

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

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

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

For a development application involving **building work associated with any other type of assessable development (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) <i>(individual or company full name)</i>	Nathan Verri Pty Ltd
Contact name <i>(only applicable for companies)</i>	Patrick Clifton, GMA Certification
Postal address <i>(P.O. Box or street address)</i>	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4098 5150
Email address <i>(non-mandatory)</i>	Patrick.C@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20190185

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input 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
		238	Tati Road	Miallo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	233	SR738	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. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<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 their details have been attached in a schedule to this application

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

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

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect	
a) What is the type of development? <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	
Note: <i>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	
Note: <i>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

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	Dwelling House	1	N/A

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

- | | | |
|--|--|--|
| <input 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 construction road (complete 13)) |

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

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

10.2) Will the subdivision be staged?

- Yes – provide additional details below
- No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <input style="width: 300px;" type="text"/> | | |

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 style="width: 150px;" type="text"/>
<input type="checkbox"/> No

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

\$ <input style="width: 150px;" type="text"/>

PART 4 – ASSESSMENT MANAGER DETAILS

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

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

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

PART 5 – REFERRAL DETAILS

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

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

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

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, 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
<p>Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i></p> <ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i> <p><i>Further advice about information requests is contained in the DA Forms Guide.</i></p>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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

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

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 conservation

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

Yes

No

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <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"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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 <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

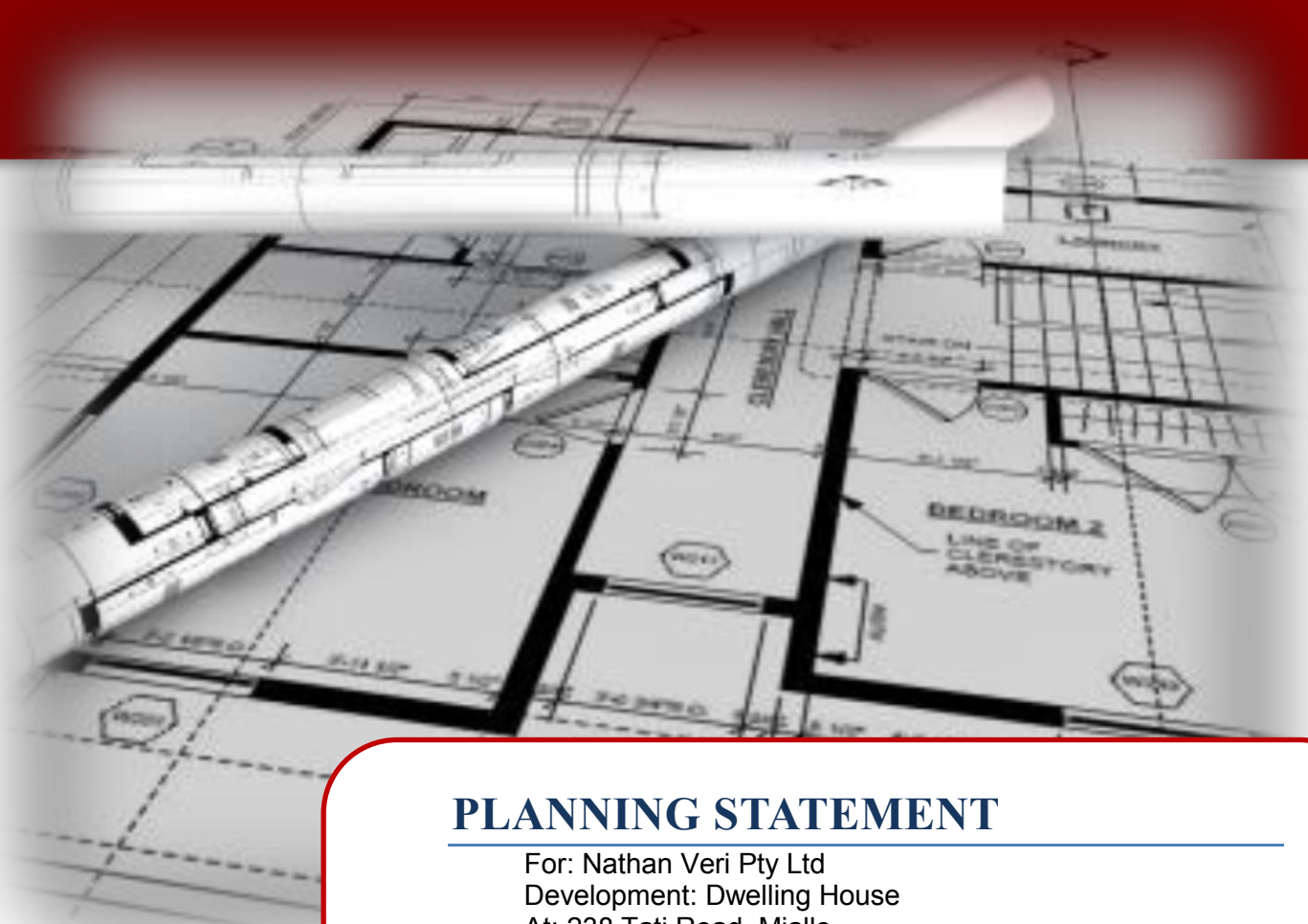
Relevant licence number(s) of chosen assessment manager	
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QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form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



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: Nathan Veri Pty Ltd
Development: Dwelling House
At: 238 Tati Road, Miallo
Prepared by: GMA Certification Group
File Ref: 20190185
Revision: A

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1.0 Introduction

This report has been prepared in behalf of Nathan Verri Pty Ltd in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at 238 Tati Road, Miallo and described as Lot 233 on SR738.

The site contains an area of 23,860m² and is accessed from Tati Road. The site was formerly improved by a dwelling house and ancillary buildings, including a swimming pool. It is understood that the dwelling house has since been removed and that it is proposed to build a new dwelling house on the site. The site has largely been cleared with the exception of landscaping that has been provided as grounds for the previous dwelling house.

The area containing the site is characterised by large rural allotments used for agricultural purposes and vegetated hillsides. To the south and east, the site adjoins unconstructed parts of Tati Road and to the North the site adjoins a large rural allotment. To the west the site shares a common boundary with Bamboo Creek.

It is proposed to develop the site for the purpose of a dwelling house. The dwelling house would be two storeys in height with basement storage. It would contain three bedrooms, living/dining/lounge, gymnasium, utility rooms and integrated double garage. The house would be located in the eastern corner of the site adjacent Bamboo creek and within an existing cleared area.

The development of a dwelling house in the site is Accepted Development subject to requirements and doesn't require an approval for Material Change of Use when the requirements are satisfied. However, in this instance application is identified as being Code Assessable as the proposed development does not satisfy the Acceptable Outcomes of the Rural Zone Code and the Flood and Storm tide Inundation Hazard overlay Code.

The assessment of the application is limited to the subject matter the subject of the acceptable outcomes that were not complied with or were not capable of being complied with only.

The proposed development is considered to be consistent with the performance outcomes that relate to the Acceptable Outcomes that were not complied with and is considered to be a suitable development on the site. The application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Development Summary

Address:	238 Tati Road Miallo
Real Property Description:	Lot 233 SR738
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 23,860m ² Frontage: Approx. 275 Metres, Tati Road
Registered Owner:	Shane William Quaid and Priscilla Quaid
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, in part;• MSES Regulated Vegetation (Category B) , in part;○ MSES Regulated Vegetation (Category R) , in part;○ MSES Regulated Vegetation (Essential Habitat) , in part;○ MSES Regulated Vegetation (Intersecting a Watercourse), in part;• Safety and Resilience to Hazards – Flood Hazard Level 1 - Queensland Floodplain assessment overlay.
State Interests – SARA Mapping:	<ul style="list-style-type: none">• Native Vegetation Clearing :<ul style="list-style-type: none">• Category A on the Regulated Vegetation Management Map, in part;

- Category R on the Regulated Vegetation Management Map, in part;
- Category X on the Regulated Vegetation Management Map, in part;
- Category A or B area containing endangered regional ecosystems, in part;
- Essential Habitat, in part.

Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Regional Landscape and Rural Production Area
Zone:	Rural Zone
Local Plan Designation:	N/A
Overlays:	<ul style="list-style-type: none"> ● Acid Sulfate Soils Overlay ● Flood and Storm Tide Hazard Overlay ● Landscape Values Overlay ● Natural Areas Overlay

3.0 Site and Locality

The application site is a single rural lifestyle allotment located at 238 Tati Road, Miallo, and described as Lot 233 on SR738.

The site contains an area of 23,860m² and has frontage to Tati Road of approximately 275 metres, which adjoins the site on two sides. It has previously been improved by a dwelling house, outbuilding and swimming pool; however, the dwelling house and pool have recently been demolished to facilitate this development.

The topography of the site is reasonably flat with a gentle fall from Tati Road to the east to Bamboo Creek which adjoins the site to the west. The site has been maintained as the landscaped curtilage to a dwelling house and is cleared of the majority of native vegetation with the exception of the riparian vegetation in the west of the site.

The locality containing the site is generally characterised by rural allotments under cultivation for sugar cane surrounded by vegetated hillsides. The dominant natural feature of the locality is Bamboo Creek, which adjoins the site to the west.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to develop the site for the purpose of a two storey dwelling house with basement.

The basement would comprise non-habitable floor space and would be used for storage. It would have a total floor area of 113m² and would comprise an area for general storage. A perishables and food store, locked storage and washroom.

The ground floor would contain a central kitchen/dining/living room with access down to the basement and up to the first floor. Two wings would extend from the central area to a master bed suite to the south and a study/bedroom and gymnasium to the north. Off the north wing would be an integrated garage and utility room. A verandah would extend for the full length of the western façade of the ground floor overlooking Bamboo Creek. The total floor area of the ground floor would be 453m².

The first floor would be located above the central kitchen/dining/living room and would contain a mezzanine style bedroom/loft retreat and would have a total floor area of 63m².

The dwelling would be located in the western corner of the site and setback in excess of 20 metres from the western and northern boundaries and 10 metres from the top of bank of Bamboo Creek.

Access to the proposed development would be via the existing driveway from Tati Road in the eastern corner of the site.

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:	23,860m ²
Frontage:	275 metres
Height:	9.153 metres
Gross Floor Area:	339 m ²
Site Cover:	2.04%
Setbacks:	1.9%
Access:	Via existing driveway
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 Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

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

Development	Categorising Section	Level of Assessment
Dwelling House	5.6.j Rural Zone Table of Assessment	Self Assessable, subject to requirements

5.1.4 Statutory Considerations for Assessable Development

As the application is self assessable subject to requirements the development of a dwelling house does not require a development permit for Material Change of Use where it can meet the relevant self-assessable benchmarks. Pursuant to section 5.4 of the Planning Scheme, where the development does not satisfy the self-assessable benchmarks, the application becomes code assessable with the assessment limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with.

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

The application site has the following State Planning Policy designations/classifications:

- Economic Growth – Agricultural land classification – Class A and B.
- Environment and Heritage:
 - MSES Wildlife Habitat, in part;
 - MSES Regulated Vegetation (Category B) , in part;
 - MSES Regulated Vegetation (Category R) , in part;
 - MSES Regulated Vegetation (Essential Habitat) , in part;
 - MSES Regulated Vegetation (Intersecting a Watercourse), in part;
- Safety and Resilience to Hazards – Flood Hazard Level 1 - Queensland Floodplain assessment overlay.

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

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (Version 1.0), the site is identified within the Rural Zone and is affected by the following Overlays:

- Acid Sulfate Soils Overlay;
- Flood and Storm Tide Hazard Overlay;
- Landscape Values Overlay: and,
- Natural Areas Overlay.

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

Assessment Benchmark	Applicability	Compliance
Rural Zone Code	Applies	Does not satisfy AO1.1 – building height
Acid Sulfate Soils Overlay Code	Applies	Satisfies all Acceptable Outcomes
Flood and Storm Tide Hazard Overlay Code	Applies	Does not satisfy AO1.1- AO1.4 – Flooding.
Landscape Values Overlay Code	Applies, in part.	Satisfies all relevant Acceptable Outcomes
Natural Areas Overlay Code	Applies, in part.	Satisfies all relevant Acceptable Outcomes
Dwelling House Code	Applies	Complies with all relevant Acceptable Outcomes
Access, Parking and Servicing Code	Applies	Complies with all relevant Acceptable Outcomes
Filling and Excavation Code	Not Applicable	No relevant Acceptable Outcomes

6.1.2 Statement of Compliance – Benchmark Assessment

6.1.2.1 Building Height

The proposed dwelling would be two storey with basement and would have an overall height, including roof, of 9.153 metres, which exceeds the Acceptable Outcome by 0.653 metres.

The proposed height of the dwelling house is considered acceptable, notwithstanding that it does not satisfy the Acceptable Outcome, on the following basis:

- the extra height would only be for a portion of the building and not the entire building;
- The building is significantly setback from side and rear boundaries and would not affect the visual character of the area or visual landscape amenity; and,
- The proposed dwelling house would have a height lower than the maximum height permitted for rural farm buildings.

The proposed development is considered to satisfy the requirements of the Performance Outcome in that it is considered compatible with the rural character and would not detrimentally impact on visual landscape amenity.

6.1.2.2 Flood and Storm Tide Hazard

The proposed dwelling house would be located within the flood plain assessment area. However, the proposed development is considered to satisfy the higher order Performance Outcome only following basis:

- Whilst the proposed dwelling house would contain a basement below the potential defined inundation event, this is identified as a storage area and is not a habitable room. The proposed storage area would not affect the safety of persons, result in disruption to the occupation of the dwelling by residents or adversely affect recovery time in the event of flood inundation;
- The floor area of the ground floor would be 800mm above current ground to provide the desired level of immunity and, consequently, the habitable areas of the dwelling and the residents would be protected during a potential flood event;
- The site has a clear evacuation route via the existing access; and,
- The proposed dwelling house would be located within an existing cleared area and setback a minimum of 10 metres from the top of the bank on the inside of a meander of the adjacent watercourse. The proposed development would not affect the operation of the riparian corridor and the bank adjacent the dwelling would not be subject to the erosion that occurs on the outer curve of the meander.

The location and design of the proposed dwelling house would ensure the safety of all persons, minimise damage to the development; provide a suitable amenity and minimise disruption to residents after inundation events.

7.0 Summary and Conclusion

This report has been prepared in behalf of Nathan Verri Pty Ltd in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at 238 Tati Road, Miallo and described as Lot 233 on SR738.

The site contains an area of 23,860m² and is accessed from Tati Road. The site was formerly improved by a dwelling house and ancillary buildings, including a swimming pool. It is understood that the dwelling house has since been removed and that it is proposed to build a new dwelling house on the site. The site has largely been cleared with the exception of landscaping that has been provided as curtilage to the previous dwelling house.

The area containing the site is characterised by large rural allotments used for agricultural purposes and vegetated hillsides. To the south and east, the site adjoins unconstructed parts of Tati Road and to the North the site adjoins a large rural allotment. To the west the site shares a common boundary with Bamboo Creek.

It is proposed to develop the site for the purpose of a dwelling house. The dwelling house would be two storeys in height with basement storage. It would contain three bedrooms, living/dining/lounge, gymnasium, utility rooms and integrated double garage. The house would be located in the eastern corner of the site adjacent Bamboo creek and within an existing cleared area.

The development of a dwelling house in the site is Accepted Development subject to requirements and doesn't require an approval for Material Change of Use when the requirements are satisfied. However, in this instance application is identified as being Code Assessable as the proposed development does not satisfy the Acceptable Outcomes of the Rural Zone Code and the Flood and Storm Tide Inundation Hazard Overlay Code.

The assessment of the application is limited to the subject matter the subject of the acceptable outcomes that were not complied with or were not capable of being complied with only.

The proposed development is considered to be consistent with the performance outcomes that relate to the Acceptable Outcomes that were not complied with and is considered to be a suitable development on the site. The application is submitted for approval, subject to reasonable and relevant conditions.

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31149352

Search Date: 07/05/2019 09:40

Title Reference: 21191181

Date Created: 09/02/1983

REGISTERED OWNER

Dealing No: 718610022 02/03/2018

SHANE WILLIAM QUAID

PRISCILLA QUAID

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 233 CROWN PLAN SR738

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21191181 (POR 233)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]

Requested By: D-ENQ GLOBALX TERRAIN

FOLDED OR MUTILATED PLANS WILL BE REJECTED - PLAN MAY BE ROLLED

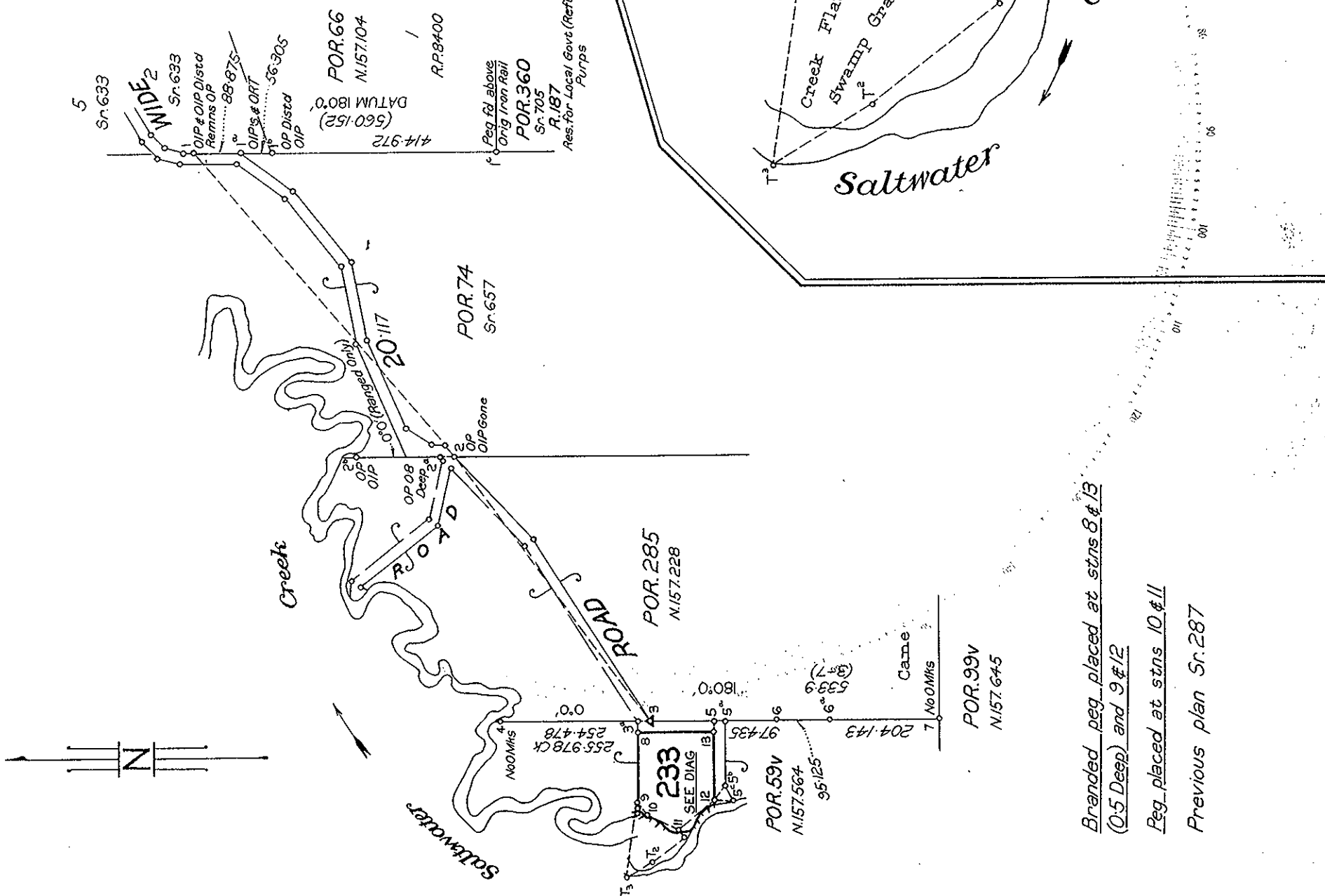
322

POR. NO	TENURE
233	F. 82. 6230

STN	TO	BEARING	DIST.	MARKS	BRAND
1	OIP Distd	0°0'	1.0		
1 ^a	OIP	229°45'30"	2.745		
1 ^b	OIP	0°0'	1.0		
1 ^c	OIP	288°08'	1.05		A.R
1 ^d	ORT	147°05'	23.19		
1 ^e	OIP	187°45'	0.705		
2 ^a	Cen RFP	0°16"			
2 ^b	OIP	180°0'	1.006		
3	Pin	233°12'55"	2.18		
4	"	180°0'	5.312		
5 ^a	"	"	1.833		
6 ^a	Pin	pld at Stn			
8	Pin	90°0'	1.125		
9	"	123°33'20"	1.957		
12	"	90°0'	2.47		
13	"	90°0'	1.09		

TRAVERSES ETC		PERMANENT MARKS	
FM	BEARING	DIST.	No.
1-2	229°45'40"	743.785	
2-2 ^a	0°0'	26.35	
2-3	233°52'30"	611.385	
3-3 ^a	0°0'	23.939	
5-13	270°0'	20.117	
12-11	320°36'20"	85.87	
11-10	26°41'15"	62.532	
10-9	50°16'35"	29.383	
12-5 ^a	124°05'30"	35.89	
12-5 ^b	178°16'46"	34.745	
11-7 ¹	230°54'	17.438	
7-7 ²	321°55'50"	75.163	
7-7 ³	328°42'15"	54.307	
7-7 ⁴	98°10'35"	140.195	
2-PM	359°10'10"	0.965	58821
6	PM pld at stn		74760
9-PM	94°32'20"	2.092	74761

DIAGRAM 1:2000



Branded peg placed at stns 8 & 13
(0.5 Deep) and 9 & 12
Peg placed at stns 10 & 11
Previous plan Sr.287

For Additional Plan & Document Notings Refer to CISP

I, Jaap Jan CORRELJE
herby certify that I/the company have surveyed the land comprised in this plan (either personally or by personally...
for whose work the company accept responsibility), that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulations 1978 and that the said survey was completed on 8.1.82
Date 15.6.82
Licensed Surveyor

MERIDIAN		
LINE	PLAN BEARING	A.M.G. BEARING
3-7	180°0'	185°46'
	Add 5°46' for	AMG
CAM	BEARING 180°12'	
	Add 0°12' for	CAM

PLAN OF Portion 233

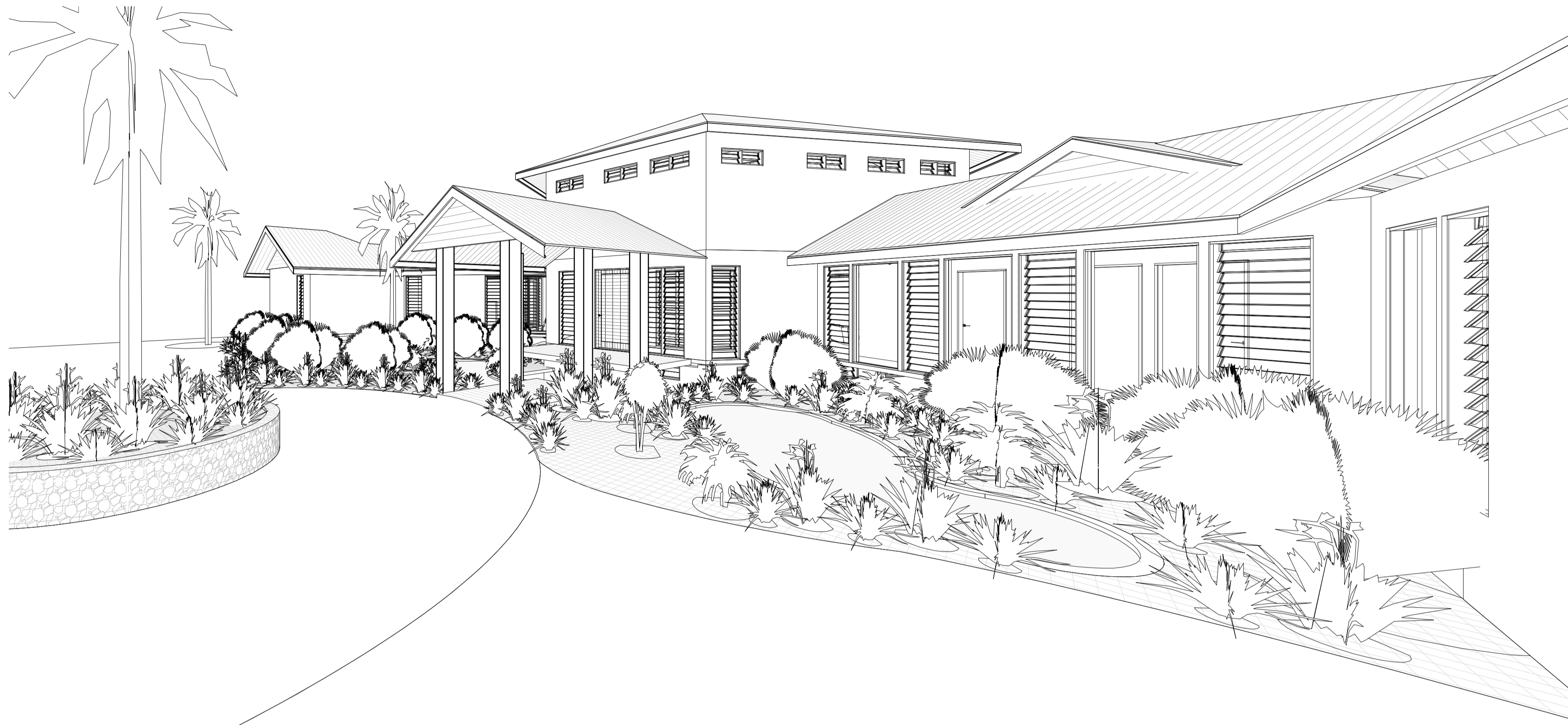
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AUTHORITY	D.M.S. REF.	DRAWN	REGISTERED	CHARTED	MAP REF.
SL.39359	81K/254 24.9.81	T.M.B.	388 18.8.82	11. 26.11.82	20 Chain 888N

PARISH WHYANBEEL
County Solander
L.A. District Cairns
PLAN Sr.738

PROPOSAL PLANS

QUAID RESIDENCE - LOT 233 TATI ROAD MIALLO MOSSMAN QLD CONCEPT PLAN



MATERIALS & FINISHES SCHEDULE:

- WALLS:**
- EXTERNAL WALLS TO BE MASONRY BLOCK CONSTRUCTION QUICKWALL CEMENT RENDER TO EXTERNAL SURFACES & PLASTER BOARD FINISH TO INTERNALS UNO.
 - INTERNAL WALLS TO BE TIMBER FRAME CONSTRUCTION PLASTER BOARD FINISH & PAINTED.
 - GABLES TO BE SCYON LINEAR CLADDING AND PAINTED.
- FLOORS:**
- INTERNAL FLOORS TO BE POURED CONCRETE STRUCTURAL SLABS TILE FINISH UNO.
 - EXTERNAL FLOORS TO BE TILED OR DECKED AS NOTED.
- ROOFS:**
- ALL ROOFS TO BE COLORBOND TRIMDECK PROFILE FINISH WITH COLORBOND FASCIA AND SQUARE GUTTER WOODLAND GREY COLOUR.
- PAINT & COLOURS:**
- EXTERNAL DULUX 2 COAT PAINT SYSTEM "DUNE" COLOUR.
 - INTERNAL DULUX 2 COAT SYSTEM CEILING WHITE TO ALL CEILING UNO AND SELECTED COLOUR(WHITE BASE) FOR WALLS, GLOS TO DOORS, ARCS AND SIRTINGS.
- WINDOWS & DOORS:**
- ALUMINIUM DOORS AND WINDOWS AS NOTED POWDER COATED "PEARL WHITE" CLEAR GLASS UNO.
- OTHER RECS:**
- POST TO BE TIMBER POST UNO AS PER ENG REC.
 - GABLE WALL ENDS TO BE SCYON CLADDING PAINTED WHITE.
 - DRIVE WAY TO BE BITUMEN FINISH TO TURN AROUND CIRCLE AND EXPOSED AGGREGATE AT ROUND ABOUT AND ASSOCIATED DRIVE AND PATHWAYS AS NOTED. PROPOSED DRIVE WAY TO MEANDER AROUND EXISTING TREES AND SITE OBJECTS TBD ONSITE.

FLOOR AREAS

BASEMENT FLOOR	
INTERNAL LIVING	113m ²
SFL 1	
GARAGE	52m ²
EXTERNAL UNDER COVER	163m ²
INTERNAL NO COVER	20m ²
INTERNAL LIVING	238m ²
SFL 2	
INTERNAL LIVING	63m ²
TOTAL AREAS	
GARAGE	52m ²
EXTERNAL UNDER COVER	163m ²
EXTERNAL NO COVER	20m ²
INTERNAL LIVING	414m ²
GFA SITE COVER	473m ²
SITE AREA	23117m ²
COVERAGE %	2.04%



- MATERIALS & FINISHES SCHEDULE:**
- WALLS:**
 - EXTERNAL WALLS TO BE MASONRY BLOCK CONSTRUCTION QUICKWALL CEMENT RENDER TO EXTERNAL SURFACES & PLASTER BOARD FINISH TO INTERNALS UNO.
 - INTERNAL WALLS TO BE TIMBER FRAME CONSTRUCTION PLASTER BOARD FINISH & PAINTED.
 - GABLES TO BE SCYON LINEAR CLADDING AND PAINTED.
 - FLOORS:**
 - INTERNAL FLOORS TO BE POURED CONCRETE STRUCTURAL SLABS TILE FINISH UNO.
 - EXTERNAL FLOORS TO BE TILED OR DECKED AS NOTED.
 - ROOFS:**
 - ALL ROOFS TO BE COLORBOND TRIMDECK PROFILE FINISH WITH COLORBOND FASCIA AND SQUARE GUTTER WOODLAND GREY COLOUR.
 - PAINT & COLOURS:**
 - EXTERNAL DULUX 2 COAT PAINT SYSTEM "DUNE" COLOUR.
 - INTERNAL DULUX 3 COAT SYSTEM CEILING WHITE TO ALL CEILING UNO AND SELECTED COLOUR(WHITE BASE) FOR WALLS.GLOSS TO DOORS, ARCS AND SERTINGS.
 - WINDOWS & DOORS:**
 - ALUMINIUM DOORS AND WINDOWS AS NOTED POWDER COATED "PEARL WHITE".
 - CLEAR GLASS UNO.
 - OTHER RECS:**
 - POST TO BE TIMBER POST UNO AS PER ENG REC.
 - GABLE WALL ENDS TO BE SCYON CLADDING PAINTED WHITE.
 - DRIVE WAY TO BE BITUMEN FINISH TO TURN AROUND CIRCLE AND EXPOSED AGGREGATE AT ROUND ABOUT AND ASSOCIATED DRIVE AND PATHWAYS AS NOTED. PROPOSED DRIVE WAY TO MEANDER AROUND EXISTING TREES AND SITE OBJECTS TBD ONSITE.

SITE PLAN
1 : 500

FLOOR AREAS	
BASEMENT FLOOR	
INTERNAL LIVING	113m ²
SFL 1	
GARAGE	52m ²
EXTERNAL UNDER COVER	163m ²
EXTERNAL NO COVER	20m ²
INTERNAL LIVING	238m ²
SFL 2	
INTERNAL LIVING	63m ²
TOTAL AREAS	
GARAGE	52m ²
EXTERNAL UNDER COVER	163m ²
EXTERNAL NO COVER	20m ²
INTERNAL LIVING	414m ²
GFA SITE COVER	473m ²
SITE AREA	23117m ²
COVERAGE %	2.04%

ELEVATION SOUTH
1 : 100



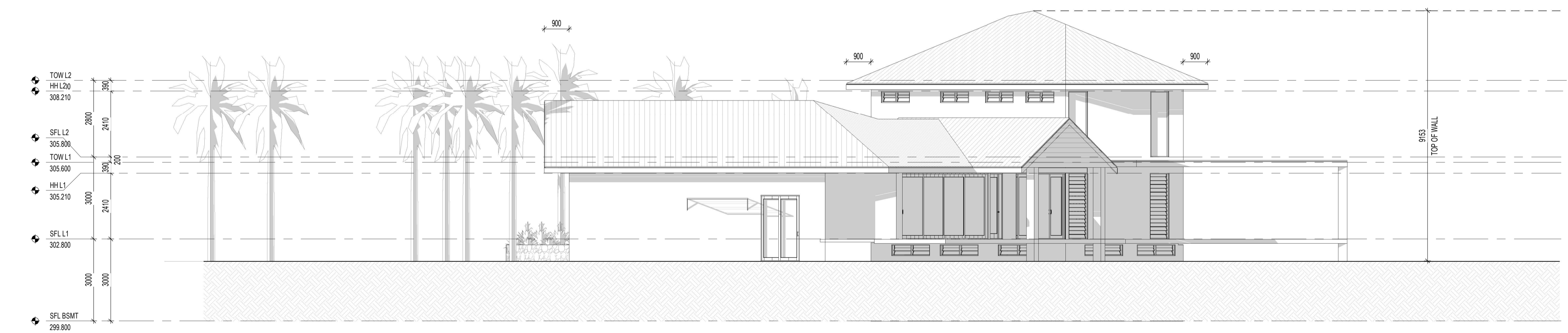
ELEVATION NORTH
1 : 100

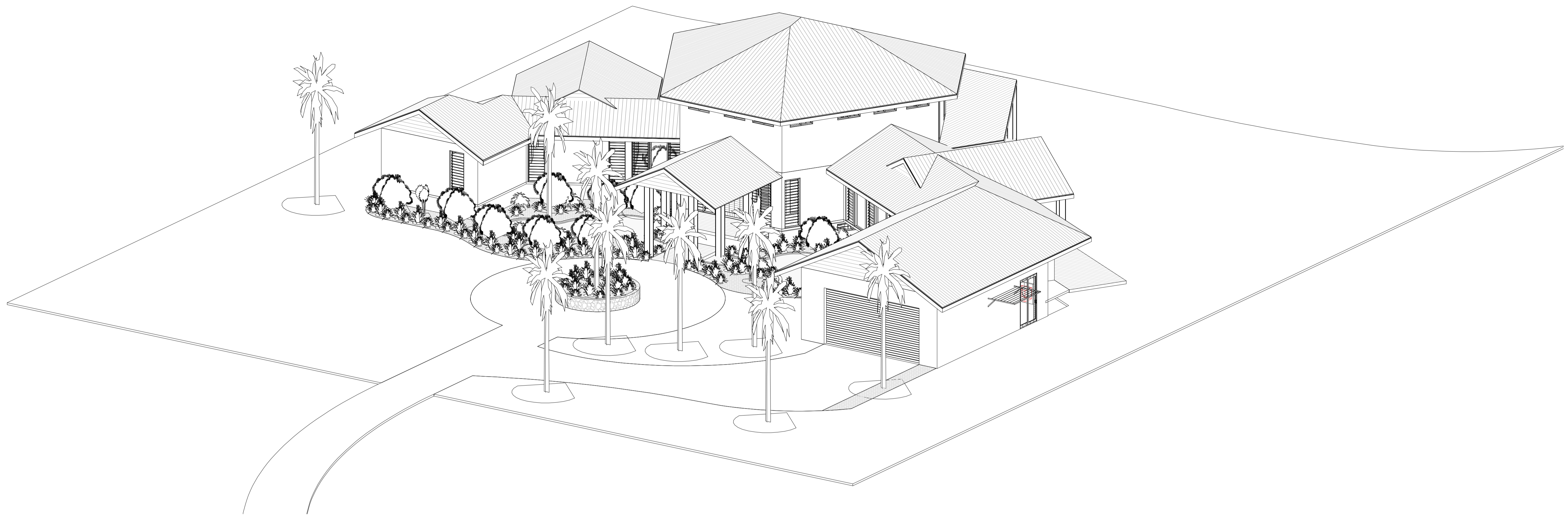


ELEVATION WEST
1 : 100



ELEVATION EAST
1 : 100





PLANNING BENCHMARK ASSESSMENT



20190185 – 238R Tati Road, Miallo

6.2.10 Rural zone code

6.2.10.1 Application

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

6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (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 3.5.5 – Scenic amenity.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.
 - (iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.
 - (iv) Theme 6: Infrastructure and transport, Element 3.9.4 – Transport.



20190185 – 238R Tati Road, Miallo

- (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;
 - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

6.2.10.3 Criteria for assessment

Table 6.2.10.3.a —Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	Complies with PO1 The proposed dwelling would be two storey with basement and would have an overall height,



20190185 – 238R Tati Road, Miallo

Performance outcomes	Acceptable outcomes	Compliance
		<p>including roof, of 9.153 metres, which exceeds the Acceptable Outcome by 0.653 metres.</p> <p>The proposed height of the dwelling house is considered acceptable, notwithstanding that it does not satisfy the Acceptable Outcome, on the following basis:</p> <ul style="list-style-type: none">• the extra height would only be for a portion of the building and not the entire building;• The building is significantly setback from side and rear boundaries and would not affect the visual character of the area or visual landscape amenity; and,• The proposed dwelling house would have a height lower than the maximum height permitted for rural farm buildings. <p>The proposed development is considered to satisfy the requirements of the Performance Outcome.</p>



20190185 – 238R Tati Road, Miallo

Performance outcomes	Acceptable outcomes	Compliance
	<p>AO1.2</p> <p>Rural farm sheds and other rural structures are not more than 10 metres in height.</p>	<p>Not Applicable</p> <p>No farm sheds are proposed as part of this application.</p>
Setbacks		
<p>PO2</p> <p>Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.</p>	<p>AO2</p> <p>Buildings are setback not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries. 	<p>Complies with AO2</p> <p>The proposed buildings would be setback 20 metres from any road boundary and 6 metres from any other boundary.</p>
<p>PO3</p>	<p>AO3</p>	<p>Complies with AO3</p>



20190185 – 238R Tati Road, Miallo

Performance outcomes	Acceptable outcomes	Compliance
Buildings/structures are designed to maintain the rural character of the area.	White and shining metallic finishes are avoided on external surfaces of buildings.	<p>The proposed dwelling house would have the following external finishes:</p> <ul style="list-style-type: none"> • Roof – Colorbond Woodland Grey • Walls – Dune.
For assessable development		
<p>PO4</p> <p>The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO4</p> <p>Uses identified in Table are not established in the Rural zone.</p>	<p>Not Applicable</p>
<p>PO5</p> <p>Uses and other development include those that:</p> <p>(a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or</p>	<p>AO5</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or</p> <p>(c) are compatible with rural activities.</p>		
<p>PO6</p> <p>Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p>A06</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p>
<p>PO7</p> <p>The minimum lot size is 40 hectares, unless</p> <p>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or</p> <p>(b) the reconfiguration is limited to one additional lot to accommodate:</p> <p>(i) Telecommunications facility;</p>	<p>A07</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
(ii) Utility installation.		

Table 6.2.10.3.b — Inconsistent uses within the Rural zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Bar • Brothel • Car wash • Child care centre • Club • Community care centre • Community residence • Detention facility, • Dual occupancy • Dwelling unit • Food and drink outlet • Hardware and trade supplies • Health care services 	<ul style="list-style-type: none"> • High impact industry • Hotel • Indoor sport and recreation • Low impact industry • Medium impact industry • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Port services • Relocatable home park 	<ul style="list-style-type: none"> • Renewable energy facility, being a wind farm • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre



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		<ul style="list-style-type: none">• Warehouse.
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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.



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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



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

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

8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
<p>PO1</p> <p>The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1</p> <p>No excavation or filling occurs on the site.</p> <p>or</p> <p>AO1.2</p> <p>An acid sulfate soils investigation is undertaken.</p>	<p>Complies with AO1.1</p> <p>The site is identified in the 5m -20m AHD acid sulfate soils category. Excavation would be limited to that required for the semi-basement and no excavation or filling would occur on the site that would disturb acid sulfate soils.</p>



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	<p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>	
<p>PO2</p> <p>Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: <ul style="list-style-type: none"> i) actual acid sulfate soils being moved below the water table; ii) previously saturated acid sulfate soils being aerated. <p>or</p>	<p>Complies with AO2.1</p> <p>No excavation or filling would occur on the site that would disturb potential acid sulfate soils.</p>



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AO2.2

The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:

- (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.

Note - Planning scheme policy SC 6.12 – Acid sulfate



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	soils provides guidance on preparing an acid sulfate soils management plan.	
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with AO3</p> <p>No excavation or filling would occur on the site that is likely to disturb potential or actual acid sulfate soils.</p>



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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.



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8.2.4.2 Purpose

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



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(i)

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		
<p>PO1</p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> 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. <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</p>	<p>AO1.1</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>Complies with PO1</p> <p>Whilst the proposed dwelling house would contain a basement, this is identified as a storage area and is not a habitable room. The proposed storage area would not affect the safety of persons, result in disruption to the occupation of the dwelling by residents or adversely affect recovery time in the event of flood inundation.</p> <p>The floor area of the ground floor would be 800mm above current ground to provide the desired level of immunity and, consequently, the habitable areas of the dwelling and the residents would be protected during a potential flood event.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>of the acceptable outcome.</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 proposed dwelling house would be located in an area identified as Flood plain assessment overlay, which also covers the area of the current dwelling house on the site. However, the site has a clear evacuation route and the dwelling house would be constructed such that all habitable rooms have a floor area of 800mm above natural ground to achieve the desired immunity.</p>
	<p>AO1.4</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>Complies with PO1</p> <p>The proposed dwelling house would be located within an existing cleared area and setback a minimum of 10 metres from the top of the bank on the inside of a meander of the adjacent watercourse. The proposed development would not affect the operation of the riparian corridor and the bank adjacent the dwelling would not be subject to the erosion that occurs on the outer curve of the meander.</p>



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Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
<p>PO2</p> <p>The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2</p> <p>The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide:</p> <ul style="list-style-type: none"> (a) Retirement facility; (b) Community care facility; (c) Child care centre. 	<p>Not Applicable</p>
<p>PO3</p> <p>Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>AO3.1</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>or</p> <p>AO3.2</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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, this is the preferred location of all buildings.</p>	
	<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>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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>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>(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>Not Applicable</p>
	<p>AO3.6</p> <p>Signage is provided on site (regardless of whether</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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>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>Not Applicable</p>
	<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>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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>PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)</p> <p>AO4.2</p> <p>Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p>	<p>Not Applicable</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</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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 resilient products and building techniques.</p>	
<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> <p>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</p> <p>(b) a net increase in filling (including berms and mounds).</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO5.2</p> <p>Works (including buildings and earthworks) in non urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m³; or</p> <p>(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> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</p>	
	<p>For Material change of use</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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 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</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>or</p> <p>AO6.2 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;</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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>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 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>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<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>Not Applicable</p>
<p>PO8</p> <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; 	<p>AO8.1</p> <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 	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) retains essential site access during a flood event;</p> <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p>or cultural significance (e.g. archives, museums, galleries, libraries).</p> <p>or</p> <p>AO8.2</p> <p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <p>(a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted,</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>	



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) police facilities; (c) sub stations; (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; (b) emergency services; (c) power stations; (d) major switch yards.</p>	
	<p>AO8.3</p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <p>(a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(f) utility installations involving water and sewerage treatment plants.	
	<p>and/or</p> <p>AO8.4</p> <p>Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <p>(a) located above DFE/Storm tide or the highest known flood level for the site;</p> <p>(b) designed and constructed to exclude floodwater intrusion / infiltration.</p>	Not Applicable
	<p>AO8.5</p> <p>Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	Not Applicable



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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).
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.



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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 Disaster Plan (Flooding)	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.



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8.2.6 Landscape values overlay code

8.2.6.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values 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 Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:
 - (c) High landscape value sub-category;
 - (d) Medium landscape value sub-category;
 - (e) Scenic route buffer / view corridor area sub-category;
 - (f) Coastal scenery area sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.6.2 Purpose

- (1) The purpose of the Landscape values overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;



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- (ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.
 - (b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas of High landscape value are protected, retained and enhanced;
 - (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
 - (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
 - (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
 - (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
 - (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
 - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
 - (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
 - (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.
 - (g) views towards High landscape value areas and the Coral Sea are not diminished;
 - (h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
 - (i) advertising devices do not detract from the landscape values, character types or amenity of an area.

8.2.6.3 Criteria for assessment

Table 8.2.6.3.a – Landscape Values overlay code –assessable development



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Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
Development in a High landscape value area		
<p>PO1</p> <p>Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation</p>	<p>AO1.1</p> <p>Buildings and structures are not more than 8.5 metres and two storeys in height</p> <p>Note - Height is inclusive of roof height.</p>	<p>Not Applicable</p> <p>The High Landscape value area relates to the adjacent watercourse and its riparian vegetation. The proposed dwelling house would not be located in the area of high landscape value.</p>
	<p>AO1.2</p> <p>Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p>	<p>Complies with AO1.2</p> <p>The proposed dwelling would be setback more than 50 metres from ridgelines and peaks.</p>
	<p>AO1.3</p> <p>Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p>	<p>Complies with AO1.3</p> <p>Existing vegetation to the site boundaries would screen the development from view.</p>



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<p>within 3 years of construction;</p> <p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p>	<p>AO1.4</p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <p>(a) development follows the natural; contours of the site;</p> <p>(b) buildings are split level or suspended floor construction, or a combination of the two;</p> <p>(c) lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p>	<p>Not Applicable</p> <p>The slope of the land does not exceed 1:6.</p>
<p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity</p>	<p>AO1.5</p> <p>The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue,</p>	<p>Complies with AO1.5</p> <p>The external finishes would be woodland grey and dune and would not be reflective.</p>



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<p>towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>indigo, brown, blue grey, and green yellow.</p>	
	<p>AO1.6</p> <p>No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p>	<p>Complies with AO1.6</p> <p>No clearing would occur as part of the development.</p>
	<p>AO1.7</p> <p>Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p>	<p>Not Applicable</p> <p>The High Landscape value area relates to the adjacent watercourse and its riparian vegetation. The proposed dwelling house would not be located in the area of high landscape value.</p>
	<p>AO1.8</p> <p>Advertising devices do not occur.</p>	<p>Complies with AO1.8</p> <p>No advertising would occur in association with the dwelling house.</p>



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Development within the Medium landscape value area		
<p>PO2</p> <p>Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(g) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(h) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</p> <p>(i) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form</p>	<p>AO2.1</p> <p>Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the medium landscape value area.</p>
	<p>AO2.2</p> <p>Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the medium landscape value area.</p>
	<p>AO2.3</p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <p>(a) development follows the natural; contours of the site;</p> <p>(b) buildings are split level or suspended floor construction, or a combination of the two;</p> <p>(c) lightweight materials are used to areas with</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the medium landscape value area.</p>



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<p>elements;</p> <p>(j) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p>	<p>suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p>	
<p>(k) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p>	<p>AO2.4</p> <p>The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the medium landscape value area.</p>
<p>(l) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p>	<p>AO2.5</p> <p>No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the medium landscape value area.</p>
<p>(m) extractive industry operations are avoided, or where they cannot be avoided, are</p>	<p>AO2.6</p> <p>Advertising devices do not occur.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the medium landscape value area.</p>



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<p>screened from view.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>		
<p>Development within a Scenic route buffer / view corridor area</p>		
<p>PO3</p> <p>Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(n) retains visual access to views of the surrounding landscape, the sea and other water bodies;</p> <p>(o) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p> <p>(p) incorporates building materials and external</p>	<p>AO3.1</p> <p>Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in a scenic route buffer or view corridor.</p>
	<p>AO3.2</p> <p>No clearing of native vegetation is undertaken within a Scenic route buffer area.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in a scenic route buffer or view corridor.</p>
	<p>AO3.3</p> <p>Where within a Scenic route buffer / view corridor area development is set back and screened from</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in a</p>



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<p>finishes that are compatible with the visual amenity and the landscape character;</p> <p>(q) minimises visual impacts on the setting and views in terms of:</p> <p>(i) the scale, height and setback of buildings;</p> <p>(ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;</p> <p>(iii) the scale, extent and visual prominence of advertising devices.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p>	<p>scenic route buffer or view corridor.</p>
	<p>AO3.4</p> <p>Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in a scenic route buffer or view corridor.</p>
<p>Development within the Coastal scenery area</p>		
<p>PO4</p> <p>The landscape values of the Coastal scenery</p>	<p>AO4.1</p> <p>The dominance of the natural character of the</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the</p>



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<p>zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>coast is maintained or enhanced when viewed from the foreshore.</p>	<p>coastal scenery zone.</p>
	<p>AO4.2</p> <p>Where located adjacent to the foreshore buildings and structures are setback:</p> <p>(a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the coastal scenery zone</p>
	<p>AO4.3</p> <p>Where separated from the foreshore by land contained within public ownership (e.g.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the</p>



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	<p>unallocated State land, esplanade or other public open space), buildings and structures area setback:</p> <p>(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or</p> <p>(b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p>	<p>coastal scenery zone</p>
<p>PO5</p> <p>Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical.</p> <p>Note – A visual impact assessment is undertaken in</p>	<p>A05</p> <p>No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code.</p>	<p>Not Applicable</p> <p>The site does not contain any land identified in the coastal scenery zone</p>



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accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.		
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8.2.7 Natural areas overlay code

8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.

- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
 - (a) MSES – Protected area;
 - (b) MSES – Marine park;
 - (c) MSES – Wildlife habitat;
 - (d) MSES – Regulated vegetation;
 - (e) MSES – Regulated vegetation (intersecting a Watercourse);
 - (f) MSES – High ecological significance wetlands;
 - (g) MSES – High ecological value waters (wetlands);
 - (h) MSES – High ecological value waters (watercourse);
 - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

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



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8.2.7.2 Purpose

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

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is avoided within:
 - (i) areas containing matters of state environmental significance (MSES);
 - (ii) other natural areas;
 - (iii) wetlands and wetland buffers;
 - (iv) waterways and waterway corridors.
 - (b) where development cannot be avoided, development:
 - (i) protects and enhances areas containing matters of state environmental significance;
 - (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;



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- (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats;
 - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

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		
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 proposed dwelling house would be sited on the edge of the identified natural areas in an existing



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Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p>AO1.2</p> <p>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.</p> <p>or</p> <p>AO1.3</p> <p>Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	<p>cleared area.</p>
Management of impacts on matters of environmental significance		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>AO2</p> <p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. 	<p>Complies with AO2</p> <p>The proposed dwelling house would be sited in a cleared area and not within an identified area of importance.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO3</p> <p>An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1</p> <p>A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p> <p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within a Urban areas.</p> <p>or</p> <p>AO3.2</p> <p>A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	<p>Not Applicable</p> <p>The site does not contain or is it located adjacent a wetland protection area.</p>
<p>PO4</p>	<p>AO4.1</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>Native vegetation within wetlands and wetland buffer areas is retained.</p>	<p>The site does not contain or is it located adjacent a wetland protection area.</p>
	<p>AO4.2</p> <p>Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.</p>	<p>Not Applicable</p> <p>The site does not contain or is it located adjacent a wetland protection area.</p>
<p>PO5</p> <p>Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity.</p>	<p>AO5.1</p> <p>Development avoids the introduction of non-native pest species.</p>	<p>Complies with AO5.1</p> <p>The proposed development would not introduce non-native pest species.</p>
	<p>AO5.2</p> <p>The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	<p>Complies with AO5.2</p> <p>The proposed development would not introduce non-native pest species.</p>



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Performance outcomes	Acceptable outcomes	Compliance
Ecological connectivity		
<p>PO6</p> <p>Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1</p> <p>Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p>AO6.2</p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p>AO6.3</p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	<p>Complies with AO6.1</p> <p>The proposed development would not require the removal of any native vegetation and would not affect the operation of the adjacent wildlife habitat.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<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>and</p> <p>AO7.2</p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>Complies with AO7.1</p> <p>The proposed dwelling house would be setback the required distance from the adjoining native vegetation and is setback 10 metres from the top of bank, which is identified as the location of existing riparian vegetation.</p>
<p>Waterways in an urban area</p>		
<p>PO8</p> <p>Development is set back from waterways to protect and maintain:</p> <p>(a) water quality;</p> <p>(b) hydrological functions;</p>	<p>AO8.1</p> <p>Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p>	<p>Not Applicable</p> <p>The site is not within an urban area.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within 8.	
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within table 8.2.7.3.b.	Complies with AO9 The proposed dwelling house would be setback 10 metres from the top of bank, which is identified as the edge of the waterway corridor.



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Performance outcomes	Acceptable outcomes	Compliance
connectivity; (f) in-stream migration.		

8.2.7.3.b — Widths of waterway corridors for waterways

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



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9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for a dwelling house if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment;
or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

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

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

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;



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- (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 Error! No text of specified style in document..a – Dwelling house code –assessable development

Performance outcomes		Acceptable outcomes
For self-assessable and assessable development		
<p>PO1</p> <p>Secondary dwellings:</p> <ul style="list-style-type: none"> (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. 	<p>AO1</p> <p>The secondary dwelling:</p> <ul style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. 	<p>Not Applicable</p> <p>No secondary dwelling is proposed</p>



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Performance outcomes	Acceptable outcomes	
<p>PO2</p> <p>Resident's vehicles are accommodated on- site.</p>	<p>A02</p> <p>Development provides a minimum number of on-site car parking spaces comprising:</p> <p>(a) 2 car parking spaces which may be in tandem for the dwelling house;</p> <p>(b) 1 car parking space for any secondary dwelling on the same site.</p>	<p>Complies with AO2</p> <p>Two covered car parking spaces would be provided in association with the proposed dwelling house.</p>
<p>PO3</p> <p>Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p> <p>(b) does not create an overbearing development for adjoining dwelling houses and their private open space;</p>	<p>A03</p> <p>Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>	<p>Complies with AO3</p> <p>Refer zone code assessment.</p>



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Performance outcomes	Acceptable outcomes	
(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.		



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



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9.4.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Access, parking and servicing code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p>	<p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>Complies with AO1.1</p> <p>Two vehicle spaces would be provided in association with the proposed development.</p>
<p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p>	<p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p>	<p>Complies with AO1.2</p> <p>The car parking spaces would be freely available for the parking of vehicles.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p>	<p>AO1.3</p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p>	<p>Not Applicable</p>
<p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	<p>AO1.4</p> <p>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>Not Applicable</p>
<p>PO2</p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2</p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p> <p>(a) AS2890.1;</p> <p>(b) AS2890.3;</p>	<p>Complies with AO2</p> <p>Parking spaces would comply with the relevant standards.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(c) AS2890.6.	
<p>PO3</p> <p>Access points are designed and constructed:</p> <p>(a) to operate safely and efficiently;</p> <p>(b) to accommodate the anticipated type and volume of vehicles</p> <p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p>	<p>AO3.1</p> <p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <p>(a) Australian Standard AS2890.1;</p> <p>(b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <p>(a) are not placed over an existing:</p> <p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p>	<p>Complies with AO3.1</p> <p>Only one crossover would be provided.</p> <p>Complies with AO3.2</p> <p>The proposal would not affect infrastructure within the road reserve.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<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 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p>	<p>Complies with AO3.3</p> <p>The site is reasonably flat and the driveway would achieve the required grade and crossfall.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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>(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 constructed of gravel, consistent with the rural locality.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<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>A04</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>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>A05</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Not Applicable</p>
<p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>A06</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found.</p>	<p>Not Applicable</p>
<p>PO7</p> <p>Development provides secure and convenient bicycle parking which:</p>	<p>A07.1</p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(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;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>A07.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>Not Applicable</p>
	<p>A07.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not Applicable</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p>	<p>A08</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) ensure pedestrian and cyclist safety.		
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Not Applicable</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not Applicable</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>



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Performance outcomes	Acceptable outcomes	Compliance
<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> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. 	<p>Not Applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO10.2</p> <p>Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>Not Applicable</p>

Table Error! No text of specified style in document..b – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down	n/a	n/a	LRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	area adjacent to the entry of the reception area and 2 bus parking spaces.			
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a	n/a	n/a	VAN



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	passing lane is provided and line-marked to be kept clear of standing vehicles at all times.			
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	<p>Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students.</p> <p>Tertiary and further education:</p>	<p>Primary school or secondary schools: 1 space per 5 students over year 4.</p> <p>Tertiary and further education:</p>	Required for all educational establishments with a GFA greater than 2000m ² .	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	2 spaces per 50 full time students.		
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table Error! No text of specified style in document..d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or	n/a	n/a	n/a



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 space per 25m ² GFA for any other Home Based Business.			
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	<p>1 space per 10m² GFA and licensed outdoor area; plus</p> <p>For 1 space per 50m² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles.</p> <p>Note - Use standard for any Short Term Accommodation for hotel accommodation use.</p>	1 space per 100m ² of GFA.	n/a	LRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Indoor sport and recreation	<p>Squash court or another court game: 4 spaces per court.</p> <p>Basketball, netball, soccer, cricket: 25 spaces per court / pitch.</p> <p>Ten pin bowling: 3 spaces per bowling lane.</p> <p>Gymnasium: 1 space per 15m² of GFA.</p>	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Multiple dwelling	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit</p> <p>In all cases 60% of the car parking area is to be covered.</p>	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	<p>1 space per 25m² of GFA</p> <p>or</p> <p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of GFA</p>	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..e



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	<p>Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Football: 5 space per field.</p> <p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component.	Use standard for relevant standard for each component.	n/a	RCV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Short term accommodation	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan:</p> <p>For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.</p> <p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p>	1 space per 10 rooms	n/a	SRV



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be interchangeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN



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Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table Error! No text of specified style in document..c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
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SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTROADS

Table Error! No text of specified style in document..d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-



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1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table Error! No text of specified style in document..e – Standard number of service bays required for Office

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-



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6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			



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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;
 - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;



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(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		
<p>PO1</p> <p>All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p>AO1.1</p> <p>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement, which would form part of the building application.</p>
	<p>AO1.2</p> <p>Cuts are supported by batters, retaining or rock</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the</p>



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Performance outcomes	Acceptable outcomes	Compliance
	walls and associated benches/terraces are capable of supporting mature vegetation.	development would be limited to the semi-basement, which would form part of the building application.
	<p>AO1.3</p> <p>Cuts are screened from view by the siting of the building/structure, wherever possible.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>
	<p>AO1.4</p> <p>Topsoil from the site is retained from cuttings and reused on benches/terraces.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>
	<p>AO1.5</p> <p>No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO1.6</p> <p>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>
Visual Impact and Site Stability		
<p>PO2</p> <p>Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>AO2.1</p> <p>The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>
	<p>AO2.2</p> <p>Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>



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Performance outcomes	Acceptable outcomes	Compliance
Flooding and drainage		
<p>PO3</p> <p>Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>AO3.1</p> <p>Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>
	<p>AO3.2</p> <p>Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>
	<p>AO3.3</p> <p>Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the development would be limited to the semi-basement.</p>
	<p>AO3.4</p> <p>Filling and excavation complies with the</p>	<p>Not Applicable</p> <p>Excavation and filling undertaken as part of the</p>



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Performance outcomes	Acceptable outcomes	Compliance
	specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	development would be limited to the semi-basement.
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	A04 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Not Applicable Excavation and filling undertaken as part of the development would be limited to the semi-basement..
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	A05 Excavation and filling is clear of the zone of influence of public utilities.	Not Applicable Excavation and filling undertaken as part of the development would be limited to the semi-basement..



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Individual owner's consent for making a development application under the *Planning Act 2016*

We, Shane William Quaid and Priscilla Quaid

as owner of the premises identified as follows:

238 Tati Road, Miallo and described as Lot 233 on SR738

consent to the making of a development application under the *Planning Act 2016* by:

Nathan Verri Pty Ltd

on the premises described above for:

The purpose of a Dwelling House

Priscilla Quaid


[signature of owners and

7/5/19 . date signed]