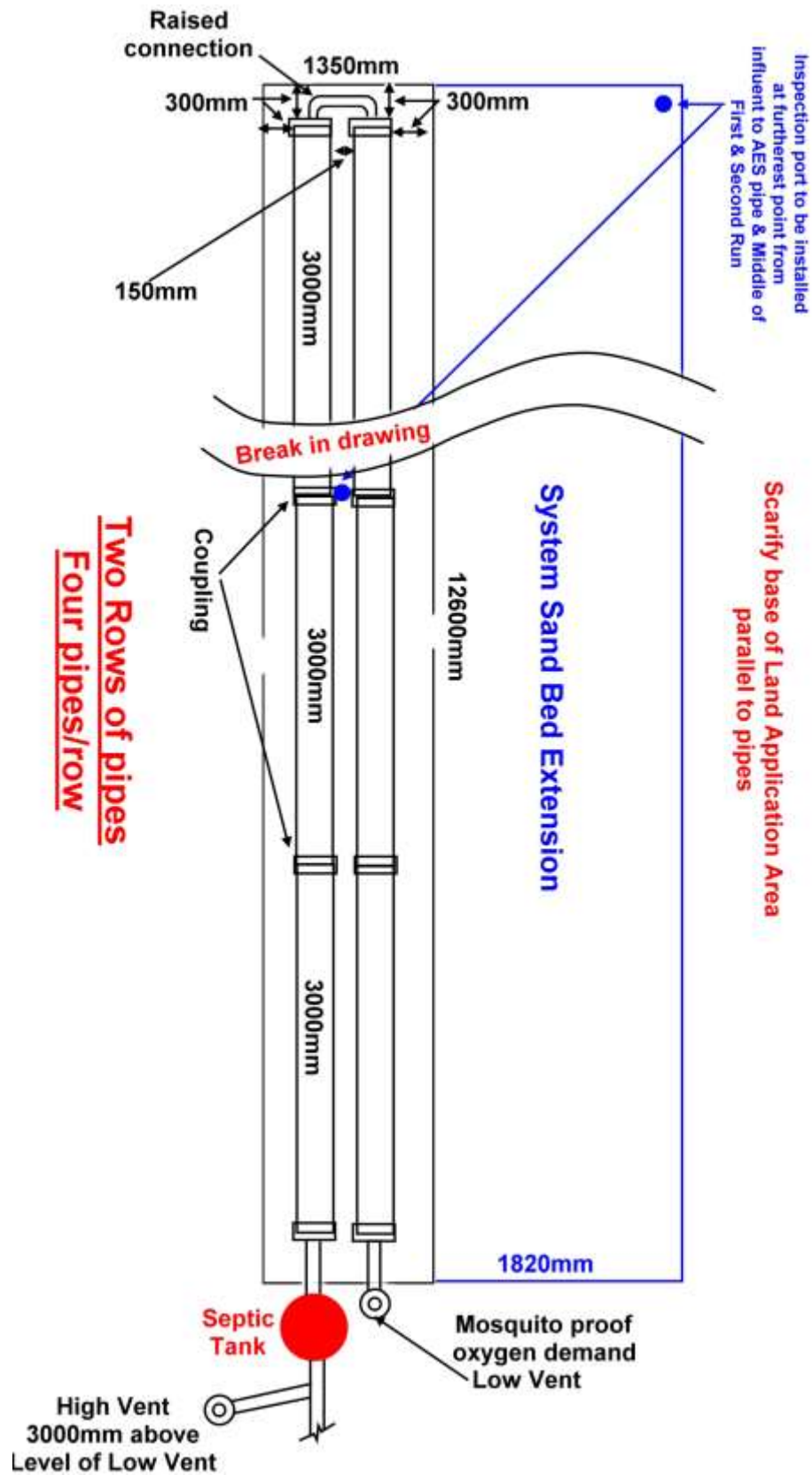




**ENTIRE BASE SHALL BE IN CONTACT WITH THE NATURAL SLOPE**



**AES Inspection point detail**



*"Always the BEST Option "until site and soil conditions rule it out.*

Site Address	Lot 259 Silver Ash Road, Cow Bay	State	QLD	Post Code	4873
Client Name	Ruth Young				
Designers Name	Earth Test	Designers Ph Number	40954734	Designer Lic Number (see ORCC)	15092731
Plumber Name		Plumber Ph Number		Plumb / Drainer Lic Number	
Council Area	Douglas Shire Council	Designers AES Cert Number	1164	Date	17/5/21

**This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.**

System Designers site and soil calculation data entry		IMPORTANT NOTES	
meter loading rate, "30" for Advanced Secondary or "38" Secondary	30	>> <i>This design is for an ADVANCED SECONDARY system</i>	
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents	
Number of person	4	a septic tank outlet filter is NOT RECOMMENDED	
Daily Design Flow Allowance Litre/Person/Day	150		
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters	
Surface Soil Category as established by site and soil evaluation. CATEGORY	4	>> Catagory may require design considerations. Ref AS1547	
Design Loading Rate based on site & soil evaluation DLR (mm/day)	15	>> Soil conditioning may be necessary. Ref AS1547 & Comments.	
Bore log depth below system Basal area	1400	>> Min depth below basal area is 600 mm to establish water table or re	
Enter System footprint Slope in % for standard AES systems to calculate	30	>> Consideration required for Sloping sites. Ref AS1547. refer comment	
Is this design a gravity system with no outlet filter? Y or N	y	>> A House Vent & LOW VENT required on this system	
PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES			

**COMMENTS :-** " The outcome must be important to everyone. "

- Ripping of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe
- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547
- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.
- Plumbers are reminded that good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	600	l/d		AES System	System Extension
Min Length of AES pipe rows to treat loading	10.0	lm	Lth m : (L)	12.6	12.6
Number of FULL AES Pipe lengths per row	4	lths	Width m:(W)	1.35	1.82
Total Capacity of AES System pipe in Litres	1696	ltr.	Sand Depth :	0.75	0.15
			Area m2	17.0	23.0
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$		Length	Width	Minimum AES foot print required .	
for this Basic Serial design is		12.6	x 3.17	= 40.0	m2 total

Code	AES System Bill of Materials.	Chankar Environmental Use Only	
AES-PIPE	AES 3 mtr Lths required	8	lths
AESC	AESC Couplings required	6	ea
AESO	AESO Offset adaptors	4	ea
AESODV	AES Oxygen demand vent	1	ea
AES-IPB	AES 100mm Inspection point base	2	ea
AES Equ	AES Speed Flow Equaliser		ea
TOTAL SYSTEM SAND REQUIRED (Guide Only)		19	m3

PLEASE email your AES CALC and Drawings to  
[DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU](mailto:DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU)

[Designreview@enviro-septic.com.au](mailto:Designreview@enviro-septic.com.au)

> The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.

> Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

> AES pipes can be cut to length on site. They are supplied in 3 meter lths only.