

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)	Matthew Smith and Zoe Hober
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	QLD
Postcode	4877
Country	Australia
Contact number	(07) 4041 0111
Email address (non-mandatory)	Hannah.D@gmacert.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20215694

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
		68	De Meio Drive	Lower Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	11	SP152485	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 checked="" type="checkbox"/> Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	Dwelling House		148.23m ²
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

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

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

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m 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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the 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 checked="" 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.dsdmp.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.dsdmp.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:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au 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: Matthew Smith and Zoe Hober
Development: Dwelling House
At: 68 De Meio Drive, Lower Daintree (Lot 11 on
SP152485)
Prepared by: GMA Certification Group
File Ref: 20215694
Revision: A

Table of Contents

1.0	Introduction.....	3
2.0	Development Summary	4
3.0	Locality	6
4.0	Proposal	7
5.0	Statutory Planning Considerations.....	8
5.1	Planning Act 2016	8
5.1.1	Categorisation of Development	8
5.1.2	Assessment Manager	8
5.1.3	Level of Assessment	8
5.1.4	Statutory Considerations for Assessable Development.....	8
5.1.5	State Planning Policy	9
5.1.6	Regional Plan.....	9
5.1.7	Referral Agencies	9
5.1.8	State Development Assessment Provisions	9
6.0	Local Planning Considerations	10
6.1	Douglas Shire Council Planning Scheme	10
6.1.1	Statement of Compliance – Benchmark Assessment	11
7.0	Summary and Conclusion.....	16
	Appendix 1.	17
	Appendix 2.	18
	Appendix 3.	19
	Appendix 4.	20

1.0 Introduction

This report has been prepared on behalf of Matthew Smith and Zoe Hober in support of a Development Application to Douglas Shire Council for a Development Permit for a Material Change of Use for the purpose of a Dwelling House on land located at 68 De Meio Drive, Lower Daintree, and described as Lot 11 on SP152485.

The application site has an area of 4,000m² and frontage of 40 metres to De Meio Drive. The site is currently vacant and has a slope from the west (rear) to the east (front). The upper slopes in the western portion the site are vegetated with mature vegetation and the lower eastern portion of the site is cleared and maintained grass. Access to the site is provided from an existing piped culvert located at the northern end of the frontage to De Meio Drive.

The locality containing the site is characterised by a rural lifestyle properties adjacent the vegetated and sloping land to the west and land cultivated for sugar cane to the east.

It is proposed to develop the site for the purpose of a Dwelling House within the existing cleared area. The Dwelling House would be setback 13.5 metres from the property frontage, 6 metres from the northern side boundary and 9.328 metres from the southern side boundary.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks within the Douglas Shire Planning Scheme (2018, V. 1.0). The proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is considered to be a suitable use of the site.

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

2.0 Development Summary

Address:	68 De Meio Drive, Lower Daintree
Real Property Description:	Lot 11 on SP152485
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 4,000m ² Frontage: 40 metres to De Meio Drive
Registered Owner:	Zoe Bridgette Hober Matthew James Smith
Proposal:	Dwelling House
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: <ul style="list-style-type: none"> ○ MSES – Wildlife habitat (endangered or vulnerable); and, ○ MSES – Regulated vegetation (essential habitat); • Safety and Resilience to Hazards: <ul style="list-style-type: none"> ○ Flood hazard area – Level 1 – Queensland Floodplain assessment overlay, in part; and, ○ Bushfire prone area – Very high potential bushfire intensity and Potential impact buffer, in part.
State Interests – SARA Mapping:	<ul style="list-style-type: none"> • Native Vegetation Clearing: <ul style="list-style-type: none"> ○ Category B and X on the regulated vegetation management map, in part;

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- Category A or B area that is a least concern regional ecosystem; and,
- Essential habitat.

Referral Agencies:	Nil
State Development Assessment Provisions:	Not applicable
Regional Plan Designation:	Regional Landscape and Rural Production Area
Zone:	Environmental Management Zone
Overlays:	<ul style="list-style-type: none"> ● Acid Sulfate Soils Overlay (5-20m AHD), in part; ● Bushfire Hazard Overlay: <ul style="list-style-type: none"> ○ Potential Impact Buffer, in part; and, ○ Very High Potential Bushfire Intensity, in part. ● Flood and Storm Tide Hazard Overlay – Floodplain Assessment Overlay (Daintree River), in part; ● Hillslopes Overlay – Area affected by hillslopes; ● Landscape Values Overlay – High landscape values; ● Natural Areas Overlay: <ul style="list-style-type: none"> ○ MSES – Regulated Vegetation (Intersecting a Watercourse), in part; ○ MSES – Wildlife habitat, in part; and, ● Potential Landslide Hazard Overlay – Landslide Hazard (High & Medium Hazard Risk).

3.0 Locality

The application site is a single regularly shaped rural allotment located at 68 De Meio Drive, Lower Daintree and described as Lot 11 on SP152485. The site has an area of 4,000m² and has frontage of 40 metres to De Meio Drive. The site is currently vacant and has a slope from the west (rear) to the east (front). The upper slopes in the western portion the site are vegetated with mature vegetation and the lower eastern portion of the site is cleared and maintained grass. Access to the site is provided from an existing piped culvert located at the northern end of the frontage to De Meio Drive.

The locality containing the site is characterised by a rural lifestyle properties adjacent the vegetated and sloping land to the west and land cultivated for sugar cane to the east.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to develop the site for the purpose of a Dwelling House within the existing cleared area. The Dwelling House would be setback 13.5 metres from the property frontage, 6 metres from the northern side boundary and 9.328 metres from the southern side boundary.

The dwelling house would have a total floor area of 269m² and would contain three bedrooms, a kitchen/living/dining room, a bathroom and ensuite, laundry, double garage and an external deck/veranda to the front façade. To facilitate the development, it is proposed to recontour the site to create a benched pad for the house. The recontouring would involve cut and fill and would result in earth batters to the rear of the Dwelling House comprising a maximum of two batters separated by one metre and having a total height of approximately 3.6 metres.

As part of the development it is proposed to relocate the site access to the south and provide a gravel driveway from the road frontage to the double garage.

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:	4,000m ²
Frontage:	40 metres to De Meio Drive
Height:	Approx. 6 metres
Total Floor Area:	269m ²
Site Cover:	6.7%
Setbacks:	<ul style="list-style-type: none"> • Front - 13.5 metres; • Northern (side) – 6 metres; • Southern (side) - 9.328.
Access:	De Meio Drive
Car Parking Spaces:	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 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. The table below identifies the level of assessment and the categorising section of the Douglas Shire Planning Scheme.

Development	Categorising Section	Level of Assessment
Dwelling House	Table 5.6.d – Environmental management zone	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

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

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

5.1.5 State Planning Policy

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into the Douglas Shire 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 Area designation of the Far North Queensland 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 Version 1.0), the site is identified within the Environmental Management Zone and is affected by the following overlays:

- Acid Sulfate Soils Overlay (5-20m AHD), in part;
- Bushfire Hazard Overlay (Potential Impact Buffer, in part; and, Very High Potential Bushfire Intensity, in part);
- Flood and Storm Tide Hazard Overlay – Floodplain Assessment Overlay (Daintree River), in part;
- Hillslopes Overlay – Area affected by hillslopes;
- Landscape Values Overlay – High landscape values;
- Potential Landslide Hazard Overlay – Landslide Hazard (High & Medium Hazard Risk), in part;
- Natural Areas Overlay (MSES – Regulated Vegetation (Intersecting a Watercourse), in part; MSES – Wildlife habitat, in part).

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

Assessment Benchmark	Applicability	Compliance
Environmental Management Zone Code	Applies	Complies or able to comply with applicable Acceptable Outcomes.
Acid Sulfate Soils Overlay Code	Applies	Complies with applicable Acceptable Outcomes and Performance Outcomes.
Bushfire Hazard Overlay Code	Applies	Complies with or able to comply with applicable Acceptable Outcomes.
Flood and Storm Tide Hazard Code	Applies	Consideration is required in respect of Performance Outcome PO1 relating to the development within the flood overlay area. Refer below.
Hillslopes Overlay Code	Applies	Consideration is required

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		in respect of Performance Outcomes PO1, relating to development in the Hillslopes Overlay area, and PO3, regarding excavation and fill. Refer below.
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	Applies	Consideration is required in respect of Performance Outcomes PO1, development within the overlay, and PO2, excavation and fill. Refer below.
Dwelling House Code	Applies	Complies with applicable Acceptable Outcomes.
Access, Parking and Servicing Code	Applies	Complies with applicable Acceptable Outcomes.
Filling and Excavation Code	Applies	Complies with applicable Acceptable Outcomes.
Infrastructure Works Code	Applies	Complies or is able to comply with applicable Acceptable Outcomes.
Vegetation Management Code	Not applicable	No vegetation clearing is proposed.

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Flood and Storm Tide Hazard Overlay Code

Performance Outcome PO1 of the Flood and Storm Tide Hazard Overlay Code states:

PO1

Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.

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The associated Acceptable Outcomes state:

AO1.3

New buildings are:

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

The Dwelling House would be within the Floodplain Assessment overlay area; however, the Dwelling House would be sited on land above the Defined Inundation Event.

6.1.1.2 Hillslopes Overlay Code

Performance Outcome PO3 of the Hillslopes Overlay Code states:

PO1

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

The associated Acceptable Outcome states:

AO1.1

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

The site is wholly located within the hillslopes overlay. Notwithstanding, the Dwelling House would be located on the lower cleared portion of the site at an elevation consistent with the adjacent and adjoining Dwelling Houses. It would not affect the scenic backdrop to the region. The proposed development is considered to satisfy the Performance Outcome.

Performance Outcome PO3 of the Hillslopes Overlay Code states:

PO3

Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:

- (a) loss of privacy;*
- (b) loss of access to sunlight;*
- (c) intrusion of visual or overbearing impacts;*

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(d) complex engineering solutions.

The associated Acceptable Outcome states:

AO3

Excavation or fill:

- (a) is not more than 1.2 metres in height for each batter or retaining wall;*
- (b) is setback a minimum of 2 metres from property boundaries;*
- (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;*
- (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.*

Excavation and fill would result in a batter with a maximum height of 2 metres located to the rear of the Dwelling House. However, the batters would be located more than 2 metres from property boundaries and would be stepped to provide opportunity for drainage and landscaping. It would not be visible from vantage points external to the site and would not adversely affect the amenity of any adjoining occupiers or the stability or function of the site. The proposed development is considered to satisfy the Performance Outcome.

6.1.1.3 Potential Landslide Hazard Overlay Code

Performance Outcome PO1 of the Potential Landslide Hazard Overlay Code states:

PO1

The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:

- (a) building design;*
- (b) increased slope;*
- (c) removal of vegetation;*
- (d) stability of soil;*
- (e) earthworks;*
- (f) alteration of existing ground water or surface water paths;*
- (g) waste disposal areas.*

The associated Acceptable Outcomes state:

AO1.1

Development is located on that part of the site not affected by the Potential landslide hazard overlay. or

AO1.2

Development is on an existing stable, benched site and requires no further earthworks. or

AO1.3

A competent person certifies that:

- (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;*
- (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site;*
- (c) the site is not subject to the risk of landslide activity on other land;*
- (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;*
- (e) development does not concentrate existing ground water and surface water paths;*
- (f) development does not incorporate on-site waste water disposal.*

The development would be partly on land identified within the Potential landslide hazard overlay. However, the landslide hazard area covers a minor part of the site only and the proposed development would involve a combination of slab on ground and elevated on posts construction to limit the development footprint on the land. The earthworks would involve batters that would be engineer designed to maintain the stability of the land and to manage stormwater paths. The proposed development would not create or increase the potential landslide hazard and is considered to satisfy the Performance Outcome.

Performance Outcome PO2 of the Potential Landslide Hazard Overlay Code states:

PO2

The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.

The associated Acceptable Outcome states:

AO2

Excavation or fill:

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- (a) *is not more than 1.2 metres in height for each batter or retaining wall;*
- (b) *is setback a minimum of 2 metres from property boundaries;*
- (c) *is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;*
- (d) *does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.*

Excavation and fill would result in a batter with a maximum height of 2 metres located to the rear of the Dwelling House. However, the batters would be located more than 2 metres from property boundaries and would be stepped to provide opportunity for drainage and landscaping. It would not be visible from vantage points external to the site and would not adversely affect the landscape character or scenic amenity quality of the area.

7.0 Summary and Conclusion

This report has been prepared on behalf of Matthew Smith and Zoe Hober in support of a Development Application to Douglas Shire Council for a Development Permit for a Material Change of Use for the purpose of a Dwelling House on land located at 68 De Meio Drive, Lower Daintree and described as Lot 11 on SP152485.

The application site has an area of 4,000m² and has frontage of 40 metres to De Meio Drive. The site is currently vacant and has a slope from the west (rear) to the east (front). The upper slopes in the western portion the site is vegetated with mature vegetation and the lower eastern portion of the site is cleared and maintained grass. Access to the site is provided form an existing piped culvert located at the northern end of the frontage to De Meio Drive.

The locality containing the site is characterised by a rural lifestyle properties adjacent the vegetated and sloping land to the west and land cultivated for sugar cane to the east.

It is proposed to develop the site for the purpose of a Dwelling House within the existing cleared area. The Dwelling House would be setback 13.5 metres from the property frontage, 6 metres from the northern side boundary and 9.328 metres from the southern side boundary.

The dwelling house would have a total floor area of 269m² and would contain three bedrooms, a kitchen/living/dining room, a bathroom and ensuite, laundry, double garage and an external deck/veranda to the front façade. To facilitate ethe development, it is proposed to recontour the site to create a benched pad for the house. The recontouring would involve cut and fill and would result in earth batters to the rear of the Dwelling House comprising a maximum of two batters separated by one metre and having a total height of approximately 3.6 metres.

As part of the development it is proposed to relocate the site access to the south and provide a gravel driveway from the road frontage to the double garage.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks within the Douglas Shire Planning Scheme (2018, V. 1.0). An assessment against the applicable Benchmarks identifies that the development is complies or is able to comply with the applicable Assessment Benchmarks.

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



Appendix 1.

CERTIFICATE OF TITLE

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50438514	Search Date:	01/12/2021 08:05
Date Title Created:	13/05/2003	Request No:	39459634
Previous Title:	50073545		

ESTATE AND LAND

Estate in Fee Simple

LOT 11 SURVEY PLAN 152485

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 720461101 11/12/2020

ZOE BRIDGETTE HOBER

MATTHEW JAMES SMITH

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20849177 (POR 15)
2. MORTGAGE No 720461102 11/12/2020 at 13:32
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 2.

PROPOSAL PLANS

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

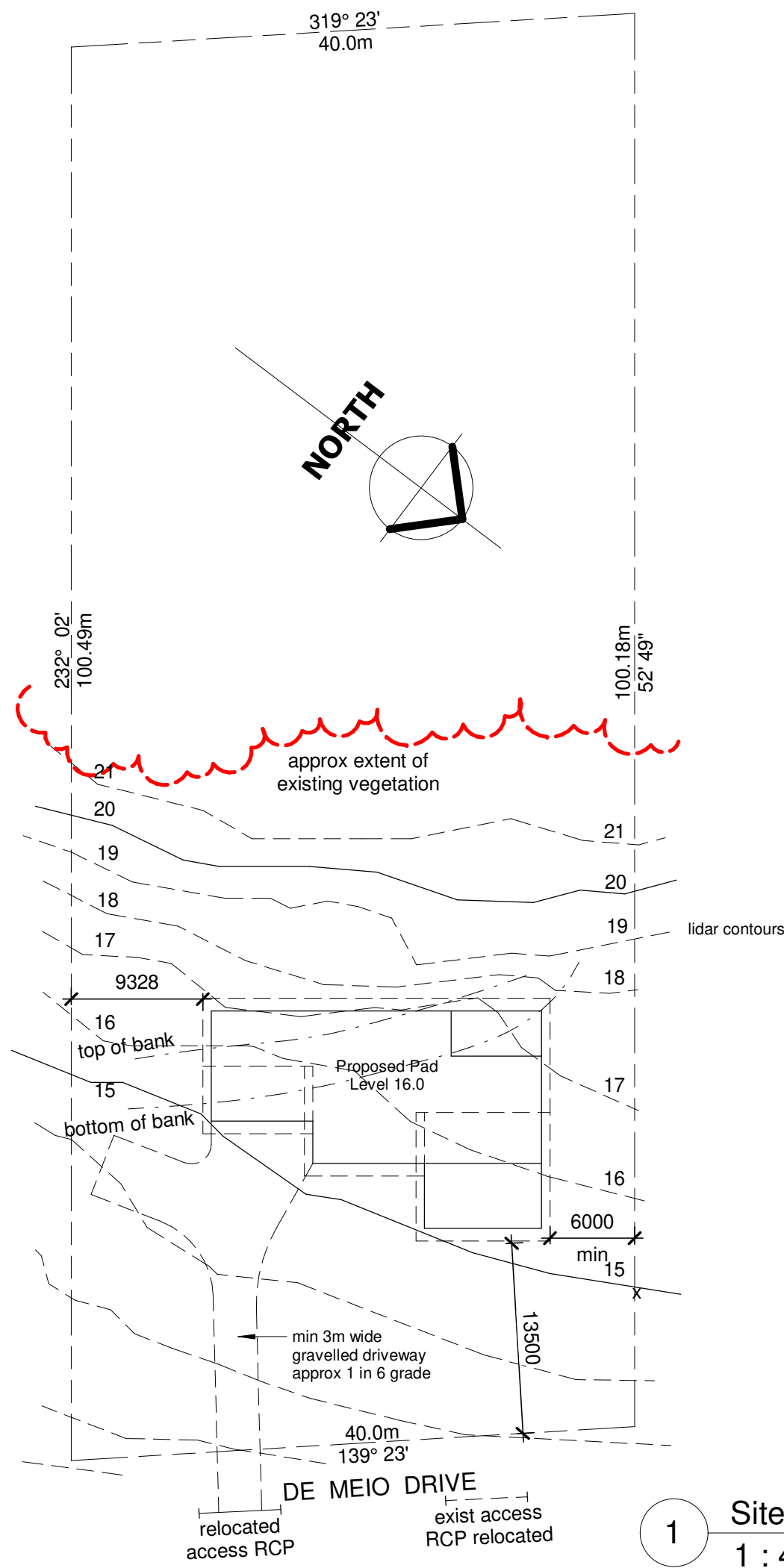
Port Douglas

Childers

Kingscliff



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



Sheet List	
Sheet Number	Sheet Name
1 of 4	Site Plan, Sheet List, Notes
2 of 4	Floor Plan
3 of 4	Elevations - Sheet 1
4 of 4	Elevations - Sheet 2

1 Site Plan
1 : 400

REV	DATE	DESCRIPTION
<div>GREG SKYRING</div> <div>Design and DRAFTING Pty. Ltd.</div> <div>Lic Under QBSA Act 1991 - No 1040371</div> <div>11 Noli Close, Mossman Q. 4873</div> <div>Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</div>		
PROJECT		
Proposed Residence, L11 SP152485, 68 De Meio Drive, LOWER DAINTREE		
PLAN TITLE		
Site Plan, Sheet List, Notes		
CLIENT		
M. Smith & Z. Hober		
SCALES	WIND CLASS	PLAN NO
1 : 400	C2	408-21
		REV. C
		SHEET NO
		1 of 4

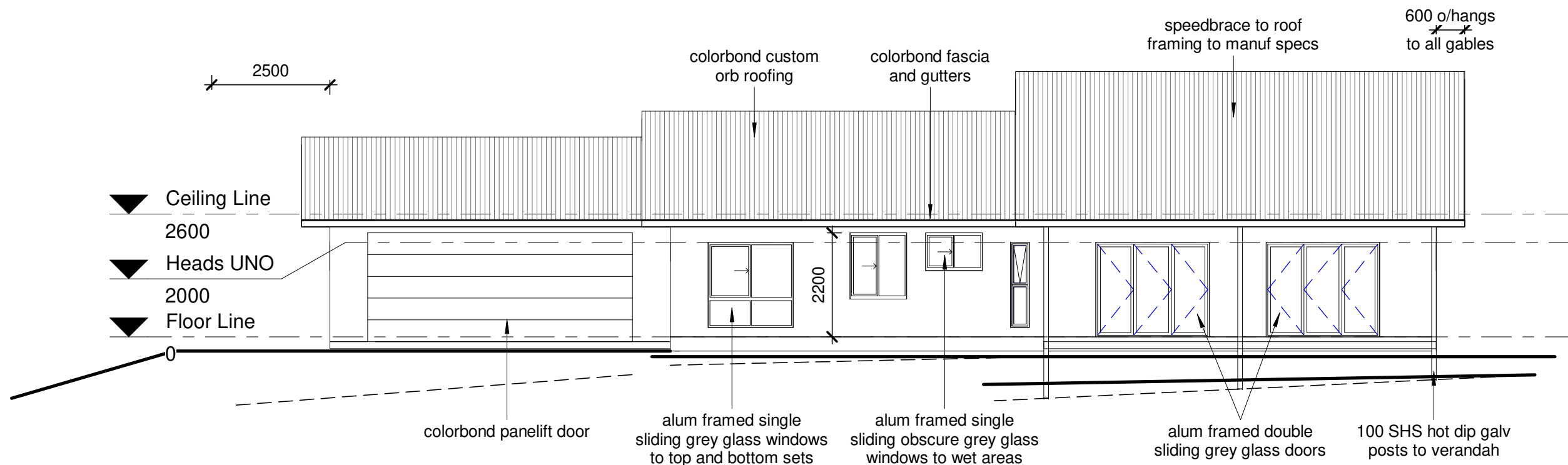


- LEGEND**
- 200 conc mas ext walls, render finished
 - timber stud framed external and internal walls, select external lining, gyprock lining to internal, villaboard to wet areas
 - as above, lined one face for bracing, refer to Bracing Wall Notes
 - B** special lintels, refer to Details
 - 100 x 4 SHS Posts to rear verandah
 - waterproof wet areas to AS3740
 - smoke alarms to AS3786
 - FW •** optional floor waste

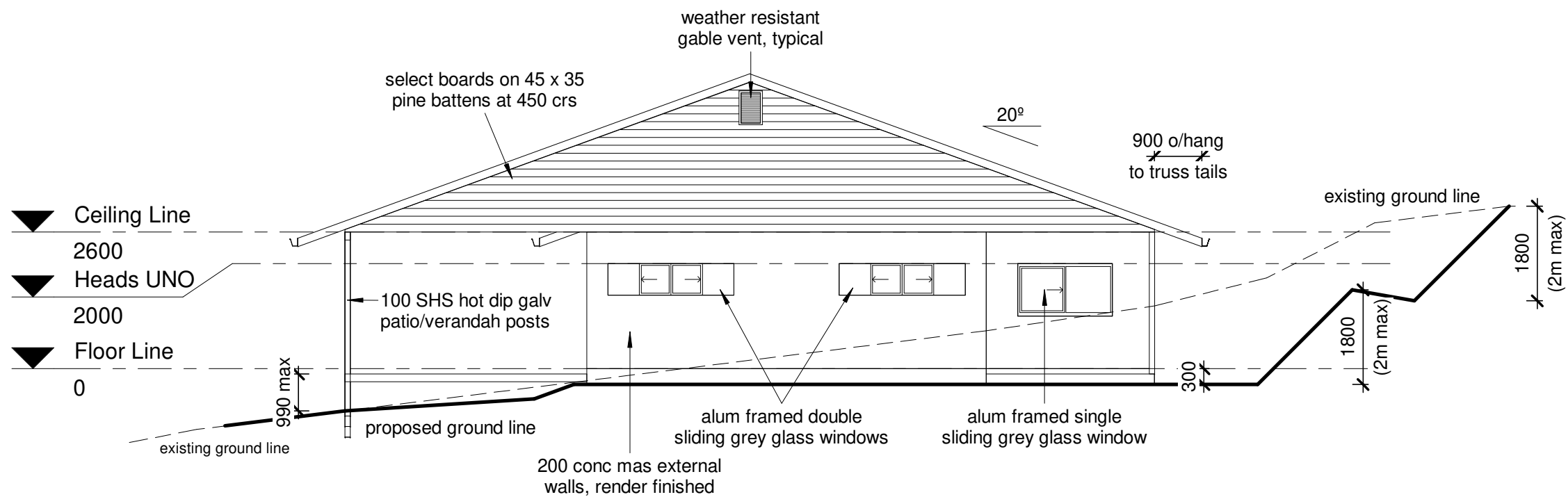
- WINDOW and DOOR LEGEND**
- sd single sliding door
 - dtd double sliding door
 - td timber door, suitable for location
 - ftd select feature timber door
 - gd alum framed glass door
 - pld panel lift garage door
 - sw single sliding window
 - dsw double sliding window
 - fg fixed glass window

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

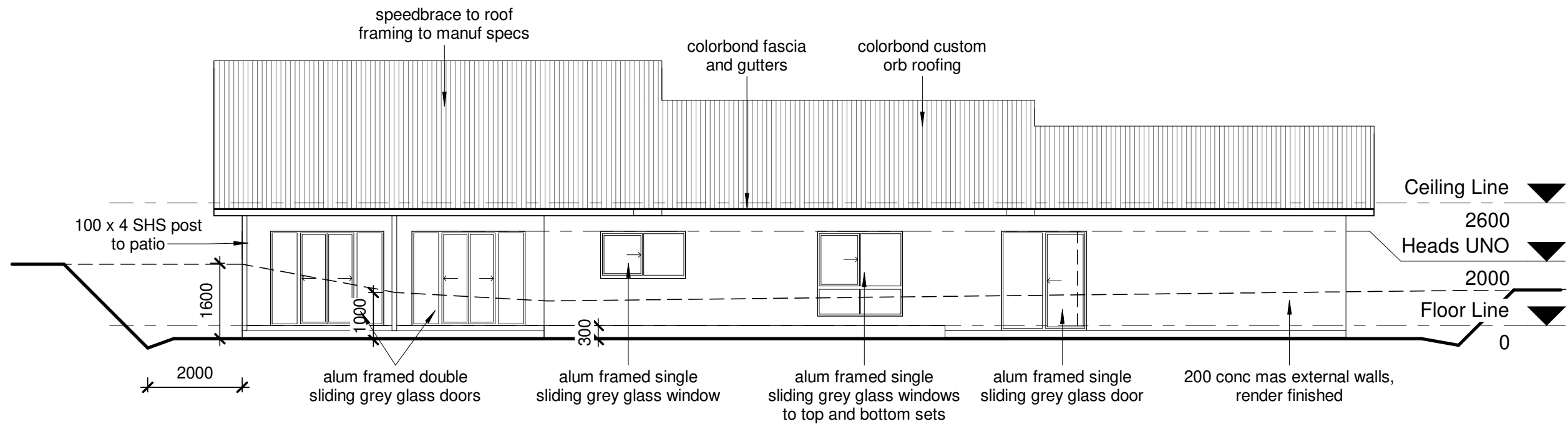
1 Floor Plan
1 : 100



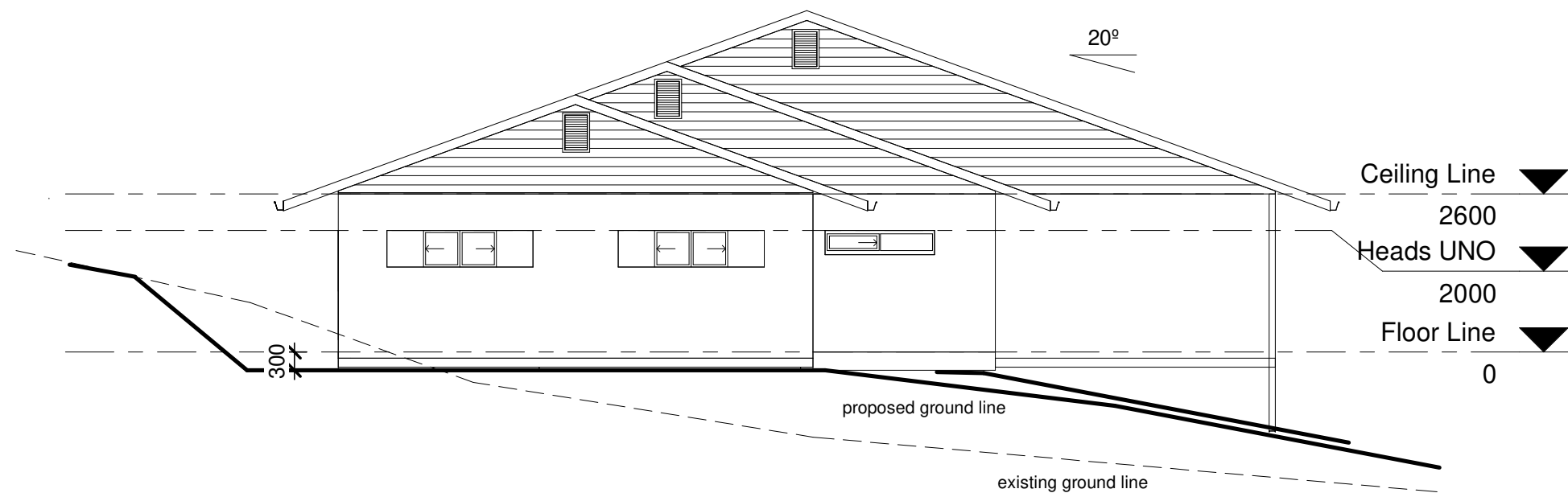
1 Front Elevation
1 : 100



2 Right Elevation
1 : 100



1 Rear Elevation
1 : 100



2 Left Elevation
1 : 100

Appendix 3.

PLANNING BENCHMARK ASSESSMENT

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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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6.2.4 Environmental management zone code

6.2.4.1 Application

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

6.2.4.2 Purpose

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

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

- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
 - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is generally restricted to a dwelling house;
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
 - (c) Development reflects and responds to the natural features and environmental values of the area;
 - (d) Visual impacts are minimised through the location and design of development;



20215694 - 68 De Meio Drive, Lower Daintree (Dwelling House)

- (e) Development does not adversely affect water quality;
- (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

6.2.4.3 Criteria for assessment

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	Complies with AO1 The development would be one storey and approximately 6 metres high.
	AO1.2 Buildings have a roof height not less than 2 metres	Complies with AO1.2 The development would have a roof height of greater than 2 metres.
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area;	AO2 Buildings and structures are set back not less than:	Complies with AO2 The development would be setback a minimum of 6 metres from all boundaries.



20215694 - 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(b) achieve separation from neighbouring buildings and from road frontages	(a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	
For assessable development		
PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	Complies with AO3 A Dwelling House is not identified as an inconsistent use.
PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	AO4 No acceptable outcomes are prescribed.	Complies with PO4 The site coverage would be 6.7% and the development would be located on the lower slopes in an existing cleared area. The development would have no impact on environmental or scenic values of the site.



20215694 - 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds. Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited: <ul style="list-style-type: none"> (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing. 	Complies with AO5.1 The development and associated infrastructure would be sited on already cleared land.
	AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline	Complies with AO5.2 The development would occur on part of the site with an average slope of 16.6%.
PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to:	AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.	Not applicable The development would occur on part of the site with an average slope of 16.6%.



20215694 - 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development	AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	Complies with AO6.2 The access will be constructed of gravel consistent with existing driveways in the locality and will allow for the infiltration of rainwater and minimise run-off and erosion and sedimentation.
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment	AO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.	Able to comply with AO7 The developments external finish has not been confirmed. Council are invited to attach a condition to any approval issued if appropriate.
PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO8 No acceptable outcomes are prescribed.	Complies with PO8 The development would be consistent with the existing amenity of the zone.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

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.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (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.

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			
PO1		AO1	Complies with AO1



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<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>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	<p>A dwelling house is not identified as a vulnerable use.</p>
<p>PO2</p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2</p> <p>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.</p>	<p>Not applicable</p> <p>The development would involve a dwelling house only.</p>
<p>PO3</p> <p>Development involving hazardous materials</p>	<p>AO3</p> <p>The manufacture or storage of hazardous material</p>	<p>Not applicable</p> <p>The development would not involve hazardous</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
manufactured or stored in bulk is not located in bushfire hazard sub-category.	in bulk does not occur within bushfire hazard sub-category.	materials.
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>PO4.1</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>AO4.1</p> <p>No new lots are created within a bushfire hazard sub-category.</p> <p>or</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>
PO4.2	AO4.2	Not applicable



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m ² at any point.	<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 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>	The development would be for a Material Change of Use only.
<p>PO5</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed</p>	<p>AO5.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>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>	<ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. 	
	<p>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</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO6</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (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; 	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (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 intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO7</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</p>	<p>AO7</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (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 	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>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>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>(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;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency</p>	



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p>PO8</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8</p> <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</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p> <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 development would be for a Material Change of Use only.</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>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,</p>	<p>Complies with AO10</p> <p>The dwelling house would be located on a clear section of the site that is appropriately separated from hazardous vegetation.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>(a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>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 external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>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</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m; (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</p>	<p>Not applicable</p> <p>A fire trail is not considered necessary for the dwelling house as it would not serve a practical fire management purpose and the site is lesser than 2.5ha in area.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>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>(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</p>	



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>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>	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <p>(a) do not exceed a length of 60m from the street to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>	<p>Complies with AO12</p> <p>The private driveway would be less than 60 metres in length and would comply with width and gradient requirements.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>PO13</p> <p>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>	<p>AO13</p> <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; 	<p>Able to comply with AO13</p> <p>The development is able to provide a water tank as required. Council are invited to attach a condition to any approval granted, if required.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(f) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO14</p> <p>Landscaping does not increase the potential bushfire risk.</p>	<p>AO14</p> <p>Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>Not applicable</p> <p>No landscaping is proposed as part of this application.</p>
<p>PO15</p> <p>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).</p>	<p>AO15</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>	<p>Not applicable</p> <p>No bushfire mitigation measures are proposed.</p>



20215694 - 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	AO9 The maximum residential density is one dwelling house per lot.	Complies with AO9 The development proposes one dwelling house.
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	AO10 No acceptable outcomes are prescribed.	Not applicable The development would be for a Material Change of Use only.

Table 6.2.4.3.b — Inconsistent uses within the Environmental management zone.

Inconsistent uses		
<ul style="list-style-type: none"> Adult store Agricultural supplies store Air services Aquaculture 	<ul style="list-style-type: none"> Hardware and trade supplies Health care services High impact industry Hospital 	<ul style="list-style-type: none"> Renewable energy facility Relocatable home park Research and technology industry Residential care facility



20215694 - 68 De Meio Drive, Lower Daintree (Dwelling House)

<ul style="list-style-type: none"> • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Food and drink outlet 	<ul style="list-style-type: none"> • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Place of worship 	<ul style="list-style-type: none"> • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse
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20215694 - 68 De Meio Drive, Lower Daintree (Dwelling House)

<ul style="list-style-type: none">• Function facility• Garden centre	<ul style="list-style-type: none">• Port services	<ul style="list-style-type: none">• Wholesale nursery• Winery
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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.



20215694 – 68 De Meio Drive, Lower Daintree

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



20215694 – 68 De Meio Drive, Lower Daintree

- (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 8.2.1.3.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 PO1 Excavation and filling would occur on elevated land and would not disturb any acid sulfate soils, which are identified on the acid sulfate soils overlay map.
PO2	AO2.1	Complies with AO2.1



20215694 – 68 De Meio Drive, Lower Daintree

Performance outcomes	Acceptable outcomes	Compliance
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>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 plan and avoids the release of metal contaminants</p>	All excavation and filling would occur on elevated land and would not involve the disturbance of acid sulfate soils.



20215694 – 68 De Meio Drive, Lower Daintree

Performance outcomes	Acceptable outcomes	Compliance
	<p>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>	
<p>PO3</p> <p>No environmental harm is caused as a result of</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO3</p> <p>No potential acid sulfate soils would be exposed as</p>



20215694 – 68 De Meio Drive, Lower Daintree

Performance outcomes	Acceptable outcomes	Compliance
exposure to potential acid sulfate soils or actual acid sulfate soils.		the development would occur on elevated land.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

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.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (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.

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			
PO1		AO1	Complies with AO1



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<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>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	<p>A dwelling house is not identified as a vulnerable use.</p>
<p>PO2</p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2</p> <p>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.</p>	<p>Not applicable</p> <p>The development would involve a dwelling house only.</p>
<p>PO3</p> <p>Development involving hazardous materials</p>	<p>AO3</p> <p>The manufacture or storage of hazardous material</p>	<p>Not applicable</p> <p>The development would not involve hazardous</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
manufactured or stored in bulk is not located in bushfire hazard sub-category.	in bulk does not occur within bushfire hazard sub-category.	materials.
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>PO4.1</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>AO4.1</p> <p>No new lots are created within a bushfire hazard sub-category.</p> <p>or</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>
PO4.2	AO4.2	Not applicable



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m ² at any point.	<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 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>	The development would be for a Material Change of Use only.
<p>PO5</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed</p>	<p>AO5.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>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>	<ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. 	
	<p>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</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO6</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (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; 	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (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 intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO7</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</p>	<p>AO7</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (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 	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>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>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>(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;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency</p>	



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p>PO8</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8</p> <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</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p> <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 development would be for a Material Change of Use only.</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>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,</p>	<p>Complies with AO10</p> <p>The dwelling house would be located on a clear section of the site that is appropriately separated from hazardous vegetation.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>(a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>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 external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>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</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m; (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</p>	<p>Not applicable</p> <p>A fire trail is not considered necessary for the dwelling house as it would not serve a practical fire management purpose and the site is lesser than 2.5ha in area.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>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>(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</p>	



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>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>	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <p>(a) do not exceed a length of 60m from the street to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>	<p>Complies with AO12</p> <p>The private driveway would be less than 60 metres in length and would comply with width and gradient requirements.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>PO13</p> <p>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>	<p>AO13</p> <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; 	<p>Able to comply with AO13</p> <p>The development is able to provide a water tank as required. Council are invited to attach a condition to any approval granted, if required.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(f) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO14</p> <p>Landscaping does not increase the potential bushfire risk.</p>	<p>AO14</p> <p>Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>Not applicable</p> <p>No landscaping is proposed as part of this application.</p>
<p>PO15</p> <p>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).</p>	<p>AO15</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>	<p>Not applicable</p> <p>No bushfire mitigation measures are proposed.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
 - (a) Storm tide – high hazard sub-category;
 - (b) Storm tide – medium hazard sub-category;
 - (c) Flood plain assessment sub-category;
 - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

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

8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
- (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
 - (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
 - (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
 - (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
 - (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

8.2.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For assessable and self-assessable development		
PO1	AO1.1	Complies with AO1.2



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) ensure the safety of all persons; minimise damage to the development and contents of buildings; (b) provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;</p> <p>or</p> <p>For dwelling houses,</p> <p>AO1.2</p> <p>Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p>	<p>The proposed Dwelling House would be located above the Defined Inundation Event.</p>
	<p>AO1.3</p> <p>New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. 	<p>Complies with PO1</p> <p>The Dwelling House would be within the Floodplain Assessment overlay area; however, the Dwelling House would be sited on land above the Defined Inundation Event.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	AO1.4 In non-urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	Not applicable The site does not contain and is not adjacent to a natural riparian corridor.
For assessable development		
P02 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	Complies with AO2 The development would be for a Dwelling House only.
P03 Development siting and layout responds to flooding potential and maintains personal safety.	For Material change of use AO3.1 New buildings are: (a) not located within the overlay area;	Complies with AO3.2 The Dwelling House would be located on land above the Defined Inundation Event.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) located on the highest part of the site to minimise entrance of flood waters;</p> <p>(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>or</p> <p>AO3.2</p> <p>The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3</p> <p>Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area,</p>	



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	this is the preferred location of all buildings.	
	<p>For Reconfiguring a lot</p> <p>AO3.4</p> <p>Additional lots:</p> <p>(a) are not located in the hazard overlay area;</p> <p>or</p> <p>(b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>
	<p>AO3.5</p> <p>Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</p> <p>(b) by direct and simple routes to main carriageways.</p>	
	<p>AO3.6</p> <p>Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>or</p>	<p>Not applicable</p> <p>Signage is not considered necessary for the construction of a Dwelling House.</p>
	<p>AO3.7</p> <p>There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	<p>Complies with AO3.7</p> <p>The Dwelling House would be on land above the Defined Inundation Event.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>For Material change of use (Residential uses)</p> <p>AO3.1</p> <p>The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	<p>Complies with AO3.1</p> <p>All development on the site would be above the Defined Inundation Event.</p>
<p>PO4</p> <p>Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)</p> <p>AO4.2</p> <p>Non-residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g.</p>	<p>Not applicable</p> <p>The development would be for a residential use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p>	
	<p>AO4.3</p> <p>Materials are stored on-site:</p> <p>(a) are those that are readily able to be moved in a flood event;</p> <p>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes -</p> <p>(a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water</p>	<p>Not applicable</p> <p>No materials are proposed to be stored on-site.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	resilient products and building techniques.	
<p>PO5</p> <p>Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works</p> <p>AO5.1</p> <p>Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). <p>AO5.2</p> <p>Works (including buildings and earthworks) in non-urban areas either:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; <p>or</p>	<p>Not applicable</p> <p>The development would not involve operational works.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. 	
	<p>For Material change of use</p> <p>AO5.3</p> <p>Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the</p>	<p>Not applicable</p> <p>The Dwelling House would not be located on land affected by the Defined Flood Event or storm tide inundation.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p>	
	<p>For Material change of use and Reconfiguring a lot</p> <p>AO5.4</p> <p>In non-urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	<p>Not applicable</p> <p>The site does not contain a natural riparian corridor.</p>
<p>PO6</p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1</p> <p>Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment</p>	<p>Not applicable</p> <p>The development would not include the manufacture or storage of hazardous materials.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>if discharged in a flood event; or</p> <p>AO6.2</p> <p>If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <p>(a) located above the DFE level; or</p> <p>(b) designed to prevent the intrusion of floodwaters.</p>	
	<p>AO6.3</p> <p>Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE</p>	<p>Not applicable</p> <p>No infrastructure is proposed as part of this application.</p>
	<p>AO6.4</p> <p>If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood</p>	<p>Not applicable</p> <p>The development would not involve hazardous materials.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>	
<p>PO7</p> <p>The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes. 	<p>Complies with AO7</p> <p>The development would be located on land not affected by flooding and would not affect existing flood warning times or evacuation routes.</p>
PO8	AO8.1	Complies with AO8.1



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>Development involving community infrastructure:</p> <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event. 	<p>The following uses are not located on land inundated during a DFE/Storm tide:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). <p>or</p> <p>AO8.2</p> <p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is 	<p>The development would be for a Dwelling House only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>conducted,</p> <p>(b) community centres;</p> <p>(c) meeting halls;</p> <p>(d) galleries;</p> <p>(e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <p>(a) emergency shelters;</p> <p>(b) police facilities;</p> <p>(c) sub stations;</p> <p>(d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <p>(a) correctional facilities;</p> <p>(b) emergency services;</p> <p>(c) power stations;</p> <p>(d) major switch yards.</p>	



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.	Not applicable The development would be for a Dwelling House only.
	and/or AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:	Not applicable The development would be located above the Defined Flood Event.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration.	
	AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	Not applicable The development would be located above the Defined Flood Event.

Table 8.2.4.3.b- Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> Parks and open space.
5% AEP level	<ul style="list-style-type: none"> Car parking facilities (including car parking associated with use of land).



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

1% AEP level	<ul style="list-style-type: none">• All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	<ul style="list-style-type: none">• Emergency services (if for a police station);• Industry activities (if including components which store, treat or use hazardous materials);• Substation;• Utility installation.
0.2% AEP level	<ul style="list-style-type: none">• Emergency services;• Hospital;• Major electricity infrastructure;• Special industry.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Table 8.2.4.3.c - Degree of flood

Criteria	Low	Medium	High	Extreme
Wading ability	If necessary, children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4)	Fit adults would have difficulty wading. (Generally, safe wading velocity depth product is less than 0.6)	Wading is not an option.
Evacuation distances	< 200 metres	200-400 metres	400-600 metres	600 metres
Maximum flood depths	< 0.3 metre	< 0.6 metre	< 1.2 metres	1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres per second	< 1.5 metres per second	1.5 metres per second
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing Note: This category cannot be implemented until evacuation times have been established in the Counter	Ample flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Disaster Plan (Flooding)				
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20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

8.2.5 Hillslopes overlay code

8.2.5.1 Application

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

8.2.5.2 Purpose

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



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

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

8.2.5.3 Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	Complies with PO1 The site is wholly located within the hillslopes overlay. Notwithstanding, the Dwelling House would be located on the lower cleared portion of the site at an elevation consistent with the adjacent and adjoining Dwelling Houses. It would not affect the scenic backdrop to the region.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	Complies with AO2.1 The development would occur on a section of the site with an average gradient of 16.6%.
	AO2.3 Access ways and driveways are: <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction. 	Complies with AO2.3 The access would be constructed of gravel, consistent with existing driveways on adjacent sites, which would allow for the infiltration of rain water and limit erosion.
	AO2.4 The clearing or disturbance of vegetation is limited	Not applicable No clearing of vegetation is proposed.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	Not applicable The development would be located on part of the site with an average slope of 16.6%.
	AO2.6 Development does not alter the sky line.	Complies with AO2.6 The development would not alter the sky line.
	AO2.7	Able to comply with AO2.7



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Buildings and structures:</p> <p>(a) are finished predominantly in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; <p>(b) are not finished in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces. 	<p>The external finish is yet to be confirmed. Council is invited to condition to any approval granted if required.</p>
	AO2.8	Able to comply with AO2.8



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features	The external finish is yet to be confirmed. Council is invited to condition to any approval granted if required.
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	Able to comply with AO2.9 The deck area would be a maximum of 900mm above ground. The area between the floor level and the ground is able to be screened if required. Council are invited to attach a condition to any approval granted if necessary.
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks. 	Not applicable The development would not involve recreational or ornamental features.
PO3	AO3	Complies with PO3



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<p>Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	<p>Excavation and fill would result in a batter with a maximum height of 2 metres located to the rear of the Dwelling House. However, the batters would be located more than 2 metres from property boundaries and would be stepped to provide opportunity for drainage and landscaping. It would not be visible from vantage points external to the site and would not adversely affect the amenity of any adjoining occupiers or the stability or function of the site.</p>
Lot reconfiguration		
<p>PO4</p> <p>For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1</p> <p>The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a 	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>gradient of 1 in 6 (16.6%);</p> <p>(b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.</p>	
	<p>AO4.2</p> <p>Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible.</p> <p>Note – The size of rectangular areas is outlined within each zone code.</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>
	<p>AO4.3</p> <p>Development does not alter ridgelines.</p>	<p>Not applicable</p> <p>The development would be for a Material Change of Use only.</p>
	<p>AO4.4</p> <p>Lots are designed to ensure rooflines of future</p>	<p>Not applicable</p> <p>The development would be for a Material Change</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	buildings and structures do not protrude above a ridgeline.	of Use only.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

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.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

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;



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (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.

8.2.7.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
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 Dwelling House would not be located on that part of the site containing matters of environmental significance.
	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.	Not applicable Complies with AO1.1.
	Or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental	Not applicable Complies with AO1.1.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	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.	
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; 	Complies with AO2 The Dwelling House would not be located on that part of the site containing matters of environmental significance.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(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: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within Urban areas.	Not applicable The site is not located adjacent a wetland.
	Or	Not applicable



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	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.	The site is not located adjacent a wetland.
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 adjacent a wetland.
	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Not applicable The site is not located adjacent a wetland.
PO5	AO5.1	Not applicable



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	Development avoids the introduction of non-native pest species.	No landscaping is proposed as part of the application.
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Not applicable Pest species have not been identified on the 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 Dwelling House would be located within an existing cleared area and no further clearing would be required to facilitate the development.
	And AO6.2 Development within an ecological corridor rehabilitates native vegetation.	Not applicable The development would not be located within an ecological corridor.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<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 development would not be located within a conservation 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>The proposed development would be separated from existing vegetation, which would be located at a higher elevation than the proposed Dwelling House. There would be no opportunity for overshadowing of existing vegetation.</p>
	<p>and</p> <p>AO7.2</p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>Not applicable</p> <p>The site does not contain riparian vegetation.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
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 does not contain a waterway.
	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 does not contain a waterway.
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain:	AO9 Development does not occur on that part of the site affected by a waterway corridor.	Not applicable The site does not contain a waterway.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	Note – Waterway corridors are identified within Table 8.2.7.3.b.	



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

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

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide, but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.

8.2.9.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
- (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
 - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

8.2.9.3 Criteria for assessment

Table 8.2.9.3.a – Potential landslide hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay.	Complies with PO1 The development would be partly on land identified within the Potential landslide hazard



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>or</p> <p>AO1.2</p> <p>Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p>AO1.3</p> <p>A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; 	<p>overlay. However, the landslide hazard area covers a minor part of the site only and the proposed development would involve a combination of slab on ground and elevated on posts construction to limit the development footprint on the land. The earthworks would involve batters that would be engineer designed to maintain the stability of the land and to manage stormwater paths. The proposed development would not create or increase the potential landslide hazard.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(e) development does not concentrate existing ground water and surface water paths;</p> <p>(f) development does not incorporate on-site waste water disposal.</p> <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.</p> <p>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.</p>	
<p>PO2</p> <p>The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.</p>	<p>AO2</p> <p>Excavation or fill:</p> <p>(a) is not more than 1.2 metres in height for each batter or retaining wall;</p> <p>(b) is setback a minimum of 2 metres from property boundaries;</p> <p>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with</p>	<p>Complies with PO2</p> <p>Excavation and fill would result in a batter with a maximum height of 2 metres located to the rear of the Dwelling House. However, the batters would be located more than 2 metres from property boundaries and would be stepped to provide opportunity for drainage and landscaping. It would not be visible from vantage points external to the</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Planning scheme policy SC6.7 – Landscaping;</p> <p>(d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>	<p>site and would not adversely affect the landscape character or scenic amenity quality of the area.</p>
Additional requirements for Community infrastructure		
<p>PO3</p> <p>Development for community infrastructure:</p> <p>(a) is not at risk from the potential landslide hazard areas;</p> <p>(b) will function without impediment from a landslide;</p> <p>(c) provides access to the infrastructure without impediment from the effects of a landslide;</p> <p>(d) does not contribute to an elevated risk of a landslide to adjoining properties.</p>	<p>AO3</p> <p>Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>	<p>Not applicable</p> <p>This development would not involve Community infrastructure.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

9.3.8 Dwelling house code

9.3.8.1 Application

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

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

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

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

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

9.3.8.2 Purpose

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

- (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (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; (d) do not cause adverse impacts on adjoining properties.	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m 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 The development would not involve a Secondary Dwelling.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
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 development would provide for 2 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; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;	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 Environmental Management Zone Code.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(d) ensures that garages do not dominate the appearance of the street.		



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

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.



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

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 The development would provide two covered car parking spaces.
	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 kept free for car parking.
	AO1.3	Not applicable



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

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.	Not applicable to Dwelling Houses.
(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 Not applicable to Dwelling Houses.
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 The car parking spaces satisfy the relevant Australian Standards.
PO3	AO3.1	Complies with AO3.1



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

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 crossover is proposed and it would be designed in accordance with the FNQROC manual and the relevant Australian Standard.</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 crossover would not be placed over any service infrastructure and would comply with the Australian Standards.</p>



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(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 driveway would comply with the FNQROC manual standards for gradient and would be on land with a slope of an average of 16.6%.</p>



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<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 driveway would be finished with a gravel surface, consistent with existing development in the locality.</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>Not applicable to Dwelling Houses.</p>
<p>PO5</p>	<p>AO5</p>	<p>Not applicable</p>



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

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.	Not applicable to Dwelling Houses.
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 Not applicable to Dwelling Houses.
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 Not applicable to Dwelling Houses.
	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 Not applicable to Dwelling Houses.
	AO7.3	Not applicable Not applicable to Dwelling Houses.



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Development provides visitor bicycle parking which does not impede pedestrian movement.	
PO8 Development provides walking and cycle routes through the site which: (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: (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 Not applicable to Dwelling Houses.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (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.	Complies with AO9.1 The proposed driveway and on-site parking would satisfy the relevant Australian Standards.



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<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>Not applicable to Dwelling Houses.</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>Not applicable to Dwelling Houses.</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>Not applicable to Dwelling Houses.</p>



20215694 -68 De Meio Drive, Lower Daintree (Dwelling House)

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 Not applicable to Dwelling Houses.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

9.4.4 Filling and excavation code

9.4.4.1 Application

- (1) This code applies to assessing:
 - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

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

9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
- (e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies with AO1.1 The development would have two retaining walls, each no higher than 2 metres and separated by a terrace of approximately 1.2 metres.
	AO1.2	Complies with AO1.2



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	The cuts would be supported by two batters with a terrace capable of supporting mature vegetation.
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	Complies with AO1.3 Cut and fill works would be located to the rear of the Dwelling House and would be screened by the Dwelling House.
	AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.	Complies with AO1.4 All soil would be reused on the site.
	AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	Complies with AO1.5 Cut and fill works would be setback more than 2 metres from any boundary.
	AO1.6	Not applicable



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	Cut and fill would be retained.
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m ² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	Complies with AO2.1 Excavation and filling would be less than 5% of the site area.
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Complies with AO2.2 Filling and excavation would be setback more than 2 metres from any boundary.
Flooding and drainage		
PO3	AO3.1	Complies with AO3.1



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	Filling and excavation would not result in the ponding of water on site or adjacent land and would incorporate spoon drainage within the terrace to redirect stormwater back to its natural flow path.
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	Complies with AO3.2 Filling and excavation would not result in any additional water flow across the site or adjacent land.
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	Not applicable The site does not contain and is not adjacent to a watercourse or overland flow path.
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Complies with AO3.4 Filling and excavation would be engineered and would comply with the FNQROC Development manual guidelines.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Complies with AO4 Filling and excavation would be engineered and would comply with the FNQROC Development manual guidelines.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Complies with AO5 Excavation and filling would not be near public utilities.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

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

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable The development would not involve works on a local government road.
	AO1.2	Not applicable The development would not involve works on a local government road.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	Not applicable The development would not involve works on a local government road.
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used;	Not applicable The development would not involve works on a local government road.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	
	AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	Not applicable The development would not involve works on a local government road.
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.	AO2.1 Accessibility structures are not located within the road reserve.	Not applicable No accessibility structures are proposed.
	AO2.2	Not applicable No accessibility structures are proposed.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>Accessibility structures are designed in accordance with AS1428.3.</p>	
	<p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not applicable</p> <p>No accessibility structures are proposed.</p>
Water supply		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1</p> <p>The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2</p>	<p>Able to comply with AO3.2</p> <p>Sufficient area is available within the proposed building pad to accommodate the required water supply. Council are invited to secure compliance through a condition of approval.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;	Complies with AO4.2 An on-site effluent disposal scheme is proposed that would satisfy the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> . Refer to Appendix 4 .



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p>AO4.2</p> <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	
Stormwater quality		
<p>PO5</p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p>	<p>AO5.1</p> <p>A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2</p>	<p>Complies with AO5.1</p> <p>All stormwaters would be discharged to a lawful point of discharge.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	Not applicable This is not considered applicable to a Dwelling House.
	AO5.4	Able to comply with AO5.4



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	Erosion and sediment control practices would be undertaken during the construction phase.
	<p>AO5.5</p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p>Not applicable</p> <p>Not considered applicable to a Dwelling House.</p>
Non-tidal artificial waterways		



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. 	AO6.1 Development involving non-tidal artificial waterways ensures: <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. 	Not applicable The development would not involve any non-tidal artificial waterways.
	AO6.2 Non-tidal artificial waterways are located: <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; 	Not applicable The development would not involve any non-tidal artificial waterways.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	Not applicable The development would not involve any non-tidal artificial waterways.
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:	Not applicable The development would not involve any non-tidal artificial waterways.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	Not applicable The development would not involve any non-tidal artificial waterways.
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable The development would not involve any non-tidal artificial waterways.
	AO6.7	Not applicable



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	The development would not involve any non-tidal artificial waterways.
Wastewater discharge		
P07 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity;	A07.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	Not applicable No waste water would be discharged from the site.
	A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or	Not applicable No waste water would be discharged from the site.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(iv) offset impacts on high ecological value waters.	(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	
	A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable No waste water would be discharged from the site.
	A07.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that:	Not applicable No waste water would be discharged from the site.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none">(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;(iii) visible iron floc is not present in any discharge;(iv) precipitated iron floc is contained and disposed of;(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8	AO8.1	Complies with AO8.1



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Development is provided with a source of power that will meet its energy needs.	<p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	The site is provided with an existing connection to the electricity supply.
<p>PO9</p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.1</p> <p>Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p>	<p>Not applicable</p> <p>No pad-mount electricity infrastructure is proposed.</p>
	AO9.2	Not applicable



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.</p>	No pad-mount electricity infrastructure is proposed.
Telecommunications		
<p>PO10</p> <p>Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO10</p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>	<p>Complies with AO10</p> <p>The site has existing telecommunications connectivity.</p>
<p>PO11</p> <p>Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p>AO11</p> <p>Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>The site has existing telecommunications connectivity.</p>
Road construction		
<p>PO12</p>	<p>AO12.1</p>	<p>Complies with AO12.1</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p> <p>(b) pedestrians and cyclists adjacent to the site;</p> <p>(c) vehicles on the road adjacent to the site;</p> <p>(d) vehicles to and from the site;</p> <p>(e) emergency vehicles.</p>	<p>The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.</p>	<p>De Meio Drive is an existing constructed and Council maintained road.</p>
	<p>AO12.2</p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p>Not applicable</p> <p>De Meio Drive is an existing constructed and Council maintained road.</p>
	<p>AO12.3</p> <p>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>	<p>Complies with AO12.3</p> <p>De Meio Drive is an existing constructed and Council maintained road.</p>
Alterations and repairs to public utility services		
<p>PO13</p> <p>Infrastructure is integrated with, and efficiently extends, existing networks.</p>	<p>AO13</p> <p>Development is designed to allow for efficient connection to existing infrastructure networks.</p>	<p>Not applicable</p> <p>No alterations are required to public utility services.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>PO14</p> <p>Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO14.1</p> <p>Public utility mains, services and installations are not required to be altered or repaired as a result of the development;</p> <p>or</p> <p>AO14.2</p> <p>Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>No alterations are required to public utility services.</p>
Construction management		
<p>PO15</p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15</p> <p>Works include, at a minimum:</p> <p>(a) installation of protective fencing around retained vegetation during construction;</p> <p>(b) erection of advisory signage;</p>	<p>Able to comply with AO15</p> <p>All appropriate protection and signage would be installed during the construction stage in accordance with legislative requirements.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation;</p> <p>(d) removal from the site of all declared noxious weeds.</p>	
<p>PO16</p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p>AO16</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	<p>Not applicable</p> <p>It is not proposed to alter any existing infrastructure.</p>
For assessable development		
High speed telecommunication infrastructure		
<p>PO17</p>	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>Not considered applicable to a Dwelling House.</p>



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.		
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Not applicable No trade waste would be generated by the proposed development.
Fire services in developments accessed by common private title		
PO19	AO19.1	Not applicable No common private title is proposed.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not applicable No common private title is proposed.
PO20 Hydrants are suitable identified so that fire services can locate them at all hours.	AO20 No acceptable outcomes are prescribed.	Not applicable No common private title is proposed.



20215694 – 68 De Meio Drive, Lower Daintree (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.		

Appendix 4.

SITE CLASSIFICATION AND WASTEWATER MANAGEMENT SYSTEM REPORT

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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
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Site Classification

And

Wastewater Management System

For

M J Smith & C B Hober

At

Lot 11 De Meio Drive

Lower Daintree

INTRODUCTION:

Earth Test has been engaged by M J Smith & C B Hober to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 11 De Meio Drive, Lower Daintree.

Real Property Description:-

Lot 11, on SP 152485

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 November 2020.

SITE FACTORS:

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

The Lot has an area of 1.0 acres and the proposed area is predominantly covered with grass.

The water supply to the site is reticulated.

No rock outcrops were noted at the site. An open drain flows at the front of the property.

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

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



BH1 being sampled at Lot 11 De Meio Drive, Lower Daintree



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: M J Smith & C B Hober.		DATE SAMPLED: 10/11/2020
PROJECT: Lot 11 De Meio Drive, Lower Daintree.		Sampled by: G. Negri
REPORT DATE: 23/11/2020		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-2.0	Brown to Red-Brown Clay-Silt with Gravel	Disturbed sample 0.6- 0.9m. Watertable not encountered



ATTERBERG LIMITS TEST REPORT

CLIENT: M J Smith & C B Hober

SAMPLE No: SI 717-20

PROJECT: Lot 11 De Meio Drive, Lower Daintree

DATE SAMPLED: 10/11/2020

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 23/11/2020

Tested By: PW

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	44%
Plastic Limit: AS 1289.3.2.1	23%
Plasticity Index: AS 1289.3.3.1	21%
Linear Shrinkage: AS 1289.3.4.1	10.5%
Length Of Mould:	250.2mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	12.1%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: M J Smith & C B Hober

SAMPLE No: SI 717-20

PROJECT: Lot 11 De Meio Drive, Lower
Daintree.

DATE SAMPLED: 10/11/2020

Tested By: G. Negri

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

REPORT DATE: 23/11/2020

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	2	3
0.1 – 0.2	8	7
0.2 – 0.3	15	5
0.3 – 0.4	16	8
0.4 – 0.5	17+	13
0.5 – 0.6		15
0.6 – 0.7		19+
0.7 – 0.8		
0.8 – 0.9		
0.9 – 1.0		
1.0 – 1.1		
1.1 – 1.2		
1.2 – 1.3		
1.3 – 1.4		
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

Lot 11 De Meio Drive, Lower Daintree.

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

The Atterberg Limits test results indicate a moderately reactive soil.

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

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

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

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

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

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

Lot 11 De Meio Drive, Lower Daintree.

The site and soil evaluation carried out on 10/11/2020 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	9 degrees
Shape	Linear-Planar
Aspect	East North-East
Exposure	Good.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Nil
Vegetation	Grass
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not likely.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Nil

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Red-Brown
Texture	Gravelly Clay-Loam
Structure	Moderate
Coarse Fragments	10%
Measured Permeability Ksat (m/d)	P1= 0.63
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20



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 six (6) persons has been chosen for the proposed four bedroom dwelling.

The residence is connected to a reticulated 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 dwelling (6 persons @ 150 L/person/day) will be 900 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 900 / (20 \times 3.57) \\ &= 12.6\text{m.} \end{aligned}$$

Use one 12.6m long by 3.57m 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 configurations of Advanced Enviro-Septic® require a minimum of 150mm of system sand surrounding the circumference of the pipe. This sand, typically gravelly coarse sand, must adhere to the following percentage and quality restrictions.

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 will pass requirements please contact Earth Test for further advice.



SYSTEM INSTALLATION

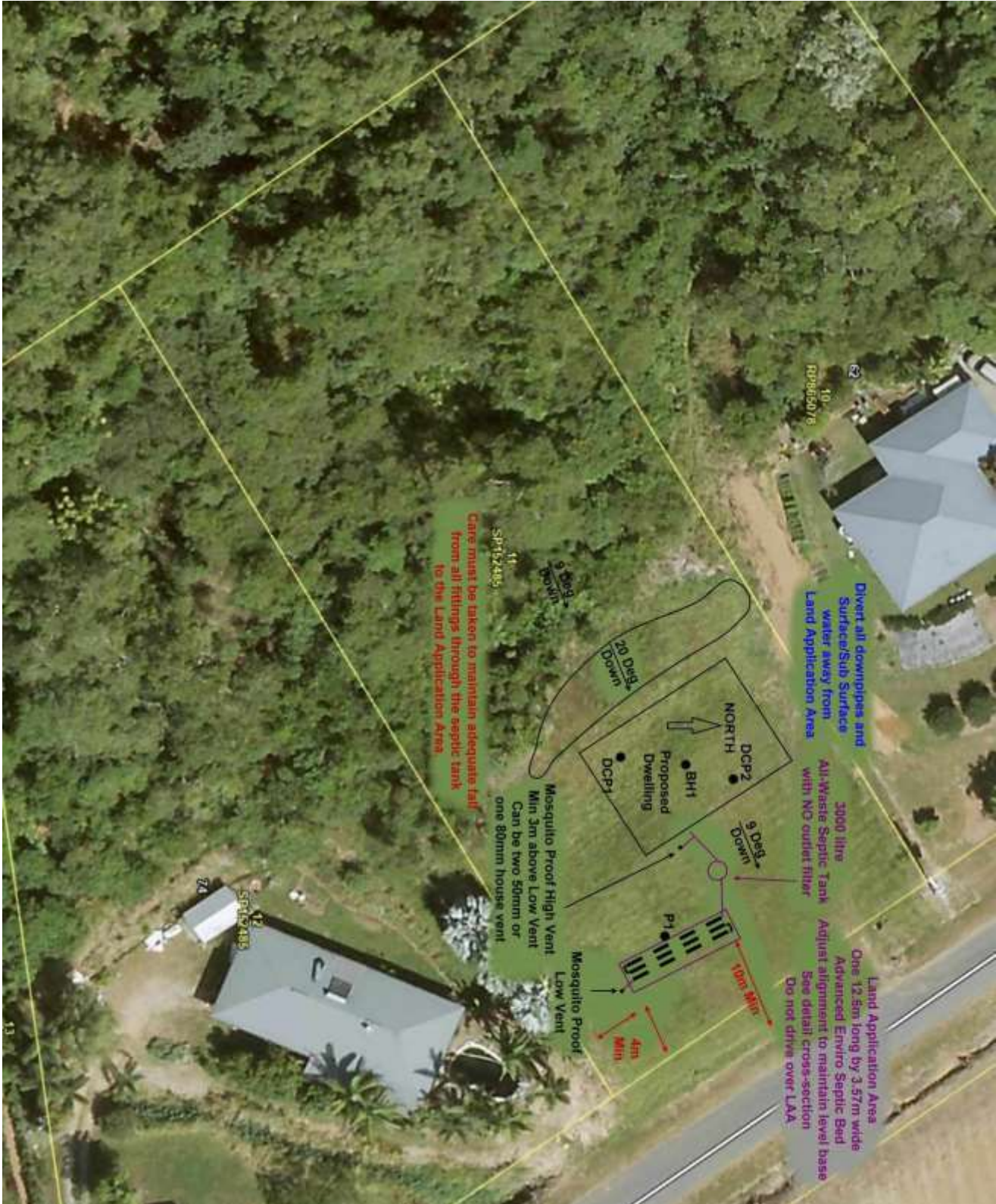
Avoid compaction by keeping people and machinery off the finished trench or bed floor.
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

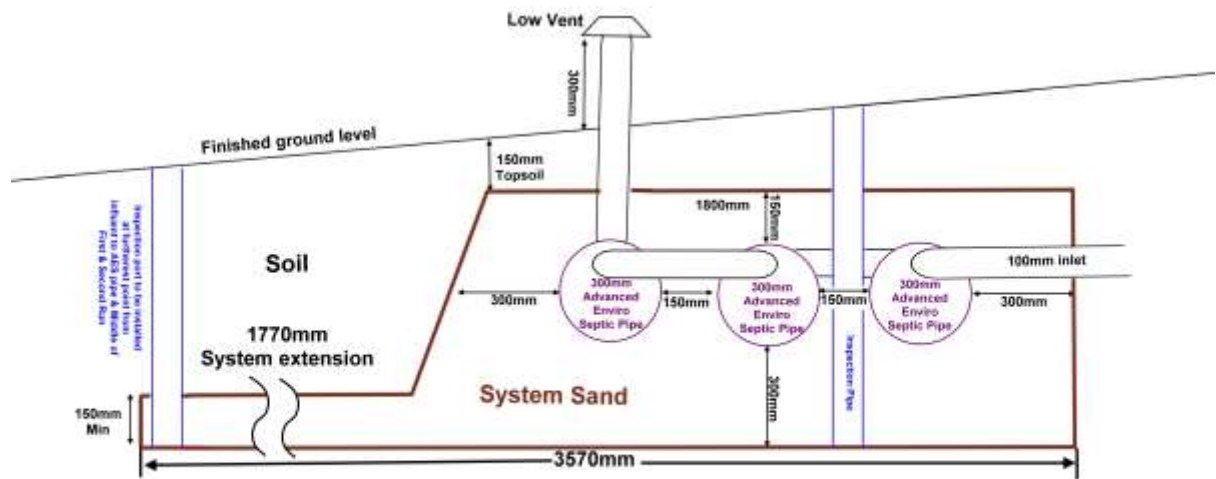
Operation and Maintenance

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

Gavin Negri
Earth Test

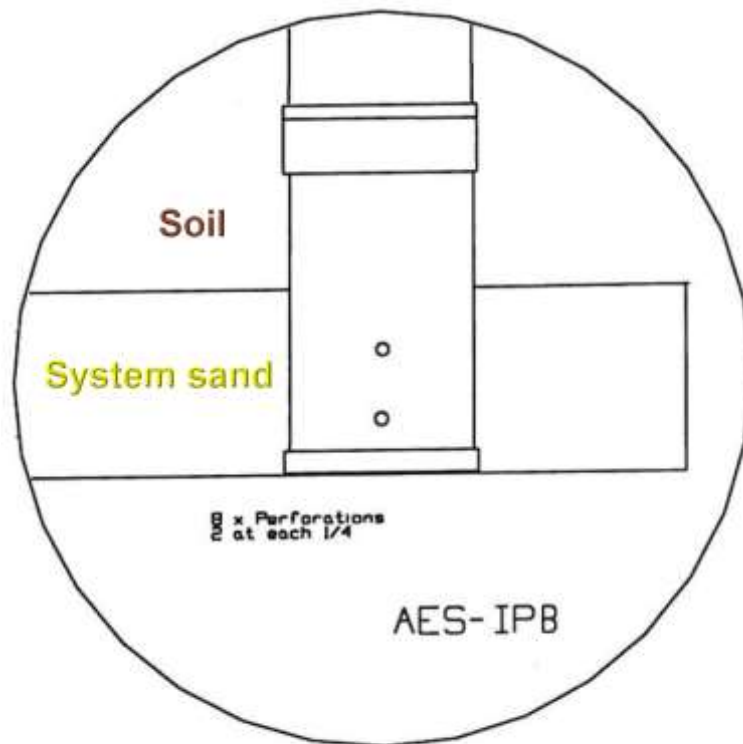
SITE PLAN
Lot 11 De Meio Drive, Lower Daintree.
NOT TO SCALE





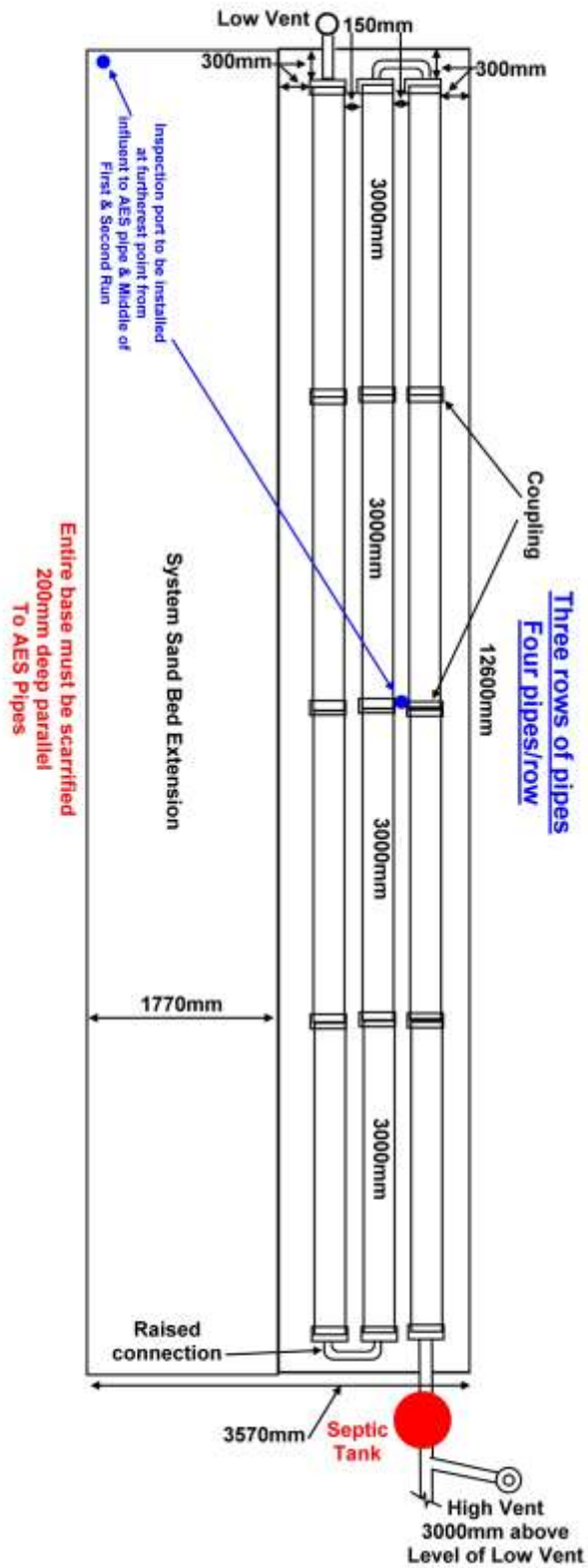
3570mm Wide Three Pipe Advanced Enviro-Septic Cross-Section

Base must be scarified 200mm deep. Parallel to AES Pipes



AES Inspection point detail

Overhead view of Land Application Area





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