

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) | Alan Tucker |
| Contact name (only applicable for companies) | c/- GMA Certification Group, Hannah Dayes |
| Postal address (P.O. Box or street address) | PO Box 831 |
| Suburb | Port Douglas |
| State | Queensland |
| Postcode | 4877 |
| Country | Australia |
| Contact number | 0438 755 374 |
| Email address (non-mandatory) | Patrick .c@gmacert.com.au |
| Mobile number (non-mandatory) | |
| Fax number (non-mandatory) | |
| Applicant's reference number(s) (if applicable) | 20213378 |

| 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 |
| | | 444 | Buchanan Creek Road | Cow Bay |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4873 | 139 | RP737400 | Douglas Shire Council |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | | | |

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

| |
|---|
| 6.1) Provide details about the first development aspect |
| a) What is the type of development? <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> |
| 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: Relevant plans.</i> |
| <input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application |
| 6.2) Provide details about the second development aspect |
| a) What is the type of development? <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: Relevant plans.</i> |
| <input type="checkbox"/> Relevant plans of the proposed development are attached to the development application |
| 6.3) Additional aspects of development |
| <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 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 ²) (if applicable) |
| Dwelling House | Dwelling House | 1 | N/A |
| | | | |
| | | | |
| 8.2) Does the proposed use involve the use of existing buildings on the premises? | | | |
| <input checked="" type="checkbox"/> Yes | | | |
| <input type="checkbox"/> No | | | |

Division 2 – Reconfiguring a lot

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

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

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

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

| |
|--|
| |
|--|

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

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

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

| |
|----------|
| \$ _____ |
|----------|

PART 4 – ASSESSMENT MANAGER DETAILS

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

| |
|-----------------------|
| Douglas Shire Council |
|-----------------------|

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

| | | | |
|----------------------|--|-------------------------|--|
| Proposed ERA number: | | Proposed ERA threshold: | |
| Proposed ERA name: | | | |

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

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

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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



GMA Certification
Group

*Leaders in
Building Certification Services*



PLANNING STATEMENT

For: Alan Tucker
Development: Dwelling House and Domestic Outbuilding
At: 444 Buchanan Creek Road, Cow Bay (Lot 139
RP737400)
Prepared by: GMA Certification Group
File Ref: 20213378
Revision: A

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1.0 Introduction

This report has been prepared on behalf of Alan Tucker in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at 44 Buchanan Creek Road, Cow Bay, and described as Lot 139 on RP737400.

The site contains an area of 10,030m² and has frontage to Buchanan Creek Road of approximately 63 metres to the north and approximately 158 metres to an unnamed road reserve to the east of approximately 158 metres. The site is generally covered in mature vegetation with the exception of a cleared area located centrally on the site and towards the site frontage to Buchanan Creek Road. The site is improved by an existing shed located within the cleared area and is accessed from an existing driveway from Buchanan Creek Road.

The locality containing the site is generally characterised by larger rural lifestyle lots that contain mature vegetation and are either vacant or have been developed for Dwelling Houses.

It is proposed to develop the site for the purpose of a Dwelling House and Domestic Outbuilding (shed) on the site in addition to the existing shed. The developments would be located within the existing cleared area and no additional clearing is proposed to facilitate the development.

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

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

2.0 Development Summary

| | |
|--|---|
| Address: | 444 Buchanan Creek Road, Cow Bay |
| Real Property Description: | Lot 139 RP737400 |
| Easements & Encumbrances: | Nil |
| Site Area/Frontage: | <p>Area: 10,030m²</p> <p>Frontage: Approximately 63 metres to Buchanan Creek Road and 158 metres to an unnamed road reserve.</p> |
| Registered Owner: | Alan Richard Tucker |
| Proposal: | Dwelling House and Domestic Outbuilding |
| Approval Sought: | Development Permit |
| Level of Assessment: | Code Assessment |
| State Interests – State Planning Policy | <ul style="list-style-type: none"> • Economic Growth – Agricultural land classification – class A and B; • Environment and Heritage: • MSES - Wildlife habitat (endangered or vulnerable); • MSES - Regulated vegetation (category B); • MSES - Regulated vegetation (essential habitat); and, • MSES - Regulated vegetation (intersecting a watercourse); • Safety and Resilience to Hazards – Bushfire Prone Area (Potential Impact Buffer). |
| State Interests – SARA Mapping: | <ul style="list-style-type: none"> • Fish Habitat Areas – Queensland waterways for waterway barrier works (high); • Wetland Protection Areas - Wetland protection area trigger area; • Native Vegetation Clearing – Category B on the regulated vegetation management map, |

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containing of concern regional
ecosystems and essential habitat.

| | |
|---|--|
| Referral Agencies: | Nil |
| State Development Assessment Provisions: | Not applicable |
| Regional Plan Designation: | Regional Landscape and Rural Production Area |
| Zone: | Conservation Zone |
| Local Plan Designation: | Precinct 2 (low Impact Residential) – Cape Tribulation/Daintree Coast Local Plan |
| Overlays: | <ul style="list-style-type: none"> • Acid sulfate soils; • Bushfire hazard; • Landscape values; • Natural areas; and, • Potential landslide hazard. |

3.0 Site and Locality

The application site is a single lot located at 444 Buchanan Creek Road, Cow Bay, and described as Lot 139 on RP737400. The site contains an area of 10,030m² and has frontage to Buchanan Creek Road of approximately 63 metres to the north and approximately 158 metres to an unnamed road reserve to the east of approximately 158 metres.

The site is generally covered in mature vegetation with the exception of a cleared area located centrally on the site and towards the site frontage to Buchanan Creek Road. The site is improved by an existing shed located within the cleared area and is accessed from an existing driveway from Buchanan Creek Road.

The locality containing the site is characterised by larger lots containing mature vegetation that are improved by Dwelling Houses or are vacant.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to develop a Dwelling House and Domestic Outbuilding (shed) on the site in addition to the existing shed. The developments would be located within the existing cleared area and no additional clearing is proposed to facilitate the development.

The Dwelling House would contain two bedrooms, combined living/dining/kitchen area, bathroom and laundry. Verandahs would be provided to the front and rear façade and would be directly accessible from the living areas. The total floor area of the Dwelling House would be 168m² and it would be constructed on stumps with an overall height of approximately 5 metres.

The proposed shed would have a floor area of 140m² and would comprise an enclosed double garage and open area with a bathroom. The shed would have an overall height of 3 metres and would be a slab on ground construction.

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

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

| Development Feature | Proposal |
|---------------------|---|
| Site Area: | 10,030m ² |
| Frontage: | Buchanan Creek Road – Approx. 63 metres Unnamned Road – Approx. 158 metres. |
| Height: | Approx. 5 metres |
| Floor Area: | Dwellig House – 168m ² Domestic Outbuilding – 140m ² . |
| Site Cover: | Approx 3% |
| Setbacks: | Approx. 29 metres to Buchanan Creek Road Approx. 21 metres to the unnamed road reserve Min 10 metres to side and rear boundary. |
| Access: | Exsiting access from Buchanan Creek Road |

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Car Parking Spaces:

Min 2.

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of Development

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

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

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

5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

The application involves the development of a Dwelling House and Domestic Outbuilding. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

| Development | Categorising Section | Level of Assessment |
|---|---------------------------------|---------------------|
| Dwelling House and Domestic Outbuilding | Table 5.6.c – Conservation Zone | Code Assessable |

5.1.4 Statutory Considerations for Assessable Development

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

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

5.1.5 State Planning Policy

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

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (2018), the site is identified within the Conservation Zone and Precinct 2 (Low Impact Residential) of the Cape Tribulation/Daintree Coast Local Plan (Diwan-Cow Bay Areas), and is affected by the following overlays:

- Acid sulfate soils;
- Bushfire hazard;
- Landscape values;
- Natural areas; and,
- Potential landslide hazard.

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

| Assessment Benchmark | Applicability | Compliance |
|--|----------------|--|
| Conservation Zone Code | Applies | Complies or is able to comply with all applicable Assessment Benchmarks. |
| Cape Tribulation/Daintree Coast Local Plan | Applies | Complies or is able to comply with all applicable Assessment Benchmarks. |
| Acid Sulfate Soils Overlay Code | Applies | Complies with all applicable Assessment Benchmarks |
| Bushfire Hazard Overlay Code | Applies | Complies or is able to comply with all applicable Assessment Benchmarks. |
| Landscape Values Overlay Code | Not applicable | Not identified as an Assessment Benchmark |
| Natural Areas Overlay Code | Applies | Complies with applicable Acceptable Outcomes. |
| Potential Landslide Hazard Overlay Code | Not applicable | Development would not occur on that part if the site affected by the Potential Landslide Hazard Overlay. |

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| | | |
|------------------------------------|----------------|--|
| Dwelling House Code | Applies | Complies with relevant Acceptable Outcomes |
| Access, Parking and Servicing Code | Applies | Complies with relevant Acceptable Outcomes |
| Filling and Excavation Code | Not applicable | No filling or excavation is proposed. |
| Landscaping Code | Not applicable | No landscaping is proposed or required as part of this application. |
| Vegetation Management Code | Not applicable | No vegetation is required to be removed to facilitate the development. |

The assessment of the proposed Dwelling House and Domestic Outbuilding is provided in detail at [Appendix 3](#). The assessment is considered to demonstrate that the proposed development satisfies or is able to satisfy the assessment benchmarks. In accordance with the requirements of the *Planning Act 2016*, the Council are obligated to approve the application subject to conditions.

7.0 Summary and Conclusion

This report has been prepared on behalf of Alan Tucker in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at 44 Buchanan Creek Road, Cow Bay, and described as Lot 139 on RP737400.

The site contains an area of 10,030m² and has frontage to Buchanan Creek Road of approximately 63 metres to the north and approximately 158 metres to an unnamed road reserve to the east of approximately 158 metres. The site is generally covered in mature vegetation with the exception of a cleared area located centrally on the site and towards the site frontage to Buchanan Creek Road. The site is improved by an existing shed located within the cleared area and is accessed from an existing driveway from Buchanan Creek Road.

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It is proposed to develop the site for the purpose of a Dwelling House and Domestic Outbuilding (shed) on the site in addition to the existing shed. The developments would be located within the existing cleared area and no additional clearing is proposed to facilitate the development.

The application is identified as being Code Assessable and consideration can only be given to the relevant Planning Scheme. An assessment has demonstrated that the proposed development satisfies or is able to satisfy the relevant Assessment Benchmarks. On that basis, the application is submitted for approval, subject to reasonable and relevant conditions.

Appendix 1.

CERTIFICATE OF TITLE

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

| | | | |
|----------------------------|--------------------|---------------------|------------------|
| Title Reference: | 21176104 | Search Date: | 24/08/2021 14:00 |
| Date Title Created: | 14/07/1982 | Request No: | 38307448 |
| Previous Title: | 20611241, 20614010 | | |

ESTATE AND LAND

Estate in Fee Simple

LOT 139 REGISTERED PLAN 737400
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 708998967 22/09/2005

ALAN RICHARD TUCKER

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20183081 (POR 21V)
Deed of Grant No. 20198006 (POR 29V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

No 74024

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 22.1.1982

Peter Stopford
Signature of Licensed Surveyor.
Date 2.2.1982

Council of the Shire of Douglas certifies
that all the requirements of this Council, the Local Government Acts of 1936 to 1981 and all By-Laws
have been complied with and approves this Plan of Subdivision

Dated this 11th day of February 1982

Shire Mayor or
Chairman
Shire Town or
Shire Clerk

I/We SOUTHDGE-DAINYREE PASTORAL CO Pty LTD
(Names in full) as proprietors
of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of
Proprietor/s

THE COMMON SEAL OF SOUTHEDGE-DAINYREE PASTORAL CO PTY LTD WAS HERETO AFFIXED ON THE 12th DAY OF FEBRUARY 1982 IN THE PRESENCE OF AGNE BILBERG PEDERSEN DIRECTOR AND GEORGE GUARD (JUNIOR) A DIRECTOR AND IN THE FURTHER PRESENCE OF

Shire

FOR TITLES OFFICE USE ONLY

Previous Title
CT. N. 113960 Vol. 614 ~ 10 Por. 214 86.157.154
CT. N. 113441 Vol. 611 ~ 241 Por. 224 86.157.147

Ex CT. N. 113960 Vol. 614 ~ 10 & Original N. 9477 (Por. 214) Lots 129-139 & 164-174 & 1532
Ex CT. N. 113441 Vol. 611 ~ 241 & Original N. 9902 (Por. 224) Lots 129 & 139

New C.T. Ref.

| (Re) Sub. | Vol. | Fol. |
|-----------|-------|------|
| 129 | N1176 | 94 |
| 130 | - | 95 |
| 131 | - | 96 |
| 132 | - | 97 |
| 133 | - | 98 |
| 134 | - | 99 |
| 135 | - | 100 |
| 136 | - | 101 |
| 137 | - | 102 |
| 138 | - | 103 |
| 139 | - | 104 |
| 140 | - | 105 |
| 141 | - | 106 |
| 142 | - | 107 |
| 143 | - | 108 |
| 144 | - | 109 |
| 145 | - | 110 |

| (Re) Sub. | Vol. | Fol. |
|-----------|-------|------|
| 170 | N1176 | 111 |
| 171 | - | 112 |
| 172 | - | 113 |
| 173 | - | 114 |
| 174 | - | 115 |

NEW TITLES

Lodged by

Fees Payable
19-50 Postal fee and Postage
163-00 Lodgt, Exam. & Ass.
374-00 Entd. on Docs.
14-00 New Title
6-00 Entd. on Deeds
6-00 Photo Fee
566-50 Total

Short Fees Paid.....
F.H. 3 dms
(CALC ONLY) Report.
Filed 17682

Received
Registrar of Titles
Journal No. **T 30939**
Receipt No. **72518**

FEB 15 10 14 AM '82
TITLES
RECEIVED

Particulars entered in Register Book
Vol. 611 Folio 241
29 JUN 1982
at 4.17 p.m.
el B Jones
REGISTRAR OF TITLES

Calc. Bk. No. 136/76
Examined 1716182
Passed 1716182
Charted 11
Map Ref. PM
30 JUN 1982

REGISTERED PLAN **37400**

A memo has been sent to the Surveyor.
The plan & Fees are returned herewith
for his attention.

13/2/82

16/2/82
9.16

Appendix 2.

PROPOSAL PLANS

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

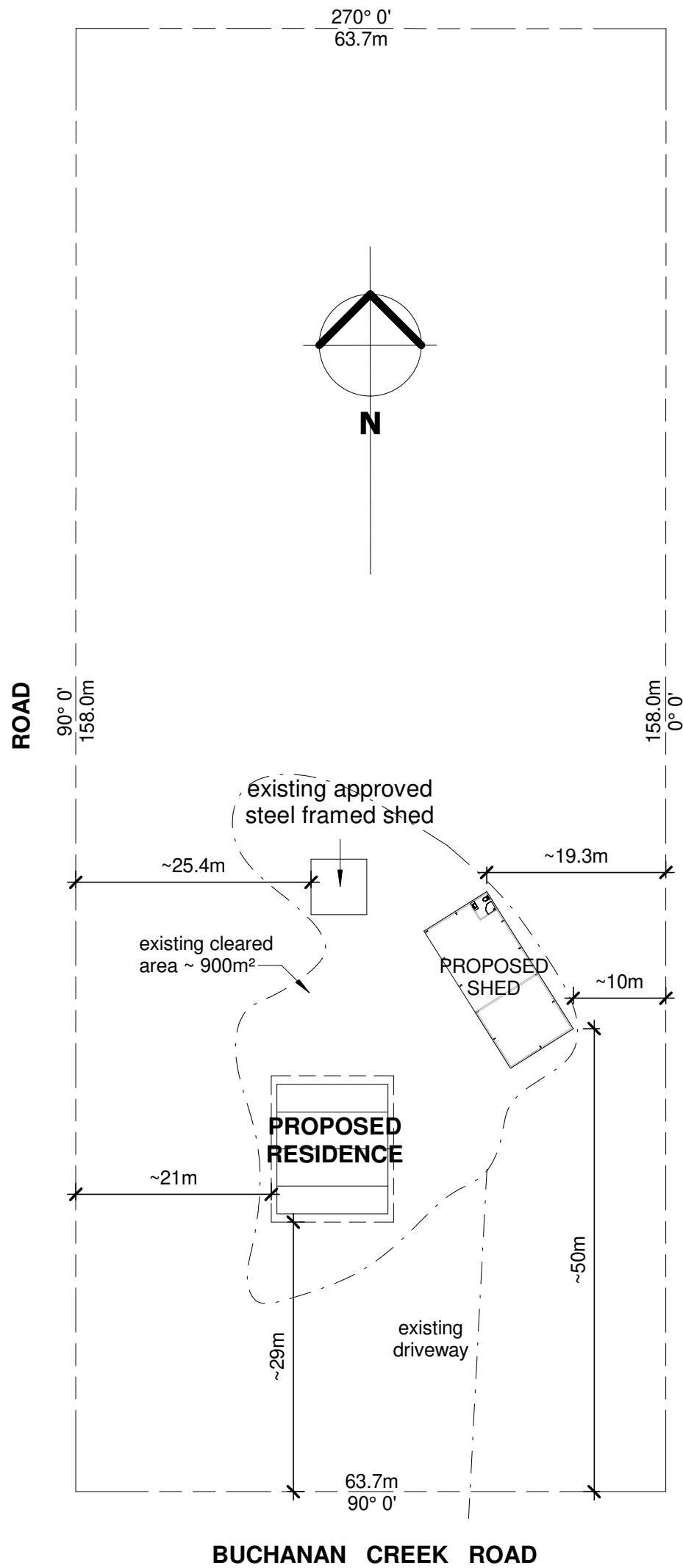
Port Douglas

Childers

Kingscliff



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Member Australian Institute of Building Surveyors Professional Standards Scheme



GENERAL

All construction is to comply with **C2** building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must to be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

INTERNAL BRACING WALLS

WALL FIXING

- Fix top plate to floor frame with 1/M12 at bracing section ends and at 1200 max. crs.
- Fix top plate to crossing or parallel truss framing at M12 wall reinf locations to comply with AS1684.3 Table 8.23 to achieve 7.6 kn.
- Fix end studs to external walls with 1/12Ø dynabolt or No 14-10 Type 17 screw at top, bottom, and at 1200 crs.

SHEETING

- Line one side with 6mm F11 or 4mm F14 structural ply, nail fixed to manufacturers specifications to achieve minimum 6.4 kn/m nominal bracing (2.7m high walls).

EXTERNAL BRACING WALLS

WALL FIXING

- Fix top plates to floor frame with 1/M12 at bracing section ends and at 1200 max. crs.
- Line one side with 4mm F22 structural ply, nail fixed to manufacturers specifications to achieve minimum 6.4 kn/m nominal bracing (2.7 m high walls).
- Nail fix to stud framing with 30 x 2.8Ø galv flathead nails or equiv, at 50 crs all around sheets and at sheet joins, 300 crs to internal fixings.

| Sheet List | |
|--------------|------------------------------|
| Sheet Number | Sheet Name |
| 1 of 3 | Site Plan, Sheet List, Notes |
| 2 of 3 | Floor Plans |
| 3 of 3 | Elevations - Residence |

WASHERS

Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;
M10 - 38 x 38 x2.0
M12 - 50 x 50 x 3.0
M16 - 65 x 65 x 5.0
At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

FIXINGS

All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head

REFER ALSO TO RODGERS CONSULTING ENGINEERS NOTES

| REV | DATE | DESCRIPTION |
|---|----------------------|---------------------------|
| GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371 11 Noli Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au | | |
| PROJECT Proposed Residence and Shed, 444 Buchanan Creek Road, L139 RP737400, COW BAY | | |
| PLAN TITLE Site Plan, Sheet List, Notes | | |
| CLIENT A. Tucker | | |
| SCALES 1 : 600 | WIND CLASS C2 | PLAN NO 406-21 REV. |
| | | SHEET NO 1 of 3 |



1 Floor Plan - Residence
1 : 100

WINDOW and DOOR LEGEND

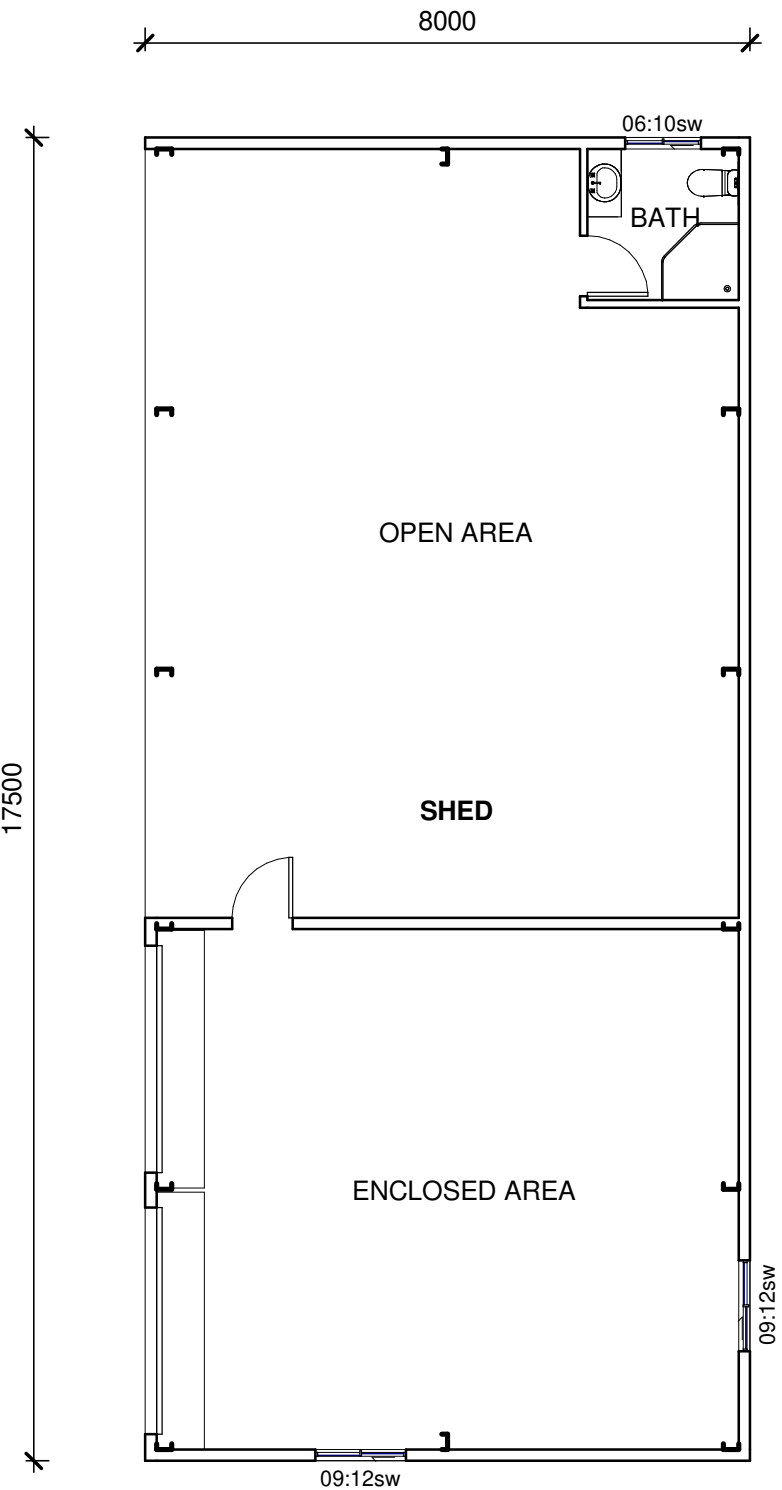
dsd double sliding door
td timber door, suitable for location
ftd select feature timber doors

sw single sliding window
sw/sw single sliding window over
single sliding window
gl glass louvre

NOTE: all aluminium framed windows
and doors are colour coated uno,
fitted with grey glass and flymesh

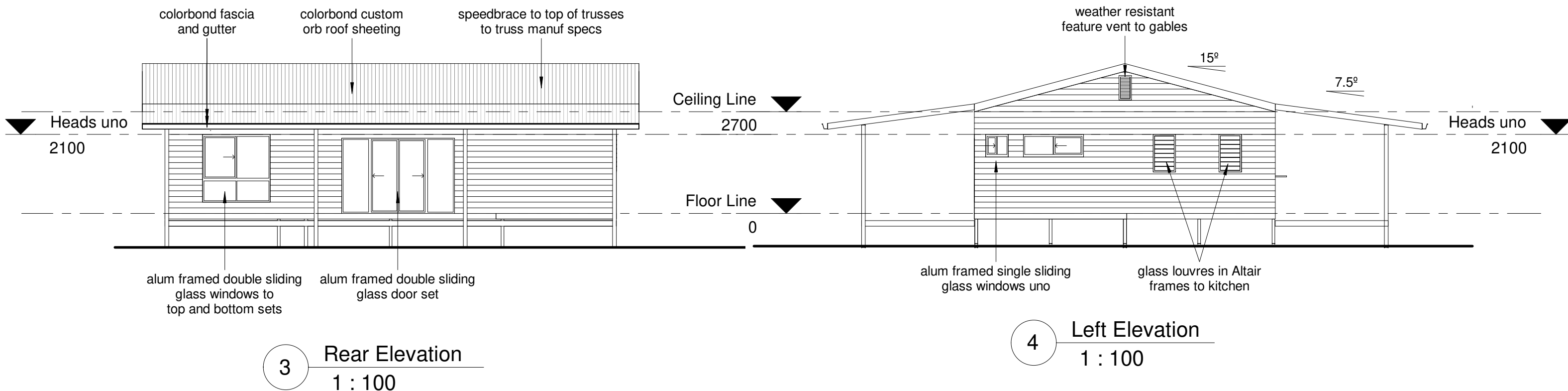
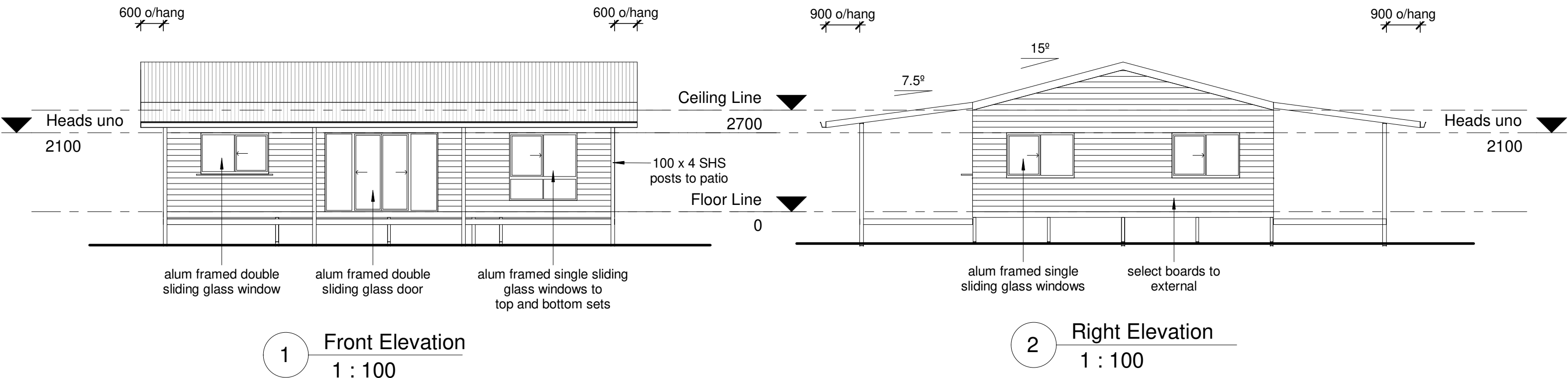
ENERGY RATE LEGEND

- LED downlights
- ⊗ ceiling fans (1400Ø)



2 Floor Plan - Shed
1 : 100

REFER TO 'DUNNRITE' METAL BUILDINGS
SKETCHES FOR ELEVATIONS





G & B PLUMBING

G & B Plumbing
QBCC Licence # 47289
Plumbing Licence # 10004
Drainer Licence # 9188

**PO Box 1316
Mossman Qld 4873
Phone 0419 786 976
Fax 4090 7390
gandbjack@gmail.com**

| | | |
|------------------|-------------------------------|-------------------------|
| DATE: | 16-6-2021. | QUOTE No: MOS 0352/2349 |
| Name | Allan Tucker | |
| Phone | 0408 685670 | Fax |
| E-mail | the23tuck@y7mail.com | |
| Postal Address | | |
| Delivery Address | R444 BUCHAN CREEK R.D COWBAY. | |

| PLAN DETAILS | | Awning | Mez Floor | C/B | Z/A | ERECTION DETAILS | |
|--------------|--------|--------|-----------|-----|-----|------------------|-----|
| Wind Rating | W61C2 | | | ✓ | | Erection | = 1 |
| Roof Pitch | 10° | | | | | Concrete | = 1 |
| Length | 17.500 | | | | | Certification | = ✓ |
| Span | 8.000 | | | | | Extras | = 1 |
| Height | 3.000 | | | | | Erect Total | = 1 |

| EXTRAS & NOTES | TOTAL COSTS |
|--|----------------------------|
| 2 - Rollup DOORS 2.950 W X 2.650 H MANUAL. | Materials = 27'570.00 |
| 2 - WINDOWS - 900 X 1.200 W | Concrete = — |
| 1 - P/A DOOR | Erect = — |
| VIRMIN PROOF P.V.C. TO BASR. | Delivery = ✓ |
| | Extras = ✓ |
| | Total Inc. GST = 27'570.00 |

(NO INSULATION INCLUDED.)

QUOTE BASED ON CLEAR, LEVEL, DE-GRASSED AND ACCESSIBLE SITE

| KIT ONLY PAYMENT SCHEDULE | |
|---------------------------|---|
| 20% Deposit | = |
| 3 Days prior to delivery | = |

| COMPLETE JOB PAYMENT SCHEDULE | |
|----------------------------------|-------------|
| 5% Deposit | = \$ |
| 15% certification | = \$ |
| 35% On completion of concrete | = \$ |
| 40% 3 days prior to kit delivery | = \$ |
| 5% On completion of work | = \$ |
| TOTAL INC GST | = \$ |

ACCEPTANCE OF QUOTATION

I/We have read and understand the terms and conditions set out on the reverse of this form and wish to advise the acceptance of your estimate with your terms and conditions.

Credit Terms:

Client Signature:

Date:

Deposit:

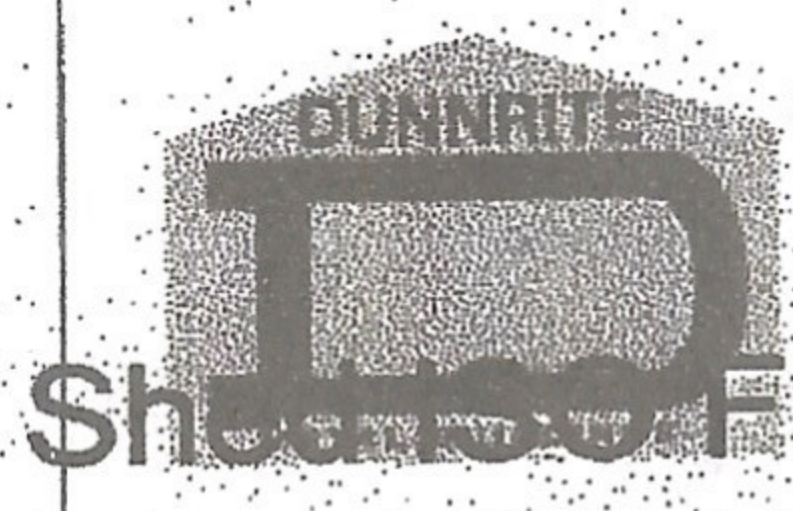
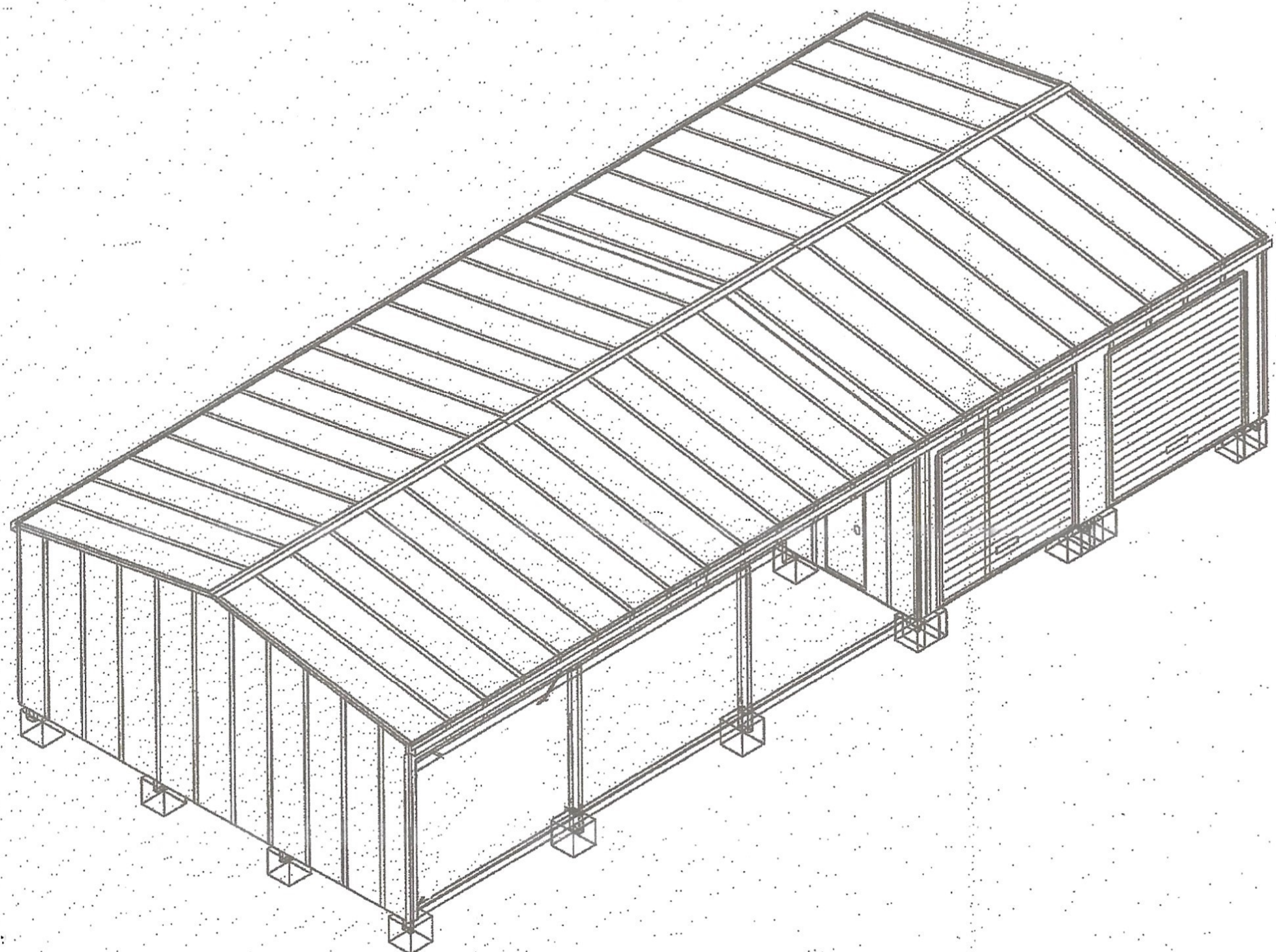
Customer O/No:

THIS IS A QUOTATION ONLY BASED ON THE MEASUREMENTS TAKEN FROM THE DRAWING AND/OR INFORMATION GIVEN TO THE WRITER AND MAY VARY WHEN ACTUAL SITE MEASUREMENTS ARE TAKEN. OUR PRICES ARE THEREFORE INDICATIVE ONLY. ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

OFFICE USE ONLY

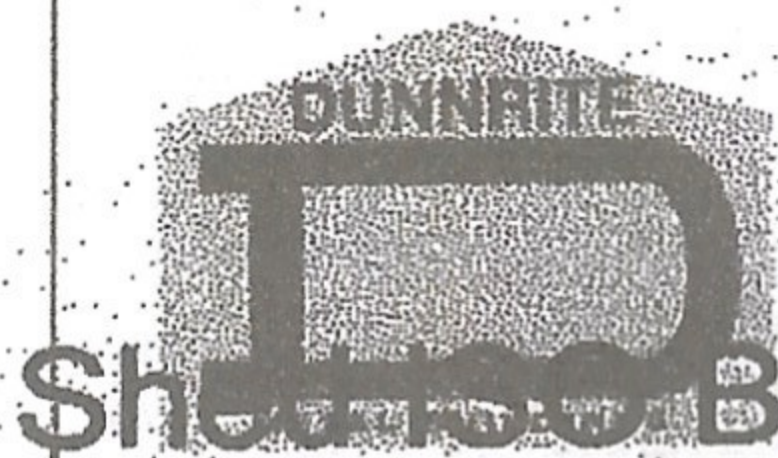
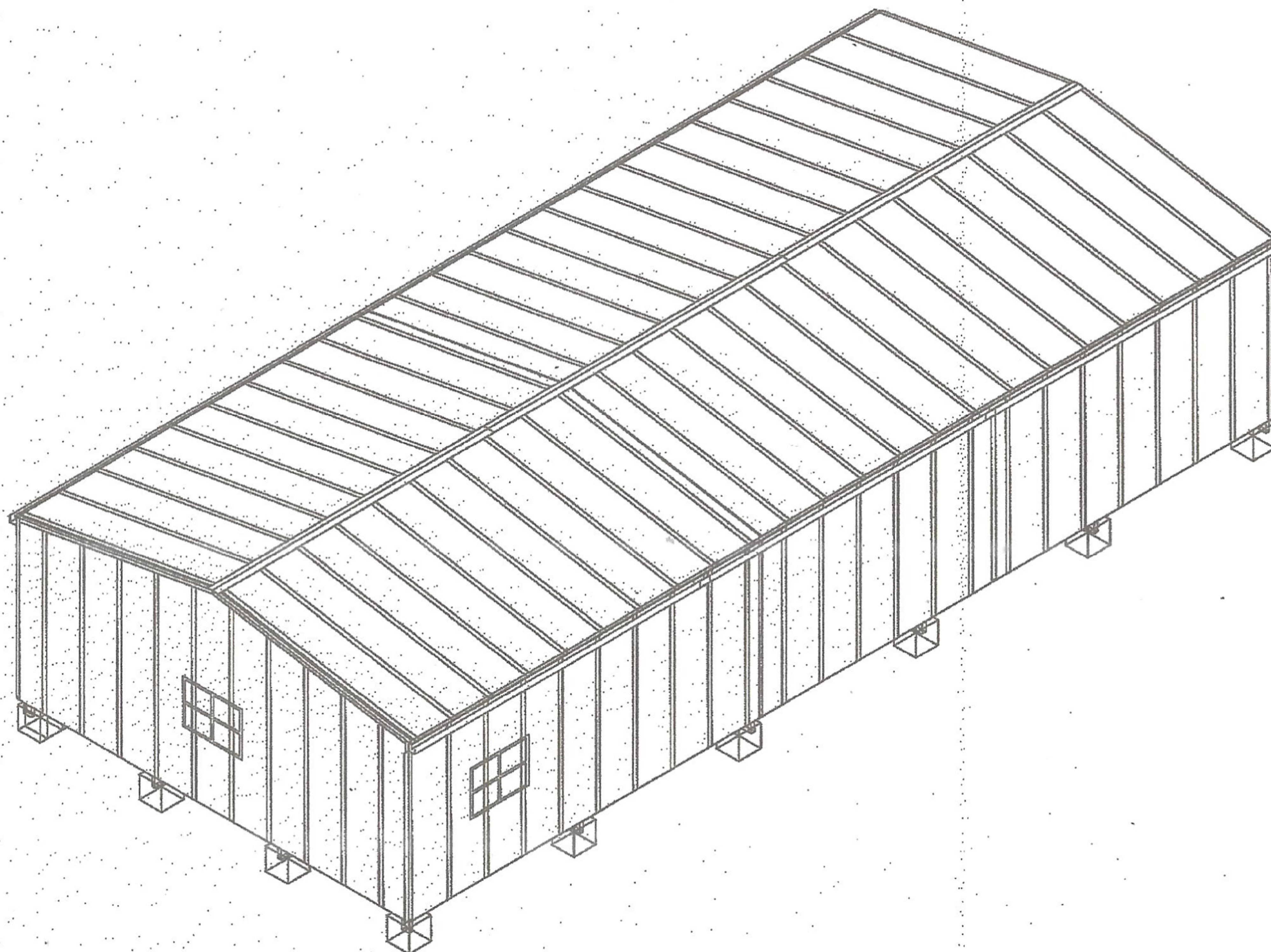
Inspected & Approved

Date _____



Shed ISO Front Left View (Clad)

| | |
|---------------------------------|------------------|
| Dwg No 1 of 2 | Project No. 7118 |
| Shed ISO Front Left View (Clad) | TUCKER |
| | ALLAN TUCKER |
| | 15/6/2021 |
| | Scale 1:105 |



Shed ISO Back Right View (Clad)

| | |
|---------------------------------|------------------|
| Dwg. No 2 of 2 | Project No. 7118 |
| Shed ISO Back Right View (Clad) | ALLAN TUCKER |
| | 15/6/2021 |
| | Scale 1:101 |



Site Classification

And

Wastewater Management System

For

Alan Tucker

At

444 Buchanan Creek Road

Cow Bay

INTRODUCTION:

Earth Test has been engaged by Alan Tucker to assess, design and report on Site Classification and a Domestic Wastewater Management System at 444 Buchanan Creek Road, Cow Bay.

Real Property Description:-

Lot 139, on SP 737400

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 June 2021.

SITE FACTORS:

The site was identified during a meeting with the owner on-site.

The lot has an area of 10030 square metres and is a grass clearing in the rainforest.

The location of the proposed dwelling was identified.

The water supply for the dwelling will be onsite roof rainwater with creek backup

There were no water bores on the Lot.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2 and two boreholes BH1 and BH2 as shown on the site plan.

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



BH1 being sampled at 444 Buchanan Creek Road, Cow Bay



SITE INVESTIGATION REPORT

BOREHOLE LOG

| CLIENT: Alan Tucker. | | DATE SAMPLED: 30/06/2021 |
|---|-----------------------------------|---------------------------------|
| PROJECT: 444 Buchanan Creek Road, Cow Bay. | | Sampled by: G. Negri |
| REPORT DATE: 7/07/2021 | | |
| BOREHOLE No: BH1 | | |
| DEPTH (m) | DESCRIPTION | COMMENTS |
| 0.0-1.0 | Red-Brown, Silty Clay with Gravel | Disturbed sample 0.6- 0.9m. |
| 1.0-2.0 | Red-Brown Silty-Clay | Watertable not encountered. |
| BOREHOLE No: BH2 | | |
| DEPTH (m) | DESCRIPTION | COMMENTS |
| 0.0-1.0 | Red-Brown, Silty Clay with Gravel | Watertable not encountered. |
| 1.0-2.0 | Red-Brown Silty-Clay | |



ATTERBERG LIMITS TEST REPORT

CLIENT: Alan Tucker

SAMPLE No: SI 372-21

PROJECT: 444 Buchanan Creek Road, Cow Bay.

DATE SAMPLED: 30/06/2021

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 7/07/2021

Tested By: KH

| TEST METHOD | RESULT |
|--|------------|
| Liquid Limit: AS 1289.3.1.2 | 40% |
| Plastic Limit: AS 1289.3.2.1 | 23% |
| Plasticity Index: AS 1289.3.3.1 | 17% |
| Linear Shrinkage: AS 1289.3.4.1 | 10.0% |
| Length Of Mould: | 250mm |
| Cracking, Crumbling, Curling, Number Of Breaks: | One Break |
| Sample History: | Oven Dried |
| Preparation Method: | Dry Sieved |
| Insitu Moisture Content: | 22.3% |
| % Passing 0.075mm: | |



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Alan Tucker.

SAMPLE No: SI 372-21

PROJECT: 444 Buchanan Creek Road, Cow Bay.

DATE SAMPLED: 30/06/2021

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

Tested By: G. Negri

REPORT DATE: 7/07/2021

| DEPTH (Metres) | Site: DCP1 | Site: DCP2 |
|---------------------------|-------------------|-------------------|
| | No Blows | No Blows |
| 0.0 – 0.1 | 1 | 3 |
| 0.1 – 0.2 | 2 | 3 |
| 0.2 – 0.3 | 2 | 3 |
| 0.3 – 0.4 | 2 | 3 |
| 0.4 – 0.5 | 3 | 6 |
| 0.5 – 0.6 | 3 | 8 |
| 0.6 – 0.7 | 3 | 9 |
| 0.7 – 0.8 | 4 | 8 |
| 0.8 – 0.9 | 4 | 4 |
| 0.9 – 1.0 | 4 | 4 |
| 1.0 – 1.1 | 4 | 5 |
| 1.1 – 1.2 | 5 | 4 |
| 1.2 – 1.3 | 5 | 5 |
| 1.3 – 1.4 | 5 | 5 |
| 1.4 – 1.5 | | |
| 1.5 – 1.6 | | |
| 1.6 – 1.7 | | |
| 1.7 – 1.8 | | |
| 1.8 – 1.9 | | |
| 1.9 – 2.0 | | |



SITE CLASSIFICATION

444 Buchanan Creek Road, Cow Bay.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

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.

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

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

444 Buchanan Creek Road, Cow Bay.

The site and soil evaluation carried out on 30/06/2021 provided the following results.

Site Assessment

| <u>Site Factor</u> | <u>Result</u> |
|-----------------------------|---------------------------------------|
| Slope | 1 Degree |
| Shape | Linear Planar |
| Aspect | East |
| Exposure | Good |
| Erosion/land slip | Not noted. |
| Boulders/rock outcrop | Not noted. |
| Vegetation | Grass |
| Watercourse | As shown on site plan >30m. |
| Water table | Not encountered during investigation. |
| Fill | Not encountered during investigation |
| Flooding | Not likely. |
| Channelled run-off | Not found |
| Soil surface conditions | Firm, Moist. |
| Other site specific factors | Not noted |

Soil Assessment

| <u>Soil Property</u> | <u>Result</u> |
|--|---------------------------------|
| Colour | Red-Brown |
| Texture | Clay-Loam with Gravel |
| Structure | Moderate |
| Coarse Fragments | <10% |
| Measured Permeability Ksat (m/d) | Indicative Permeability 0.5-1.5 |
| 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 and shed with ablutions.

The site is connected to a onsite roof rain water 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 site (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

$$L = 600/15 \times 4.17 \\ = 9.6\text{m.}$$

Use one 9.6m long by 4.17m wide advanced enviro septic bed.

See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² 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.

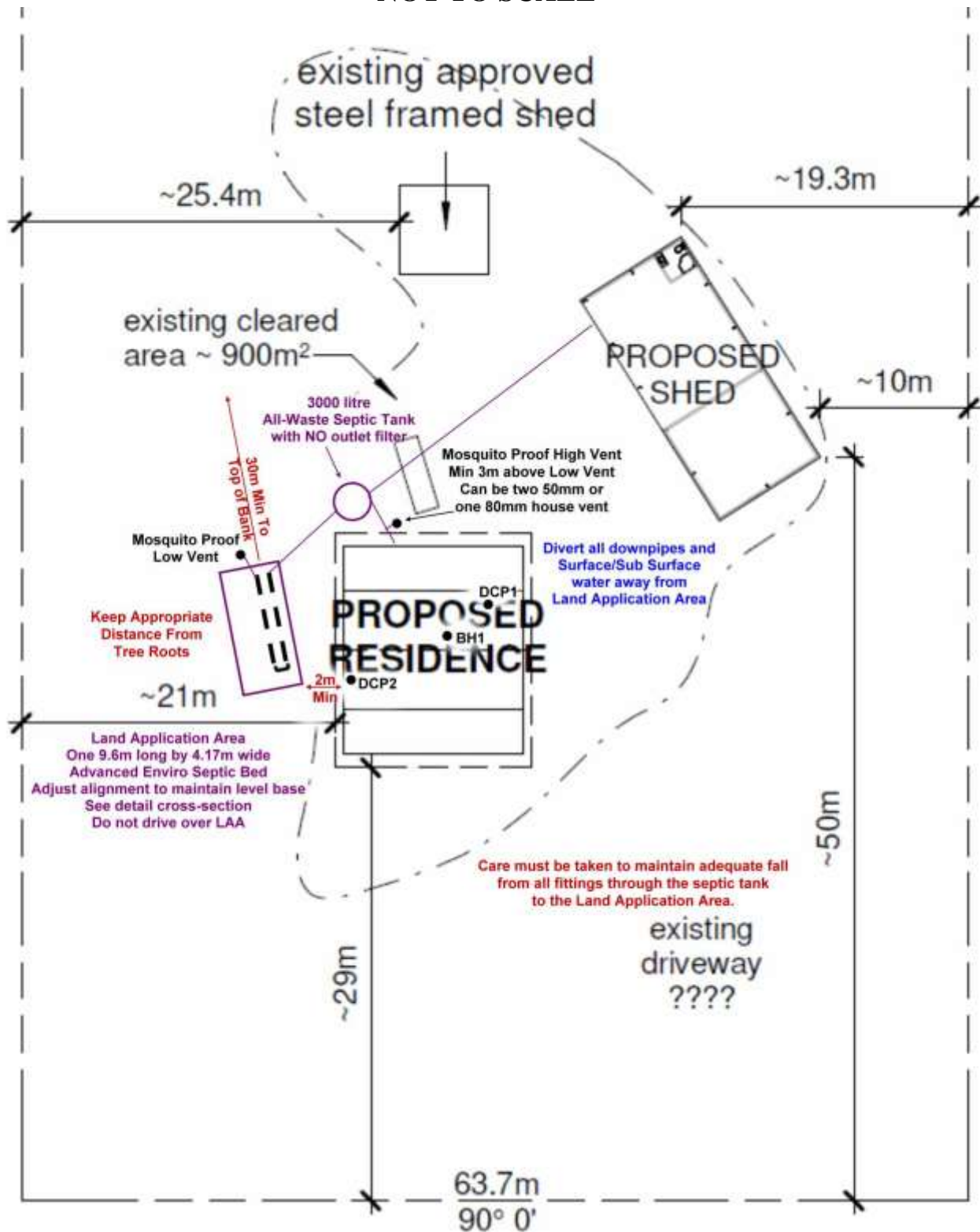
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Gavin Negri
Earth Test

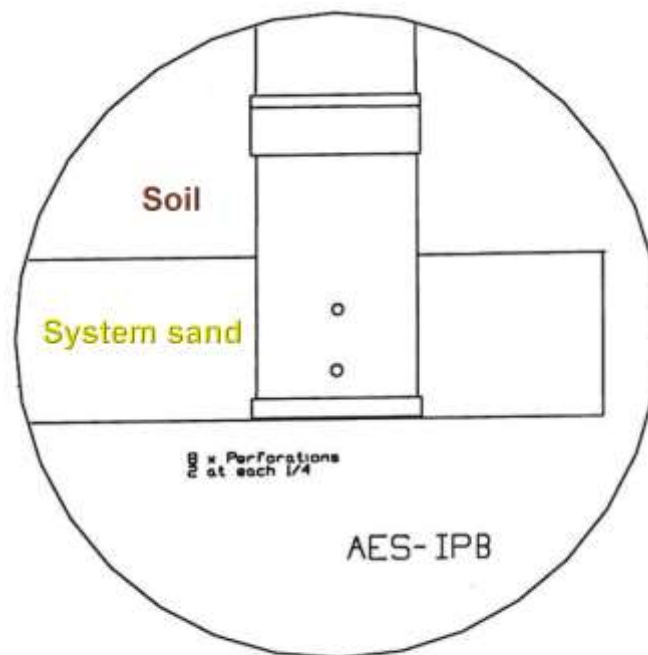
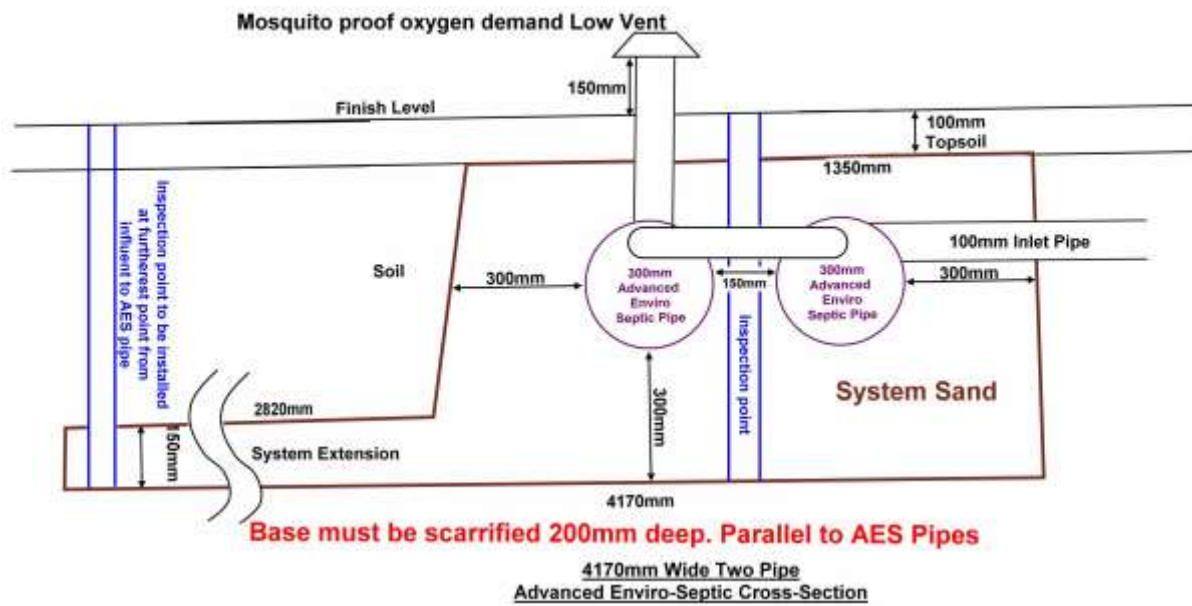
SITE PLAN

444 Buchanan Creek Road, Cow Bay.

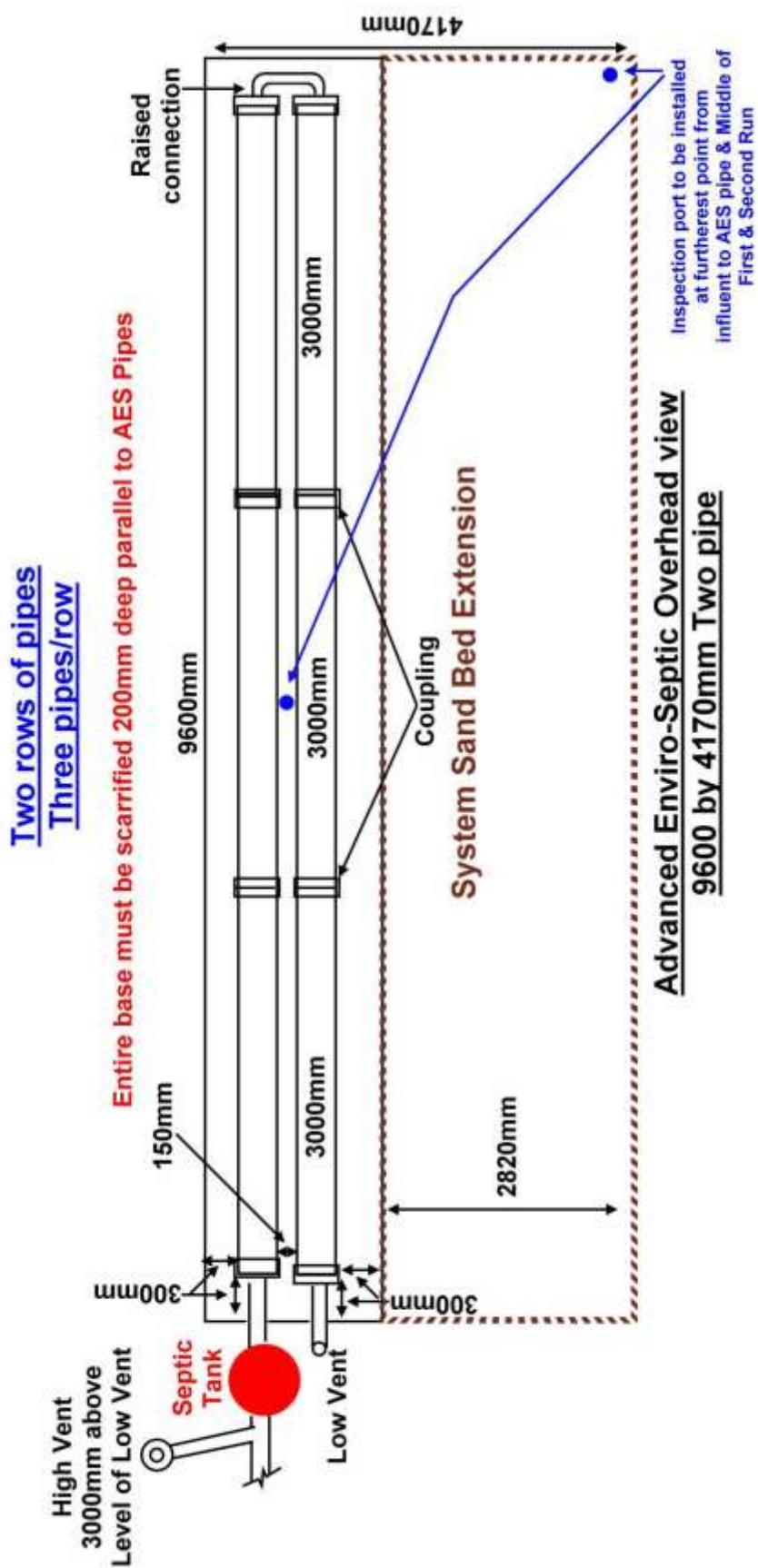
NOT TO SCALE



BUCHANAN CREEK ROAD



AES Inspection point detail



Appendix 3.

PLANNING BENCHMARK ASSESSMENT

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme



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6.2.3 Conservation Zone Code

6.2.3.1 Application

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

6.2.3.2 Purpose

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environmental and landscape values, Element 3.5.2 – Aboriginal cultural heritage values, Element 3.5.3 – Biodiversity, Element 3.5.3 – Coastal zones.
 - (ii) Theme 3 – Natural resource management, Element 3.6.2 – Land and catchment management.
 - (iii) Theme 4 – Strong communities and identity, Element 3.7.8 – Strengthening indigenous communities.



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(b) conserve and maintain the integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Biological diversity, ecological integrity and scenic amenity are protected;

(b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;

(c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;

(d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.

(e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;

(f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.

6.2.1.3 Criteria for assessment



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Table 6.2.31.3.a - Conservation zone – assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| For self-assessable and assessable development | | |
| PO1 The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses | AO1 Uses identified in Table 6.2.3.3.b are not established in the Conservation zone. | Complies with AO1 A Dwelling House is not identified as an inconsistent use. |
| PO2 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area. | AO2 Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height. | Complies with AO2 The development would have a maximum height of approximately 5 metres. |
| PO3 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. | AO3 Buildings and structures are setback not less than: (a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as | Complies with AO3 The proposed development would be setback approximately 29 metres from Buchanan Creek Road, 21 metres from the unnamed road reserve and a minimum of 10 metres from side and rear boundaries. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| | <p>identified on the Transport network overlay maps contained in Schedule 2;</p> <p>(b) 25 metres from Cape Tribulation Road frontage;</p> <p>(c) 20 metres from any other road frontage</p> <p>(d) 10 metres from side and rear boundaries.</p> | |
| <p>PO4</p> <p>The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.</p> | <p>AO4</p> <p>Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m² and is sited clear of the high bank of any watercourse.</p> <p>Note – The 700m² area of clearing does not include an access driveway.</p> | <p>Complies with AO4</p> <p>The proposed development would be located within an existing cleared are and not additional clearing is required to facilitate the development.</p> |
| <p>PO5</p> <p>Development is consistent with the overall outcomes sought for the Conservation zone.</p> | <p>AO5</p> <p>No acceptable outcomes are prescribed.</p> | <p>Complies with PO5</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| | | The proposed development would be located within an existing cleared area and no further clearing is required to facilitate the development. |
| PO6 Development complements and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area. | AO6 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. | Able to comply with AO6 The external colour schedule of the development is yet to be determined. Council are invited to attach a condition to any approval granted to secure compliance. |
| PO7 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 | AO7.1 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. | Complies with AO7.1 The balance of the site not built upon is provided with existing screening by established vegetation. |
| | AO7.2 Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern. | Not applicable No additional planting is proposed as part of this application. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| P08 Development is complementary to the surrounding environment. | AO8.1 Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill. | Complies with AO8.1 The development would be sited within a cleared area and on relatively flat ground, requiring minimal excavation or fill. |
| | AO8.2 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; Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Part 6: Page 10 Performance outcomes Acceptable outcomes (d) minimise vegetation clearing. | Complies with AO8.2 The access would be provided by the existing driveway from Buchanan Creek Road. |
| | AO8.3 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|--|
| | <p>Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or On land steeper than 1 in 6 (16.6%) gradient:</p> <p>(a) A split level building form is utilised;</p> <p>(b) A single plane concrete slab is not utilised;</p> <p>(c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping. and</p> <p>(d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works.</p> | <p>The development would not be undertaken on land with a slope exceeding 1 in 6.</p> |
| | <p>AO8.4</p> <p>Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.</p> | <p>Complies with AO8.4</p> <p>The development site is below any ridgelines.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| <p>PO9</p> <p>Development is located to:</p> <ul style="list-style-type: none">(a) protect the ecological values of the site and surrounding land;(b) maintain the scenic values of the area;(c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths;(d) avoid areas that are vulnerable to natural hazards;(e) minimise to the greatest extent possible on site excavation and filling;(f) provide buffers to cultural, historical or ecological features;(g) minimise visibility from external sites or public viewing points;(h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat. | <p>AO9</p> <p>No acceptable outcomes are prescribed.</p> | <p>Complies with PO9</p> <p>The development would be located within an existing cleared area, would not require any excavation or filling and would be screened from views external to the site by the existing vegetation on site.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| PO10 Development does not result in adverse impacts on: (a) ecological function or features; (b) on-site or surrounding waterways and wetlands. | AO10 No acceptable outcomes are prescribed. | Complies with PO10 The development would be located within an existing cleared area and setback from any watercourses. |
| PO11 Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area. | AO11 No acceptable outcomes are prescribed | Not applicable The proposed development would not adversely affect any natural processes. |
| PO12 Fencing is designed to not impede the free movement of native fauna through the site. | AO12 No acceptable outcomes are prescribed. | Not applicable No fencing is proposed as part of this application. |
| PO13 New lots contain a minimum lot size of 200 hectares, unless: | AO13 No acceptable outcomes are prescribed. | Not applicable No new lots would be created as part of this application. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---------------------|------------|
| <p>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments);</p> <p>(b) the reconfiguration is limited to one additional lot to accommodate an existing or approved:</p> <p>(i) Telecommunications facility;</p> <p>(ii) Utility installation;</p> <p>(c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</p> <p>Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.</p> | | |

Table 6.2.3.3.b — Inconsistent uses within the Conservation zone.

| Inconsistent uses | | |
|--|--|--|
| <ul style="list-style-type: none"> Adult Store Agricultural supplies store Air Services Animal husbandry | <ul style="list-style-type: none"> Garden centre Hardware and trade supplies High impact industry Hospital | <ul style="list-style-type: none"> Resort complex Retirement facility Roadside stall Rooming accommodation |



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| | | |
|--|--|---|
| <ul style="list-style-type: none"> • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car Wash • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Extractive industry • Food and drink outlet • Function facility | <ul style="list-style-type: none"> • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Parking station • Place of worship • Port services • Relocatable home park | <ul style="list-style-type: none"> • Rural activities (unless in accordance with the exceptions nominated in the Table of Assessment for the Conservation Zone in Part 5) • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Showroom • Special industry • Substation • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse |
|--|--|---|



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| | | |
|--|--|--|
| | <ul style="list-style-type: none">• Research and technology industry• Residential care facility | <ul style="list-style-type: none">• Wholesale nursery• Winery |
|--|--|--|

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.



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7.2.1 Cape Tribulation and Daintree Coast local plan code

7.2.1.1 Application

- (1) This code applies to assessing development within the Cape Tribulation and Daintree Coast local plan area as identified on the Cape Tribulation and Daintree Coast local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5

7.2.1.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Cape Tribulation and Daintree Coast local plan code.

The Cape Tribulation and Daintree Coast local plan area is located in the northern half of the Douglas Shire on land located predominantly to the north and east of the Daintree River. The local plan area contains land of extremely high biodiversity value and is where two World Heritage areas meet – the Wet Tropics World Heritage Area and the Great Barrier Reef World Heritage Area. The precinct is a biodiversity hotspot of international significance and predominantly consists of the Daintree National Park and other reserves. The local plan area provides significant habitat for the critically endangered Southern Cassowary, amongst many other species of fauna and flora and cultural and landscape heritage sites.

The natural environment, containing areas of the highest biodiversity value and flora and fauna unique to the area, are part of the immense drawcard to large numbers of domestic and international visitors. While such an economic resource is invaluable to the Shire, the area needs to be carefully managed to ensure these values are not diminished. However, a significant portion of the local plan area is privately owned freehold land and outside the boundaries of



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the Wet Tropics World Heritage Area, but is still equally important to the continued conservation of the biodiversity, environmental and scenic values of the area.

Prior to European settlement, the area formed part of the traditional land of the Eastern Kuku Yalanji people. In the late 1800s, limited European settlement commenced associated with timber getting and agriculture. From the 1920s onwards seasonal workers and miners also set up semi-permanent camps in the area. However such activity was restricted due to the relative isolation of the area. The settlement pattern in the area dramatically changed in the late 1970s to 1980s when approximately 950 residential lots were created. The 'rural residential style' allotments north of the Daintree River posed a risk of significant detrimental impacts on the ecology and landscape character of the area, particularly if fully developed. Such development would also result in a greater resident population leading to pressure for an increased level of service and extension of infrastructure, which in turn would lead to more development pressure. Such an outcome is contrary to the objectives of preserving the area's natural environment, landscape character and relative isolation to maintain the area's intrinsic attractiveness to tourists and residents.

Past successive planning regimes have progressively proceeded to rein in development rights within the area. Precincts were created and development was limited. In particular, decisive action was undertaken in 2004 to control and limit permanent residential development north of the Daintree River. This was necessary to ensure a critical population was not reached, and adverse effects from development were not felt on the water quality, biodiversity, scenic amenity and flora and fauna of the region.

Where development rights were extinguished, compensation was paid and / or land was bought as part of a buy-back scheme and retained for conservation purposes. The protection of the regional ecosystem and rare and threatened species is paramount in the limitation of development opportunities within the region



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7.2.1.3 Purpose

- (1) The purpose of the Daintree River - Bloomfield River local plan is to retain the attraction of the area as a very low-key, largely undeveloped nature-based recreation environment, based on the exploration and appreciation of the natural environment and to ensure that any development that does occur is appropriate and does not place additional pressures in the values of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas within the local plan are appropriately managed to protect biological diversity, water catchment quality, ecological functioning, beach protection and coastal management, scenic amenity, and historical and cultural values;
 - (b) the natural character of the locality is protected, and where degraded, restored or enhanced;
 - (c) new development does not occur, with the exception of development located within, and consistent with the respective precinct intents for:
 - (i) Precinct 1 – Conservation precinct
 - (ii) Precinct 2 – Low impact residential precinct;
 - (iii) Precinct 3 – Low impact commercial precinct;
 - (iv) Precinct 4 – Low impact community purpose precinct;
 - (v) Precinct 5 – Low impact rural production and tourism enterprise precinct;
 - (vi) Precinct 6 – Low impact tourism accommodation precinct;
 - (d) where development occurs it is:
 - (i) very low scale and remains within the limits imposed by the vehicular capacity of the Daintree River ferry crossing, the Alexandra Range road crossing and the local road network;
 - (ii) sensitive and sympathetic to its remote location in an area of unique biodiversity, ecological, conservation and scenic amenity value;
 - (iii) self-contained through the use of appropriate on-site or nearby rain water collection and storage, sewerage treatment and electricity generation;
 - (e) adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents are provided



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7.2.1.4 Precinct 1 – Conservation Precinct

- (1) The purpose of Precinct 1 as detailed on the Local Plan maps contained in Schedule 2 is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The overall outcomes sought for Precinct 1 are to:
 - (a) ensure the conservation, protection and restoration of biological diversity and ecological integrity values of land, and to maintain scenic amenity values;
 - (b) ensure that further incompatible development, including houses, does not occur;
 - (c) ensure that where development does occur, it does not adversely affect environmental and scenic amenity values and is in keeping with the natural characteristics of the land.

7.2.1.5 Precinct 2 – Low Impact Residential Precinct

- (1) The purpose of Precinct 2 as detailed on the Local Plan maps contained in Schedule 2 is to allow for the construction of a single detached dwelling and necessarily associated infrastructure and outbuildings.
- (2) The overall outcomes sought for Precinct 2 are to:
 - (a) ensure development is for a single detached dwelling of limited scale and size and necessary outbuildings and infrastructure only;
 - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;
 - (c) ensure development is visually non-obtrusive.

7.2.1.6 Precinct 3 – Low Impact Commercial Precinct



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- (1) The purpose of Precinct 3 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing commercial uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 3 are to:
 - (a) ensure that low impact commercial uses are appropriately located;
 - (b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;
 - (c) carry out development in accordance with an Environmental Management Plan;
 - (d) ensure development is visually non-obtrusive

7.2.1.7 Precinct 4 – Low Impact Community Purposes Precinct

- (1) The purpose of Precinct 4 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing public purpose uses and permit their continued use.
- (2) The overall outcomes sought for Precinct 4 are to:
 - (a) ensure the establishment and expansion of community and public purpose uses such as child care centre, community use, educational establishment, health care services, outdoor sport and recreation, utility installation on appropriate sites within the precinct;
 - (b) locate development within existing cleared areas or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible
 - (c) services are provided which are appropriate and adequately cater for the demand;
 - (d) carry out development in accordance with an Environmental Management Plan;
 - (e) ensure development is visually non-obtrusive.



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7.2.1.8 Precinct 5 – Low Impact Rural Production Precinct

- (1) The purpose of Precinct 5 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing rural areas and permit their continued use, while encouraging low-impact tourism enterprise including bed and breakfast, short term accommodation (being farm stay accommodation) and nature based tourism (being forest stay accommodation) as an alternative land use, where significant restoration and/or rehabilitation measures are undertaken as an incentive.
- (2) The overall outcomes sought for Precinct 5 are to:
 - (a) provide for continued rural production activities where lawfully established and to permit low-key ancillary tourism enterprise such as farm attractions, roadside stalls in appropriate locations;
 - (b) provide for other tourism enterprise in the form of bed and breakfast, farm stay accommodation or forest stay accommodation as an alternative land use to primary production, where significant rehabilitation of habitat is achieved.
 - (c) facilitate other existing tourism enterprises based on the appreciation of the natural environment.
 - (d) ensure development, including waste treatment is limited to existing cleared areas;
 - (e) development, including primary production, is carried out in accordance with an Environmental Management Plan.

7.2.1.9 Precinct 6 – Low Impact Tourism Accommodation Precinct

- (1) The purpose of Precinct 6 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment and permit their continued use.
- (2) The overall outcomes sought for Precinct 6 are to:
 - (a) provide for continued small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment in appropriate locations;
 - (b) ensure development, including treatment of waste, is confined to existing cleared areas;
 - (c) carry out development in accordance with an Environmental Management Plan;



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- (d) ensure development is visually non-obtrusive.

7.2.1.10 Criteria for assessment

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

| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| All development in the Cape Tribulation and Daintree Coast Local Plan Area | | |
| PO1 Development does not result in a demand which exceeds the capacity of: (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network. | AO1 No acceptable outcomes are prescribed. | Complies with PO1 The development of a Dwelling House on a lot intended for that purpose would not adversely affect the existing transport infrastructure. |
| PO2 Development provides a suitable standard of self-sufficient service for: (a) potable water; | AO2.1 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: | Able to comply with AO2.1 Water tanks are able to be provided in association with the development. Council are invited to attach a condition to any approval granted if considered necessary. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| (b) water for fire fighting purposes; (c) electricity supply | (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive. | |
| | AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects. | Able to comply with AO2.2 Water tanks are able to be provided in association with the development. Council are invited to attach a condition to any approval granted if considered necessary. |
| | AO2.3 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. | Able to comply with AO2.3 An environmentally acceptable and energy efficient power supply is able to be provided in association with the development. Council are invited to attach a condition to any approval granted if considered necessary. |
| PO3 | AO3 | Complies with PO3 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| 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. | No acceptable outcomes are prescribed. | The development application is supported by an on-site effluent report and proposal that demonstrates that the development is able to be serviced by an on-site waste water system in accordance with relevant legislation and requirements. |
| PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes. | AO4.1 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. | Not applicable No ground water is proposed to be used as part of this development. |
| | AO4.2 Surface water is to be used for domestic purposes only. | Able to comply with AO4.1 Surface water (roof water) is able to be collected for domestic use. Council may wish to attach a condition to any approval granted to secure compliance if necessary. |
| PO5 | AO5 | Complies with PO5 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation. | No acceptable outcomes are prescribed. | The proposed development would be sited within an existing cleared area and no additional clearing is required to facilitate the development. |
| PO6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment. | AO6.1 The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed | Able to comply with AO6.1 The external colour schedule is yet to be determined. Council may wish to attach a condition to any approval granted if considered necessary. |
| | AO6.2 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 | Able to comply with AO6.2 Generator use is able to be provided with appropriate noise attenuation. Council may wish to attach a condition to any approval granted if considered necessary. |
| | AO6.3 Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, | Able to comply with AO6.3 Fuel is able to be stored within the proposed Domestic Outbuilding. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| | is enclosed with a building and provided with a bund. | |
| P07 Landscaping of the development ensures that the endemic character of the local area is dominant. | A07.1 Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping; | Not applicable No landscaping is proposed as part of this application. |
| | A07.2 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. | Not applicable No landscaping is proposed as part of this application |
| P08 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives | A08.1 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; r | Complies with A08.1 The site would be accessed via the existing driveway. |



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|--|--|--|
| | AO8.2 Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur. | Not applicable The access would not be 4wd only. |
| PO9 The on-site impacts on natural flow regimes and erosion and sedimentation are minimised. | AO9.1 Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot. | Not applicable No filling or excavation is proposed. |
| | AO9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred. | Not applicable No filling or excavation is proposed |
| | AO9.3 This is no disturbance to tree roots and trenching does not involve any damage to tree roots. | Not applicable No filling or excavation is proposed |
| | AO9.4 | Complies with AO9.4 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | <p>On-site drainage and stormwater management:</p> <ul style="list-style-type: none"> (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.) | The development involves no filling or excavation and would not affect the existing drainage pattern. |
| General requirements – Dwelling house | | |
| <p>PO10</p> <p>Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.</p> | <p>AO10.1</p> <p>The elements of development and access to the site are included in a Designated Development Area (DDA).</p> | <p>Complies with AO10.1</p> <p>The development would be wholly contained within the existing cleared area that serves as a DDA.</p> |
| | <p>AO10.2</p> <p>Development is sited in an existing cleared area or in an area approved for vegetation clearing.</p> | <p>Complies with AO10.2</p> <p>The development would be wholly contained within the existing cleared area.</p> |
| | <p>AO10.3</p> | <p>Not applicable</p> |



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|---|---|--|
| | Any new clearing is limited to a maximum area of 700m ² and is sited to be clear of the high bank of any watercourse. Note – The 700m ² of clearing does not include an access driveway. | The development would be wholly contained within the existing cleared area. |
| PO11 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. | AO11 No acceptable outcomes are prescribed. | Complies with AO11 The development would be wholly contained within the existing cleared area and no additional vegetation clearing is proposed. |
| PO12 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised. | AO12.1 Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing. | Not applicable No fencing is proposed as part of this application. |
| | AO12.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. | Not applicable No external lighting is proposed as part of this application. |



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|--|--|--|
| | 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. | |
| PO13 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. | AO13.1 Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses. | Complies with AO13.1 Only a single vehicle access is proposed. |
| | AO13.2 Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface. | Complies with AO13.2 Access to the site would be provided by the existing access only. |
| | AO13.3 Vehicular access is constructed prior to house construction. | Complies with AO13.1 Access would be via the existing site access. |



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|---|---|---|
| Additional requirements for Nature based Tourism, being forest stay accommodation | | |
| PO14 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. | AO14 Forest stay accommodation: <ul style="list-style-type: none"> (a) is confined to: <ul style="list-style-type: none"> (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. | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |
| PO15 Forest stay accommodation remains ancillary to the primary residential use and the natural values | AO15.1 The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces); | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |



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|--|---|---|
| of the land and the use is compatible with the character and amenity of the locality | Note – Staff includes permanent residents of the dwelling house involved in catering for the use. | |
| | AO15.2 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. | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |
| | AO15.3 Forest stay accommodation is located on a site which has an existing cleared area. | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |
| | AO15.4 The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests. | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|--|
| | <p>AO15.5</p> <p>If forest stay accommodation is provided in buildings which are separate from the dwelling:</p> <ul style="list-style-type: none">(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 50m² (inclusive of verandahs/patios etc.); or(b) a maximum of one communal bunkhouse is provided with a maximum area of 150m² to accommodate 10 guests (10 bed spaces) (inclusive of verandahs/patios etc.); or(c) a maximum of two communal bunkhouses are provided with a maximum area of 150m² each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc). | <p>Not applicable</p> <p>The development is for a Dwelling House and Domestic Outbuilding only.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| | AO15.6 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. | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |
| PO16 Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest. | AO16 Development involves guests staying a maximum of 14 consecutive nights. | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |
| PO17 Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment. | AO17 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. | Not applicable The development is for a Dwelling House and Domestic Outbuilding only. |
| Additional requirements for Precinct 1 – Conservation Precinct | | |
| PO18 | AO18 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--------------------------------|
| The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation precinct. | <p>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, 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> | The site is within precinct 2. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | <p>(b) The extent of extensions are determined on a site specific/use specific basis for other land uses, and</p> <p>(c) No further clearing is required to accommodate the extensions for either a house or any other land use development.</p> | |
| Additional requirements for precinct 2 – Low impact Residential Precinct | | |
| PO19 Development is for; <ul style="list-style-type: none"> (a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure; (b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast | AO19.1 Development is limited to one dwelling house per lot. | Complies with AO19.1 Only a single Dwelling House is proposed. |
| | AO19.2 Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed. | Not applicable The application is for a Dwelling House only. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| <p>accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas;</p> <p>(c) Nature based tourism, being Forest stay accommodation where in compliance with other requirements contained within this code.</p> | <p>AO19.3</p> <p>Bed and breakfast accommodation is limited to cleared areas on the land; or</p> <p>AO19.4</p> <p>Bed and breakfast accommodation is established within an existing house, where there is no additional vegetation clearing required to accommodate the use;</p> | <p>Not applicable</p> <p>The application is for a Dwelling House only.</p> |
| | <p>AO19.5</p> <p>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>Not applicable</p> <p>The application is for a Dwelling House only.</p> |
| | <p>AO19.6</p> <p>Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.</p> | <p>Not applicable</p> <p>The site is lot located adjacent the esplanade or foreshore.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| Additional requirements for Precinct 3 – Low Impact Commercial Precinct | | |
| PO20 Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area. | AO20 Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road. | Not applicable The site is within precinct 2 |
| PO21 Development is small scale and provides a necessary service to the surrounding community | AO21 No acceptable outcomes are prescribed. | Not applicable The site is within precinct 2 |
| PO22 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. | AO22 No acceptable outcomes are prescribed. | Not applicable The site is within precinct 2 |
| Additional requirements for Precinct 4 – Low Impact community Purposes Precinct | | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| PO23 Development results in a small scale expansion of an existing use which provides a necessary service to the surrounding community; or Development results in a new community use or public purpose use for which there is an identified need within the surrounding community. | AO23 No acceptable outcomes are prescribed. | Not applicable The site is within precinct 2 |
| PO24 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. | AO24 No acceptable outcomes are prescribed. | Not applicable The site is within precinct 2 |
| Additional Requirements for Precinct 5 – Low Impact Rural Production and Tourism Enterprise Precinct | | |
| PO25 | AO25.1 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| Development complements, protects and enhances the environmental and scenic values of the site. | One dwelling house establishes per lot. | The site is within precinct 2 |
| | AO25.2 Any other development is limited to existing cleared areas on the site. | Not applicable The site is within precinct 2 |
| | AO25.3 No development is to occur above the 60 metre contour line. | Not applicable The site is within precinct 2 |
| | AO25.4 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. | Not applicable The site is within precinct 2 |
| PO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development. | AO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development. | Not applicable The site is within precinct 2 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| PO27 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. | AO27 No acceptable outcomes are prescribed. | Not applicable The site is within precinct 2 |
| Additional requirements for Precinct 6 – Low Impact Tourist Accommodation Precinct | | |
| PO28 Development complements, protects and enhances the environmental and scenic values of the site. | AO28.1 One dwelling house establishes per lot. | Not applicable The site is within precinct 2 |
| | AO28.2 Any other development is limited to existing cleared areas on the site. | Not applicable The site is within precinct 2 |
| | AO28.3 No development is to occur above the 60 metre contour line. | Not applicable The site is within precinct 2 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| PO29 Development results in a small scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment. | AO29 No acceptable outcomes are prescribed. | Not applicable The site is within precinct 2 |
| PO30 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 | AO30 No acceptable outcomes are prescribed. | Not applicable The site is within precinct 2 |



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Land at or below the 5m AHD sub-category;
 - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

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



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(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
- (b) Development ensures that disturbed acid sulphate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

8.2.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Acid sulphate soils overlay code –assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| For assessable development | | |
| PO1 The extent and location of potential or actual acid sulfate soils is accurately identified. | AO1.1 No excavation or filling occurs on the site. or AO1.2 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. | Complies with AO1.1 No excavation or filling would occur in association with the development. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| <p>PO2</p> <p>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.</p> | <p>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (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. <p>or</p> <p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management</p> | <p>Complies with AO2.1</p> <p>No excavation or filling would occur in association with the development.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|---|--------------------------|
| | <p>plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p> | |
| PO3 | AO3 | Complies with PO3 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils. | No acceptable outcomes are prescribed. | No excavation or filling would occur in association with the development. |



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8.2.2 Bushfire hazard overlay code

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

8.2.2.1 Application

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

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.



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- (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

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



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8.2.2.3 Criteria for assessment

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

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



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | hazards, provides a guide to the preparation of a Bushfire Management Plan. | |
| P02 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event. | A02 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes. | Not applicable No emergency services or community support services are proposed. |
| P03 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category. | A03 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category. | Complies with A03 No manufacture or storage of hazardous materials is proposed. |
| Development design and separation from bushfire hazard – reconfiguration of lots | | |
| P04.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m ² at the edge of | A04.1 No new lots are created within a bushfire hazard sub-category. or | Not applicable The application does not involve the reconfiguration of lots. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| <p>the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> | | |
| <p>PO4.2</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p> | <p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p> | <p>Not applicable</p> <p>The application does not involve the reconfiguration of lots.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| | <p>external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p> | |
| <p>P05</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p> | <p>AO5.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and | <p>Not applicable</p> <p>The application does not involve the reconfiguration of lots.</p> |



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



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|------------|
| <p>weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p> | <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| | <p>intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p> | |
| <p>P07</p> <p>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> | <p>A07</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> | <p>Not applicable</p> <p>The application does not involve the reconfiguration of lots.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|---|-----------------------|
| | <ul style="list-style-type: none"> (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. | |
| PO8 | AO8 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people. | <p>The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled</p> | The application does not involve the reconfiguration of lots. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| | <p>“Undertaking a Bushfire Protection Plan.</p> <p>Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p> | |
| <p>PO9</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p> | <p>AO9</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p> | <p>Not applicable</p> <p>The application does not involve the reconfiguration of lots.</p> |
| Development design and separation from bushfire hazard – material change of use | | |
| <p>PO10</p> <p>Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</p> <p>(e) 10kW/m² where involving a vulnerable use; or</p> <p>(f) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances</p> | <p>AO10</p> <p>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p> | <p>Complies with AO10</p> <p>The site of the proposed Dwelling House is wholly contained within the potential impact buffer and significantly removed from any hazardous vegetation.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| are to be established in accordance with method 2 set out in AS3959-2009. | <p>external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p> | |
| <p>PO11</p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> | <p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls | <p>Not applicable</p> <p>A fire trail would not serve a practical purpose in this instance as the hazardous vegetation is a considerable distance from the site.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|------------|
| Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha | <p>adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| | (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. | |
| All development | | |
| PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances. | AO12 Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings. | Complies with AO12 The driveway would have a length of approximately 30 metres. |
| PO13 | AO13 | Able to comply with AO13 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances. | <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000l for residential buildings <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling | A water tank is able to be provided on site and Council may wish to attach a condition to any approval granted to secure compliance. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| | and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage. | |
| PO14 Landscaping does not increase the potential bushfire risk. | AO14 Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas. | Not applicable No landscaping is proposed as part of this application. |
| PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity). | AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value. | Not applicable No bushfire risk mitigation measures are required or proposed. |



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8.2.7 Natural Areas overlay code

8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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



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8.2.7.2 Purpose

(1) The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

- (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
- (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is avoided within:

- (i) areas containing matters of state environmental significance (MSES);
- (ii) other natural areas;
- (iii) wetlands and wetland buffers;
- (iv) waterways and waterway corridors.

(b) where development cannot be avoided, development:

- (i) protects and enhances areas containing matters of state environmental significance;



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- (ii) provides appropriate buffers;
 - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats; Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Part 8: Page 35
 - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.



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8.2.7.3 Criteria for assessment

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

| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| For self-assessable and assessable development | | |
| Protection of matters of environmental significance | | |
| PO1 Development protects matters of environmental significance. | AO1.1 Development avoids significant impact on the relevant environmental values. | Complies with AO1.1 The development would be located within an existing cleared area. |
| | or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. | Complies with AO1.1 The development would be located within an existing cleared area. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| | <p>Or</p> <p>AO1.3</p> <p>Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p> | <p>Complies with AO1.1</p> <p>The development would be located within an existing cleared area.</p> |
| Management of impacts on matters of environmental significance | | |
| <p>PO2</p> <p>Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p> | <p>AO2</p> <p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <p>(a) focusing development in cleared areas to protect existing habitat;</p> | <p>Complies with AO2</p> <p>The development would be located within an existing cleared area.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | <ul style="list-style-type: none"> (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. | |
| PO3 An adequate buffer to areas of state environmental significance is provided and maintained. | AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: | Not applicable The site is not located in a wetland protection area. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| | (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within an Urban areas. | |
| | Or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance. | Not applicable The site is not located in a wetland protection area. |
| PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1. | AO4.1 Native vegetation within wetlands and wetland buffer areas is retained. | Not applicable The site is not located in a wetland protection area or wetland buffer. |
| | AO4.2 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem. | The site is not located in a wetland protection area or wetland buffer. |
| PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity. | AO5.1 Development avoids the introduction of non-native pest species. | Complies with AO5.1 It is not proposed to introduce any species as part of this application. |
| | AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity. | Not applicable No pest species have been identified on site. |
| Ecological connectivity | | |
| PO6 Development protects and enhances ecological connectivity and/or habitat extent. | AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. | Complies with AO6.1 The development would be located within an existing cleared area. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| | <p>And</p> <p>AO6.2</p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> | <p>Not applicable</p> <p>The site is not identified within an ecological corridor.</p> |
| | <p>And</p> <p>AO6.3</p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p> | <p>Not applicable</p> <p>The site is not identified within an ecological corridor.</p> |
| <p>PO7</p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p> | <p>AO7.1</p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> | <p>Complies with AO7.1</p> <p>No native vegetation would be shaded by the proposed development.</p> |
| | <p>and</p> <p>AO7.2</p> | <p>Complies with AO7.2</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| | Development does not encroach within 10 metres of existing riparian vegetation and watercourses. | The development would be setback more than 10 metres of a riparian area. |
| Waterways in an urban area | | |
| PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration | AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; | Not applicable The site is not in an urban area. |
| | or AO8.2 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 | Not applicable The site is not in an urban area. |
| Waterways in a non-urban area | | |
| PO9 | AO9 | Complies with AO9 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| Development is set back from waterways to protect and maintain: <ul style="list-style-type: none">(a) water quality;(b) hydrological functions;(c) ecological processes;(d) biodiversity values;(e) riparian and in-stream habitat values and connectivity;(f) in-stream migration. | 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. | No development would occur on the part of the site with a waterway corridor. |



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9.3.8 Dwelling house code

9.3.8.1 Application

(1) This code applies to assessing development for a dwelling house if:

- (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment;
or
- (b) impact assessable development.

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

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

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

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:



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- (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
- (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;
- (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
- (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a –Dwelling house code – assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| For self-assessable and assessable development | | |
| PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; | AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. | Not applicable No secondary Dwelling is proposed. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| (d) do not cause adverse impacts on adjoining properties. | | |
| PO2 Resident's vehicles are accommodated on- site. | AO2 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. | Complies with AO2 The proposal would provide two on site car parking spaces. |
| PO3 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; | AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site. | Complies with AO3 Refer to the assessment against the Conservation Zone code. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---------------------|------------|
| (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. | | |



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



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9.4.1.3 Criteria for assessment

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

| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| For self-assessable and assessable development | | |
| PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; | AO1.1 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. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. | Complies with AO1.1 Two car parking spaces would be provided. |
| | AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. | Complies with AO1.2 Car parking spaces would be available for the parking of vehicles. |
| | AO1.3 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building | Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. | Dwelling houses do not require parking for motorcycles. |
| (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. | AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate. | Not applicable The development would not involve parking areas exceeding 50 parking spaces. |
| PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards. | AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6. | Complies with AO2 Car parking spaces would be constructed to the Australian Standards. |
| PO3 | AO3.1 | Complies with AO3.1 |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| <p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; | <p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. | <p>Only one existing crossover provides access to the site.</p> |
| | <p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; | <p>Complies with AO3.2</p> <p>The access crossover is not located over any infrastructure or services.</p> |



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|---|--|--|
| (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). | (c) adhere to minimum sight distance requirements in accordance with AS2980.1. | |
| | <p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> | <p>Complies with AO3.3</p> <p>The site would be accessed via an existing driveway across flat ground.</p> |



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|---|---|--|
| | <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> | |
| | <p>AO3.4</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> | <p>Complies with AO3.4</p> <p>The site is accessed via an existing driveway.</p> |
| <p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p> | <p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p> | <p>Not applicable</p> <p>Dwelling Houses do not require wheelchair accessible car parking spaces.</p> |
| <p>PO5</p> | <p>AO5</p> | <p>Not applicable</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| Access for people with disabilities is provided to the building from the parking area and from the street. | Access for people with disabilities is provided in accordance with the relevant Australian Standard. | Dwelling Houses are not required to cater for people with disabilities. |
| PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development. | AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b. | Not applicable Dwelling Houses are not required to provide on-site bicycle parking. |
| PO7 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. | AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); | Not applicable Dwelling Houses are not required to provide on-site bicycle parking. |
| | AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. | Not applicable Dwelling Houses are not required to provide on-site bicycle parking. |
| | AO7.3 | Not applicable |



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|---|---|--|
| | Development provides visitor bicycle parking which does not impede pedestrian movement. | Dwelling Houses are not required to provide on-site bicycle parking. |
| PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. | AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. | Not applicable Dwelling Houses are not required to provide walking and cycle routes. |
| PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> (a) in accordance with relevant standards; | AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. | Not applicable The Dwelling House are not required to provide for service vehicles. |



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|--|---|---|
| <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p> | <p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p> | <p>Not applicable</p> <p>The Dwelling House are not required to provide for service vehicles.</p> |
| | <p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p> | <p>Not applicable</p> <p>The Dwelling House are not required to provide for service vehicles.</p> |
| <p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p> | <p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p> | <p>Not applicable</p> <p>The Dwelling House would not include drop-off and pick-up services or facilities.</p> |



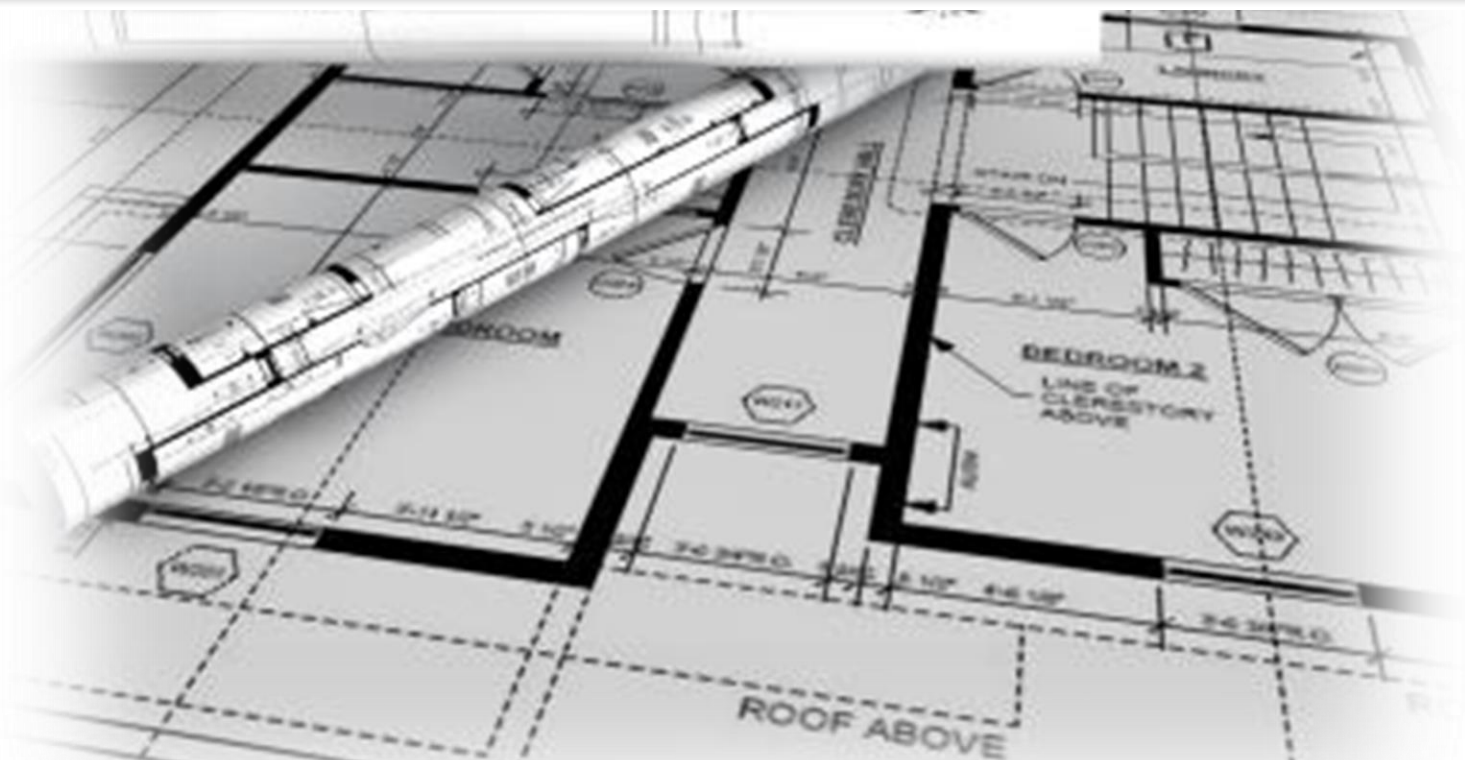
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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|---|--|
| | (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. | |
| | AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1. | Not applicable The development would not require queuing and set-down areas. |



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