

20 April 2021

Our ref: P81619

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman Qld 4873

via email: enquiries@douglas.qld.gov.au

Attention: Jenny Elphinstone

Dear Jenny

**Development Application MCU (Impact) – Short Term Accommodation (Farm Stay)
and Caretakers Residence at 40 – 44 Nicole Drive, Cape Tribulation (Lots 4 & 5 RP738897)**

I am pleased to submit this application for Short Term Accommodation (Farm Stay) and Caretakers Residence at 40 – 44 Nicole Drive, Cape Tribulation, described as Lots 4 & 5 RP738897.

The relevant information for the application is:

Applicant: Lot 5 Christopher Hirst & Elisabeth Kendall Hirst
Lot 4 Hirst SMSF PTY LTD
c/- Planz Town Planning

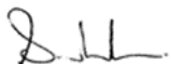
Mailing address: PO Box 181
Edge Hill Qld 4870

Landowner: Lot 5 Christopher Hirst & Elisabeth Kendall Hirst
Lot 4 Hirst SMSF PTY LTD

Application fee: \$ 1,069.00
Which includes a refund of \$1,104.00 for the recently withdrawn MCU for Nature Based Tourism.

If you require any further information, please call me.

Yours sincerely



Susie Lord
Planz Town Planning

Att:

1. DA Form 1
2. Planning Report with Appendices

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>	Lot 5 Christopher Hirst & Elisabeth Kendall Hirst Lot 4 Hirst SMSF Pty Ltd
Contact name <i>(only applicable for companies)</i>	Nikki Huddy
Postal address <i>(P.O. Box or street address)</i>	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	
Contact number	4041 0445
Email address <i>(non-mandatory)</i>	info@planztp.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	P81619

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		40-44	Nicole Drive	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		4 + 5	RP738897	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		40-44	Nicole Drive	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		4 + 5	RP738897	Douglas Shire Council

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 type="checkbox"/> Code assessment	<input checked="" 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>	
Short Term Accommodation (Farm Stay) over lots 4 & 5 RP738897	
e) Relevant plans	
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
6.2) Provide details about the second development aspect	
a) What is the type of development? <i>(tick only one box)</i>	
<input 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>	
Caretakers Residence over lots 4 & 5 RP738897	
e) Relevant plans	
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	

6.3) 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)
3 bed and breakfast style dwelling units and Caretakers over Lot 4 and Lot 5 RP738897	Short Term Accommodation (Farm Stay) and Caretakers Residence	3 + 1	

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

<input checked="" type="checkbox"/> Yes		No new structures are proposed
<input type="checkbox"/> No		

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?

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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?

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> No
How many stages will the works include?
What stage(s) will this development application apply to?

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

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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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – 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 checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and 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
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

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 <i>Environmental Protection Act 1994</i> ?			
<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.</p> <p>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	



APPLICATION FOR A DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE –
SHORT TERM ACCOMMODATION (FARM STAY)
AND CARETAKERS RESIDENCE

40 – 44 NICOLE DRIVE, CAPE TRIBULATION
(LOTS 4 & 5 RP738897)
13 APRIL 2021

PREPARED BY

PLANZ TOWN PLANNING PTY LTD

on behalf of

CAPE TRIB INVESTMENTS PTY LTD

(CHRIS HIRST & LIZ KEARNEY + HIRST SMSF PTY LTD)

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Application Summary

Application details	
Proposal	Short Term Accommodation (Farm Stay) and Caretakers Residence
Applicant	Lot 5 Christopher Hirst & Elisabeth Kendall Hirst Lot 4 Hirst SMSF PTY LTD
Property Owner	Lot 5 Christopher Hirst & Elisabeth Kendall Hirst Lot 4 Hirst SMSF PTY LTD
Address	40 – 44 Nicole Drive, Cape Tribulation
Real Property Description	Lots 4 & 5 RP738897
Lot Size	2.213ha (Lot 4) 5.813ha (Lot 5)
Local Government Area	Douglas Shire Council
Zone	Conservation
Local Plan	Cape Tribulation and Daintree Coast Local Plan (Precinct 5) Low Impact Rural Production and Tourism Enterprise.
Current Use	Holiday accommodation and Fruit Farm
Level of Assessment	Impact
Applicable Codes	<ol style="list-style-type: none"> 1. Cape Tribulation and Daintree Coast local plan code 2. Conservation zone code 3. Acid Sulfate Soils overlay code 4. Flood and Storm Tide Inundation overlay code 5. Hillslopes overlay code 6. Landscape Values overlay code 7. Natural Areas overlay code 8. Potential Landslide Hazard overlay code 9. Transport Network (Road Hierarchy) overlay code 10. Multiple Dwelling, Short-term Accommodation and Retirement Facility code 11. Access, Parking and Servicing code 12. Environmental Performance code 13. Infrastructure Works code 14. Landscaping code 15. Vegetation Management code
Referral Triggers	Nil

1 PROPOSED DEVELOPMENT

1.1 Nature of the Proposal

This application is over land located at 40-44 Nicole Drive, Cape Tribulation described as Lots 4 & 5 RP738897, and is for an impact assessable Material Change of Use for Short Term Accommodation (**Farm Stay**) and Caretakers Residence. The use is currently operational and this application is to formalise the existing situation and include a caretakers residence.

The development includes 3 separate accommodation facilities which are let out separately and managed by an off-site manager. This application includes a new Caretaker's Accommodation over Lots 4 and 5 to allow for on-site management as required. The existing accommodation includes:

- Self-contained 2-bedroom dwelling with attached garden apartment (Lot 5); and
- 2 x existing one-bedroom self-contained cabins (Lot 5); and
- A farm shed (Lot 4).

The accommodation, operating as Wildwood Cape Tribulation, is situated on private rainforest within Wet Tropics World Heritage Area and adjoins the Daintree National Park. The premises includes freshwater creeks and is located 10mins walk from Cape Tribulation beach.

The use is defined as **Short-term accommodation**

Premises used to provide short term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.

The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.

*Uses include: Motel, backpackers, cabins, serviced apartments, accommodation hotel, **farm stay**.*

The Cape Tribulation and Daintree Coast Local Plan (Precinct 5) states that low-impact tourism enterprise including bed and breakfast, short term accommodation (being **farm stay accommodation**) is permitted.

The **proposed use complies with all relevant outcomes** contained within the applicable planning scheme codes, and is consistent with the Strategic Framework applicable to the development. Council is requested to approve the application subject to reasonable conditions.

1.2 The Site

The site is located at the entrance to existing small subdivision at Cape Tribulation, north of the Daintree River in Douglas Shire. Land is currently improved by (lot 5) a dwelling house and 2 detached cabins which were constructed circa 2003. The site has been operational as hosted accommodation since early 2000s.

While the site, surrounds and most of the land in the Daintree are zoned Conservation it is the Cape Tribulation / Daintree Local Plan that provides direction on the nature of uses permitted. The site is designated **Precinct 5 - Low Impact Rural Production and Tourism Enterprise**.



Figure 1: Extract from Zone map



Figure 2: Extract from Local Plan map

The premises is set within the picturesque Daintree Wet Tropics World Heritage Area, and includes rainforest creeks and is a short walk to Cape Tribulation beach and local amenities.

Site Photos (taken from Wildwood Cape Tribulation website <http://www.capetrib.com.au/>)



Photo 1: "Wildwood Retreat" House (external views)



Photo 2: Rainforest Cabins - setting



Figure 3: Location Map



Figure 4: Aerial Photo



Photo 3: Rainforest Cabins



Photo 4: "Wildwood Retreat" House (with attached gazebo)



Photo 5: Existing Shed (Lot 4)

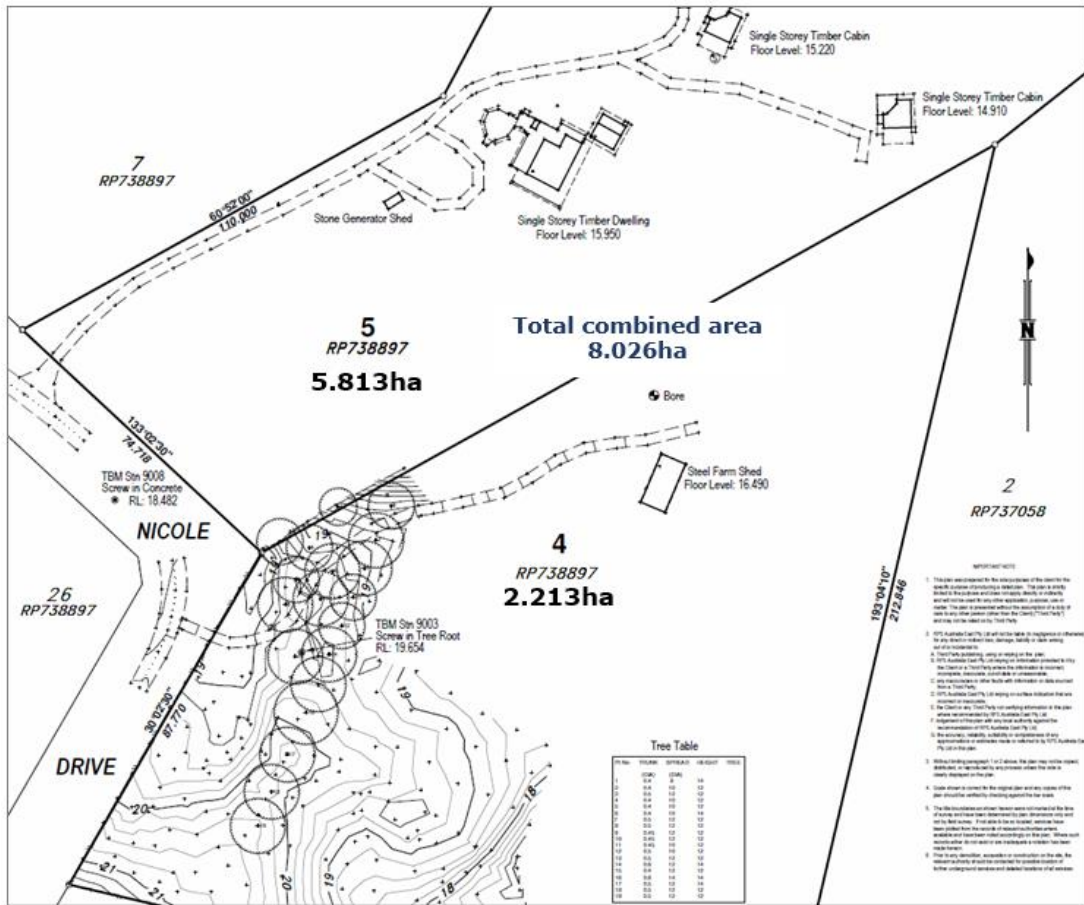


Figure 5: Site survey showing the existing dwelling, cabins (Lot 5) and farm building (Lot 4)

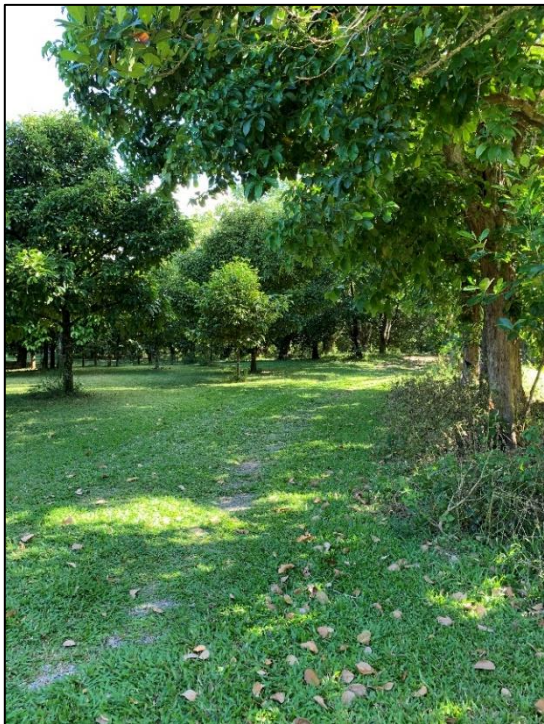
1.3 History

The site was originally owned by Digby and Alison Gotts along with the adjoining premises at 40 Nicole Drive. Upon purchase of the property, Digby and Alison obtained approval (Application 543 (1989)) from the Douglas Shire Council for the use of 40 Nicole Drive for Intensive Agriculture. The farm has over 150 species from around the world, and the farm is run on permaculture principles.

In addition to being a certified organic working farm, Digby and Alison offered bed and breakfast style accommodation in two tree-house style timber cottages, which have Council Building approval. Building approval was provided for the main house (22 March 1989), the first cabin was built prior to 2003 and building approval for the second cabin building (21 January 2003) was established after 2003.

In 2009 the properties were recognised in the Tropical North Queensland Tourism awards as a finalist in both the Ecotourism and the Hosted Accommodation categories and receiving a Judges' Commendation.

The sites have a long history of being used together. The existing situation accommodation and fruit farm is appropriately scaled for the locality and the uses have been linked together for over 25 years. The new owners, have operated the premises for several years and intend to continue the horticulture production.



In the late 1990s, planning approval was NOT required for a B&B, there was merely an agreement to comply with the Council requirements. The premises is lawfully established for B&B. In order to move forward and ensure the use meets legal requirements, the landowner is seeking formal approval for the use.

Of note, for the last 5 years Wildwood have been an **Airbnb Super-Host** with the cabins rating of 4.85 / 5 from 96 reviews and the house rating 4.96 / 5 from 50 reviews for the house. Booking.com ratings at 9.2 places Wildwood in the top 3 ratings for the Daintree.

Photo 6: access and general location of new Caretaker's Residence(Lot 4)

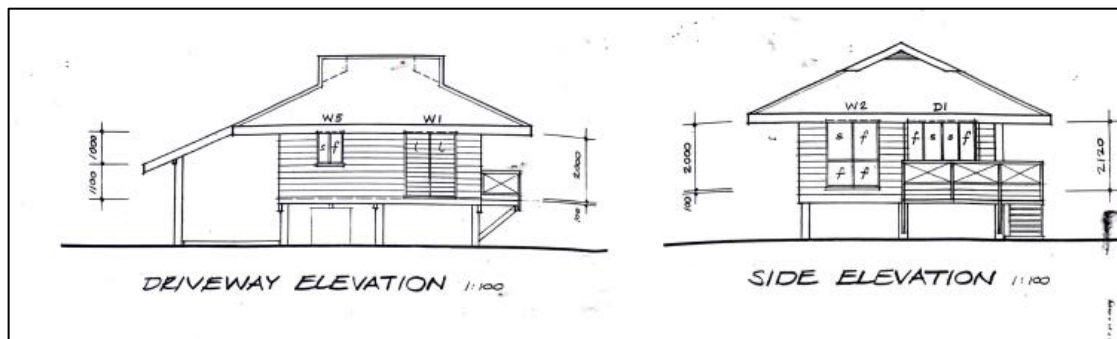


Figure 6: Elevation of new Caretaker's Residence (Lot 4)

1.4 Details of Operations

The premises has been used for tourist accommodation for over 20 years as a bed and breakfast use for the 2 cabins and (at times) the main dwelling. The owners are semi-permanent residents of the premises. Accordingly there is an off-site manager that handles the guest orientation, safety, repairs, emergency calls etc. This application includes a new Caretaker's Accommodation on Lot 4 to allow for on-site management as required. Guests make booking via the internet and are met on-site by the manager upon arrival. Please refer to the attached **Guest Management Plan** and **Customer Compendium Plan** at **Appendix 3**.

2 PLANNING CONSIDERATIONS

2.1 Wet Tropics World Heritage Area & State Interests

The site is located partly within the Wet Tropics World Heritage Area (**Figure 7**). All the existing structures are located outside the WTWHA.

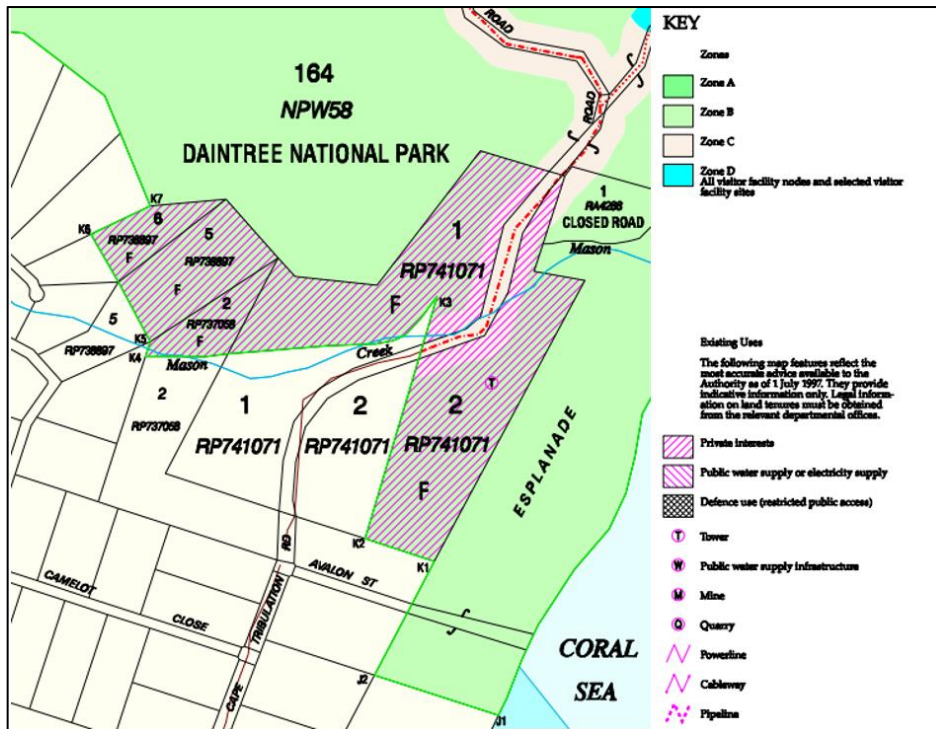


Figure 7: Extract from Wet Tropics Plan Zoning Map

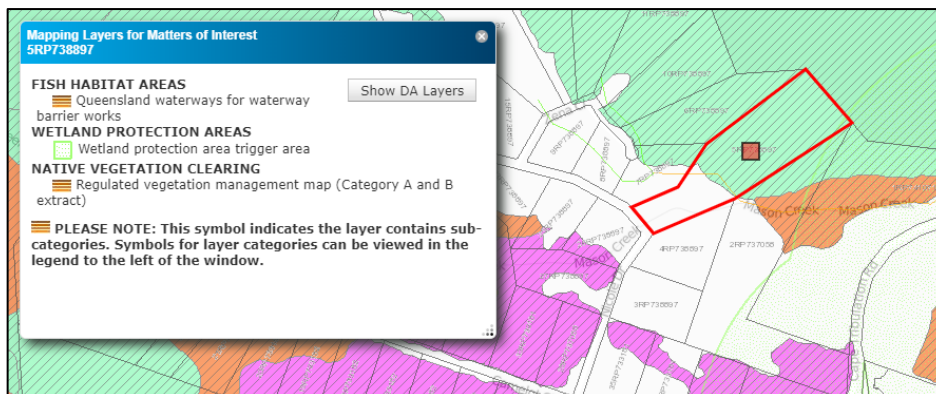


Figure 8: Extract from DA Mapping

The Queensland *Planning Regulation 2017* and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment (**Figure 8**). The site is mapped to contain:

- Queensland waterway – moderate;
- Wetland protection area trigger area; and
- Category B (least concern) vegetation.

Referral to the State is not required for this application. While the site includes regulated vegetation (Schedule 10, part 3, div 4, table 3 – material change of use that is assessable development and relates to a lot that is 5ha or larger), the proposed Short Term Accommodation (Farm Stay) use does not include accepted operational work that may be carried out because of the MCU.

2.2 Planning Scheme Assessment

The proposed use is Impact Assessable Development against the Douglas Shire Planning Scheme. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. The Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Appendix 1**. The assessment and compliance table for this development is shown below. The **proposed use complies with all relevant outcomes** contained within the applicable planning scheme codes, and is consistent with the Strategic Framework applicable to the development. Council is requested to approve the application subject to reasonable conditions.

Planning Scheme Assessment Table Codes		Applicability
Strategic Framework		✓
Zone Code	Conservation zone code	✓
Local Plan	Cape Tribulation / Daintree Local Plan area: Precinct 5 - Low Impact Rural Production and Tourism Enterprise	✓
Overlay Codes	Acid Sulphate Soils	✓
	Flood and Storm Tide Inundation	✓
	Hillslopes	✓
	Landscape Values	✓
	Natural Areas	✓
	Potential Landslide Hazard	✓
Use Codes	Transport Network (Road Hierarchy)	✓
	Multiple dwelling, Short-term Accommodation and Retirement Facility Code	✓
Other Development Codes	Access, parking and servicing code	✓
	Environmental Performance code	✓
	Infrastructure works code	✓
	Landscaping code	✓
	Vegetation management code	✓

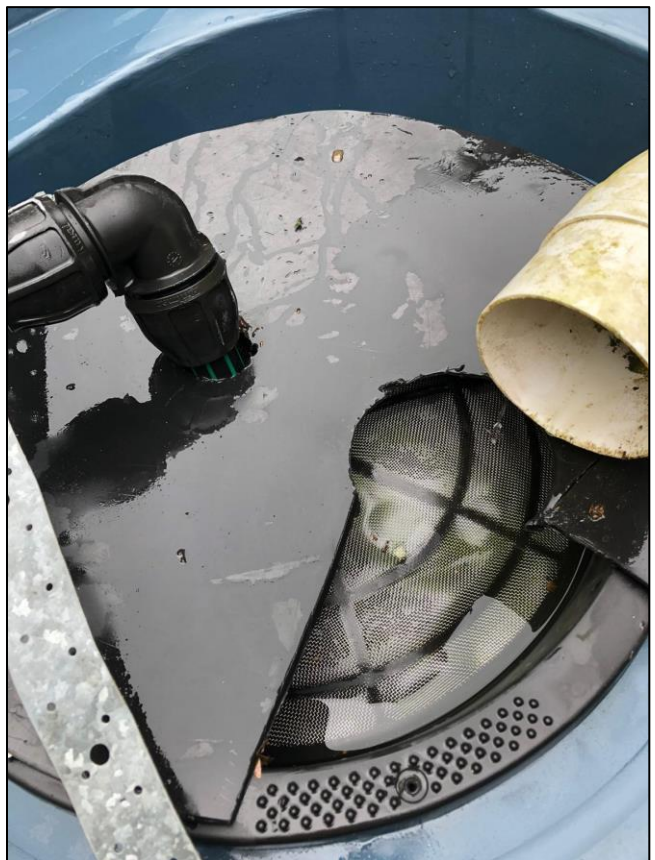
3.1 EFFLUENT DISPOSAL, WATER SUPPLY AND ELECTRICITY

The **Guest Management Plan** and **Customer Compendium Plan** at **Appendix 3** provide information relating to effluent disposal, water supply and power. The photos in this section also show:

- filter to stop leaf matter entering the water storage system
- 5000 litre tank - we have 3 that independently supply each cabin and the house
- The Water filter that sits between tank and cabin
- This is the UV filtration system that purifies the water , removed any coli or bacteria / organisms that ensures water complies with Queensland water requirements... i.e. water is drinkable
- Water pumps x 3 independent for each cabin / house
- Independent septic tanks x 3
- 25,000 litre tank, used as back up water to all 3 premises but which complies with the fire water storage requirement and is fitted with the right fire connections
- Specific fire Pump... can be used in the event of an emergency for pumping the 25,000 litre water tank to buildings or elsewhere
- 3 x independent hot water systems
- Solar inverter system
- Solar panels







APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

Strategic Framework

The proposed development is consistent with the overall Strategic Framework for the Douglas Shire. The following specific outcomes are relevant to the proposed development:

Strategic Outcomes	Applicant response
3.4.2 Element – Urban settlement	
<p>Specific Outcomes:</p> <p><i>(9) Local plans provide localised planning responses and desired development outcomes for communities.</i></p>	<p>The proposal complies with the overall outcomes and purpose of the local plan.</p>
3.4.5 Element – Residential areas and activities	
<p><i>(2) The coastal settlements of Wonga Beach, Newell and Cooya Beach and various other small towns, villages and rural residential land, including the land north of the Daintree River, are not intended to grow or increase in density over and above existing zoned land and what current approvals provide. These communities generally have low levels of infrastructure and significant coastal or environmental constraints.</i></p> <p>Specific outcomes:</p> <p><i>(1) Coordinated residential development will be facilitated. Development will not compromise the effective development, or continued use of adjacent land or the comprehensive development of land that is part of a local plan or structure plan.</i></p>	<p>The proposal is consistent with the intention of Precinct 5 of the Cape Tribulation and Daintree Coast local plan.</p>
3.5.3 Element – Biodiversity	
<p><i>(1) The Shire’s biodiversity values and associated ecosystems, including matters of national environmental significance (MNES) and matters of state significance (MSES) , are maintained and</i></p>	<p>The proposed MCU is compatible with the natural environmental values of the site and surrounding residential and WTWHA.</p>

Strategic Outcomes	Applicant response
<p><i>protected from incompatible development, managed, and where appropriate enhanced, to restore ecological integrity and habitat connectivity.</i></p> <p><i>(2) Development:</i></p> <ul style="list-style-type: none"> <i>(a) is located in areas that avoids significant adverse impacts on matters of state environmental significance (MSES) and matters of local environmental significance (MLES);</i> <i>(b) protects and enhances MSES and MLES; and</i> <i>(c) maintains and enhances ecological connectivity.</i> <p><i>(3) Endangered, vulnerable, and threatened flora and fauna species and habitats are protected.</i></p> <p><i>(4) Aquatic biodiversity is protected through the minimisation of development impacts on waterway and wetland environments.</i></p> <p><i>(5) The integrity of the region’s areas of ecological significance and their contribution to biodiversity is maintained for present and future generations.</i></p> <p><i>(6) Weeds and pests, in particular feral pigs and purpose-bred wild hunting dogs, are a significant threat to the region’s biodiversity conservation values. Development avoids exacerbating threats and eradicates invasive species.</i></p> <p><i>(7) Development is designed, sited, operated and managed to avoid or minimise potential impacts on natural corridors and habitat links.</i></p>	
3.8.3 Element – Tourism	
<p><i>(1) Development that contributes to the tourism industry and complements and promotes the Shire’s natural assets is facilitated. In particular, tourism development is consistent with, and sensitive to, the nature of tourism appropriate in different parts of the Shire.</i></p> <p><i>(2) A distinctive and attractive destination image for the Shire is fostered.</i></p>	<p>The proposed use represents a high-quality, low-impact tourism development within the Cape Tribulation area and offers a valuable contribution to the local tourism economy.</p>

Strategic Outcomes	Applicant response
<p><i>(3) An efficient and coordinated pattern of tourism development is established which ensures tourist convenience and accessibility and focusses on the Tourism nodes as shown on the Strategic framework maps contained in Schedule 2.</i></p> <p><i>(5) Tourist development in the Daintree Village, Cape Tribulation and other parts of the Shire:</i></p> <ul style="list-style-type: none"> <i>(a) is of a scale appropriate to its location;</i> <i>(b) respects the environmental quality of its surrounds;</i> <i>(c) is limited in size and extent;</i> <i>(d) consists of low-intensity activities, generally based on the appreciation of the natural environment.</i> <p><i>(6) Low intensity tourist activities may be acceptable in the rural areas, provided there are no adverse impacts on the natural environment, good quality agricultural land, farming practices and bona-fide extractive resource activities.</i></p> <p><i>(7) A limited number of low-intensity tourist accommodation facilities may be acceptable in Conservation areas where it is designed to integrate with its setting (e.g. similar to the Silky Oaks Resort in Mossman).</i></p> <p><i>(8) The development of bed and breakfast, cabin, homestead / farm-stay accommodation and other low impact tourism development is encouraged in appropriate locations.</i></p>	

7.2.1 Cape Tribulation and Daintree Coast local plan code

Context and setting

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

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

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

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

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

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

Purpose

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

Precinct 5 - Low impact rural production and tourist enterprise precinct

- (1) The purpose of Precinct 5 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing rural areas and permit their continued use, while encouraging low-impact tourism enterprise including bed and breakfast, short term accommodation (being farm stay accommodation) and nature based tourism (being forest stay accommodation) as an alternative land use, where significant restoration and/or rehabilitation measures are undertaken as an incentive.
- (2) The overall outcomes sought for Precinct 5 are to:
 - (a) provide for continued rural production activities where lawfully established and to permit low-key ancillary tourism enterprise such as farm attractions, roadside stalls in appropriate locations;

- (b) provide for other tourism enterprise in the form of bed and breakfast, farm stay accommodation or forest stay accommodation as an alternative land use to primary production, where significant rehabilitation of habitat is achieved.
- (c) facilitate other existing tourism enterprises based on the appreciation of the natural environment.
- (d) ensure development, including waste treatment is limited to existing cleared areas;
- (e) development, including primary production, is carried out in accordance with an Environmental Management Plan.

Table 7.2.1

Performance outcomes	Acceptable outcomes	Applicant response
All development in the Cape Tribulation and Daintree Coast local plan area		
PO1 Development does not result in a demand which exceeds the capacity of: (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network.	AO1 No acceptable outcomes are prescribed.	Complies The maximum number of guests at the site is 14, which would be accommodated in 3 groups (families or friends travelling together). Accordingly, the maximum number of vehicles accessing the site would be 3.
PO2 Development provides a suitable standard of self-sufficient service for: (a) potable water; (b) water for fire fighting purposes; (c) electricity supply	AO2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be: (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive.	Complies
	AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.	Complies
	AO2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	Complies
PO3 On-site waste water does not adversely impact on the environmental quality of the water and soil	AO3 No acceptable outcomes are prescribed.	Complies

Performance outcomes	Acceptable outcomes	Applicant response
resources or amenity of residents, through the implementation of best environmental practice.		
PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	AO4.1 If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore.	Complies
	AO4.2 Surface water is to be used for domestic purposes only.	Complies
PO5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.	AO5 No acceptable outcomes are prescribed.	Complies The existing buildings have been constructed so as to avoid adverse impacts on the natural environment.
PO6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.	AO6.1 The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.	Complies The existing buildings have been constructed with natural materials and are finished in colours and finishes that blend in with the natural environment.
	AO6.2 The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.	Complies
	AO6.3 Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.	Complies
PO7 Landscaping of the development ensures that the endemic character of the local area is dominant.	AO7.1 Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;	Complies The site is landscaped and much of the natural vegetation has been retained. No further changes to the landscaping on the site is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	AO7.2 All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.	Complies with Performance Outcome The site is already landscaped. Much of the natural vegetation has been retained. Any non-endemic species have been on the site for more than 20 years.
PO8 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.	AO8.1 Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic;	Complies Existing site access will be retained. No additional works are proposed.
	AO8.2 Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.	Not applicable Existing site access will be retained to Lot 5. Access exists to Lot 4 which is a working tropical fruit farm, there is a track that provides access to the new caretaker's accommodation.
PO9 The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.	AO9.1 Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.	Not applicable
	AO9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.	Will be complied with as appropriate
	AO9.3 This is no disturbance to tree roots and trenching does not involve any damage to tree roots.	Complies
	AO9.4 On-site drainage and stormwater management: (a) maintains natural flow regimes;	Complies

Performance outcomes	Acceptable outcomes	Applicant response
	(b) minimises impervious surfaces; (c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)	
General requirements – Dwelling house		
PO10 Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.	AO10.1 The elements of development and access to the site are included in a Designated Development Area (DDA).	Not applicable The proposal is not for a dwelling house. The proposed Short Term Accommodation (Farm Stay) development is a re-use of existing buildings on site and a caretaker’s accommodation.
	AO10.2 Development is sited in an existing cleared area or in an area approved for vegetation clearing.	Not applicable The proposal is not for a dwelling house.
	AO10.3 Any new clearing is limited to a maximum area of 700m ² and is sited to be clear of the high bank of any watercourse. Note – The 700m ² of clearing does not include an access driveway.	Not applicable The proposal is not for a dwelling house.
PO11 All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area.	AO11 No acceptable solutions are prescribed.	Not applicable The proposal is not for a dwelling house.
PO12 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.	AO12.1 Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.	Not applicable The proposal is not for a dwelling house.
	AO12.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas	Not applicable The proposal is not for a dwelling house.

Performance outcomes	Acceptable outcomes	Applicant response
	of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.	
PO13 House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.	AO13.1 Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.	Not applicable The proposal is not for a dwelling house.
	AO13.2 Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.	Not applicable The proposal is not for a dwelling house.
	AO13.3 Vehicular access is constructed prior to house construction.	Not applicable The proposal is not for a dwelling house.
Additional requirements for Nature based tourism, being Forest stay accommodation		
PO14 Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by a lack of urban services and facilities.	AO14 Forest stay accommodation: (a) is confined to: (i) Precinct 2 – Low impact residential precinct; (ii) Precinct 5 – Low impact rural and tourism enterprise precinct; (iii) Precinct 6 – Low impact tourism accommodation precinct. (b) does not occur above the 60 metre contour; (c) is located on lots of 10 hectares or greater.	Not applicable The proposal is not for a Forest Stay.
PO15 Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality.	AO15.1 The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces); Note – Staff includes permanent residents of the dwelling house involved in catering for the use.	Not applicable The proposal is not for a Forest Stay.
	AO15.2 None of the accommodation, whether for	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	<p>guests or staff, is self-contained as the use operates only in association with an existing dwelling on the site.</p>	<p>The proposal is not for a Forest Stay.</p>
	<p>AO15.3 Forest stay accommodation is located on a site which has an existing cleared area.</p>	<p>Not applicable The proposal is not for a Forest Stay.</p>
	<p>AO15.4 The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.</p>	<p>Not applicable The proposal is not for a Forest Stay.</p>
	<p>AO15.5 If forest stay accommodation is provided in buildings which are separate from the dwelling:</p> <ul style="list-style-type: none"> (a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m² (inclusive of verandahs/patios etc.); or (b) a maximum of one communal bunkhouse is provided with a maximum area of 150m² to accommodate 10 guests (10 bed spaces) (inclusive of verandahs/patios etc.); or (c) a maximum of two communal bunkhouses are provided with a maximum area of 150m² each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc). 	<p>Not applicable The proposal is not for a Forest Stay.</p>
	<p>AO15.6 No kitchen or cooking facilities, with the exception of those located within the existing dwelling on the site are provided in association with the forest stay accommodation.</p>	<p>Not applicable The proposal is not for a Forest Stay.</p>

Performance outcomes	Acceptable outcomes	Applicant response
PO16 Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.	AO16 Development involves guests staying a maximum of 14 consecutive nights.	Not applicable The proposal is not for a Forest Stay.
PO17 Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.	AO17 Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.	Not applicable The proposal is not for a Forest Stay.
Additional requirements for Precinct 1 – Conservation precinct		Not applicable (not included)
Additional requirements for Precinct 2– Low impact residential precinct		Not applicable (not included)
Additional requirements for Precinct 3 – Low impact commercial precinct		Not applicable (not included)
Additional requirements for Precinct 4 – Low impact community purpose precinct		Not applicable (not included)
Additional requirements for Precinct 5 – Low impact rural production and tourism enterprise precinct		
PO25 Development complements, protects and enhances the environmental and scenic values of the site.	AO25.1 One dwelling house establishes per lot.	Not applicable The use is not for a dwelling house.
	AO25.2 Any other development is limited to existing cleared areas on the site.	Complies The proposed Short Term Accommodation (Farm Stay) re-uses existing buildings on the site. A caretaker's accommodation will be located within the existing fruit farm area.
	AO25.3 No development is to occur above the 60 metre contour line	Complies The proposed Short Term Accommodation (Farm Stay) re-uses existing buildings on the site. A caretaker's accommodation will be located within the existing fruit farm area.
	AO25.4 Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.	Complies

Performance outcomes	Acceptable outcomes	Applicant response
PO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.	AO26 The balance area of the development, including any existing area/s not identified for development is/are revegetated / rehabilitated in accordance with a landscape plan.	Not applicable There are no large cleared or partially cleared sites on the premises.
PO27 Development is carried out in accordance with a site specific and development specific Environmental Management Plan. Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	AO27 No acceptable outcomes are prescribed.	Can be complied with to the extent relevant
Additional requirements for Precinct 6 – Low impact tourist accommodation precinct		<i>Not applicable (not included)</i>

6.2.3 Conservation zone code

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environmental and landscape values, Element 3.5.2 – Aboriginal cultural heritage values, Element 3.5.3 – Biodiversity, Element 3.5.3 – Coastal zones.
 - (ii) Theme 3 – Natural resource management, Element 3.6.2 – Land and catchment management.
 - (iii) Theme 4 – Strong communities and identity, Element 3.7.8 – Strengthening indigenous communities.
 - (b) conserve and maintain the integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Biological diversity, ecological integrity and scenic amenity are protected;
 - (b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;
 - (c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;
 - (d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.
 - (e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;
 - (f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.

Table 6.2.3.3.a - Conservation zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The establishment of uses is consistent with the outcomes sought for the Conservation zone	AO1 Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	Complies

Performance outcomes	Acceptable outcomes	Applicant response
and protects the zone from the intrusion of inconsistent uses.		
PO2 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.	AO2 Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.	Complies All existing buildings are and proposed buildings will be less than 8.5m in height.
PO3 Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.	AO3 Buildings and structures are setback not less than: (a) 40 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 25 metres from Cape Tribulation Road frontage; (c) 20 metres from any other road frontage (d) 10 metres from side and rear boundaries.	Complies The existing dwelling is setback over 50m from the front property boundary. All buildings are setback more than 10m from side and rear boundaries.
PO4 The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.	AO4 Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m ² and is sited clear of the high bank of any watercourse. Note – The 700m ² area of clearing does not include an access driveway.	Complies
PO5 Development is consistent with the overall outcomes sought for the Conservation zone.	AO5 No acceptable outcomes are prescribed	Complies The proposed use does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area. The development is based on the appreciation of the natural environment.
PO6 Development complements, and is subservient to the surrounding environment and is in keeping	AO6 The exterior finishes and colours of all development are non-reflective and consist of	Complies

Performance outcomes	Acceptable outcomes	Applicant response
with the ecological, landscape and scenic values of the area.	colours that blend easily with surrounding native vegetation and view-shed.	
PO7 Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which: (a) is informal in character and complementary to the existing natural environment; (b) provides screening; (c) enhances the visual appearance of the development. Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.	AO7.1 For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.	Complies
	AO7.2 Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.	Complies The site is landscaped and much of the natural vegetation has been retained. No further changes to the landscaping on the site is proposed.
P08 Development is complementary to the surrounding environment.	AO8.1 Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.	Complies The existing buildings have been constructed with natural materials and are finished in colours and finishes that blend in with the natural environment. The proposed building will comply.
	AO8.2 A driveway or parking areas are constructed and maintained to: (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site; (d) minimise vegetation clearing.	Complies
	AO8.3 Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or On land steeper than 1 in 6 (16.6%) gradient: (a) A split level building form is utilised; (b) A single plane concrete slab is not utilised; (c) Any voids between building and ground level, or between outdoor decks and ground level are	Complies

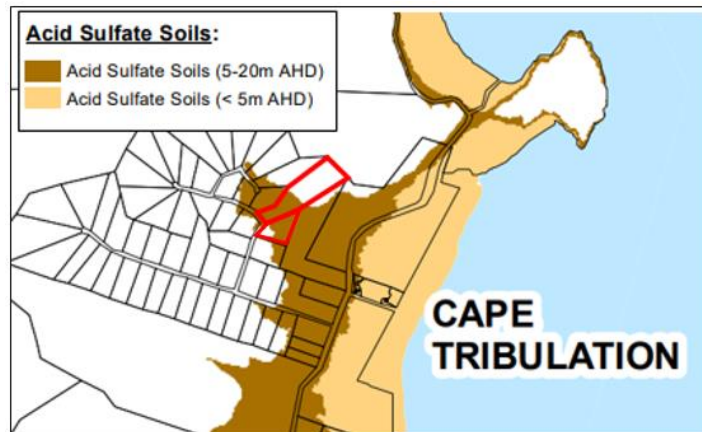
Performance outcomes	Acceptable outcomes	Applicant response
	screened from view using lattice/battens and/or landscaping. and (d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works.	
	AO8.4 Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.	Complies
PO9 Development is located to: (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; (f) provide buffers to cultural, historical or ecological features; (g) minimise visibility from external sites or public viewing points; (h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.	AO9 No acceptable outcomes are prescribed.	Complies
PO10 Development does not result in adverse impacts on: (a) ecological function or features; (b) on-site or surrounding waterways and wetlands.	AO10 No acceptable outcomes are prescribed.	Complies The premises has been used for tourist accommodation and fruit farm for over 20 years. The use does not adversely affect the ecological

Performance outcomes	Acceptable outcomes	Applicant response
		values or waterways on the site and surrounding WTWHA.
PO11 Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.	AO11 No acceptable outcomes are prescribed	Not applicable There are no disturbed sites on the premises.
PO12 Fencing is designed to not impede the free movement of native fauna through the site.	AO12 No acceptable outcomes are prescribed.	Complies
<p>PO13 New lots contain a minimum lot size of 200 hectares, unless:</p> <ul style="list-style-type: none"> (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments); (b) the reconfiguration is limited to one additional lot to accommodate an existing or approved: <ul style="list-style-type: none"> (i) Telecommunications facility; (ii) Utility installation; (c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan. <p>Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.</p>	AO13 No acceptable outcomes are prescribed.	Not applicable

8.2.1 Acid sulfate soils overlay code

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



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 sulfate 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.

Figure 9: Extract from Acid Sulphate Soils Overlay Map

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken.	Complies The site is on land between 5-20m AHD. All buildings exist on site, and no excavation or filling is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	<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 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 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (f) neutralising existing acidity and preventing the generation of acid and metal contaminants; (g) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (h) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (i) appropriately treating acid sulfate soils before disposal occurs on or off site; 	<p>Complies</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(j) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>Complies</p>

8.2.4 Flood and storm tide hazard overlay code

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.

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.

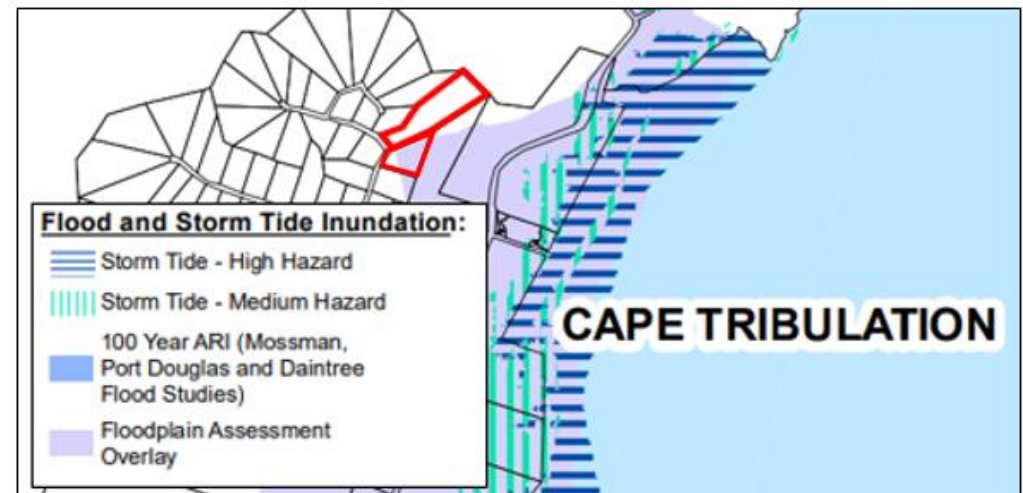


Figure 10: Extract from Flood and Storm Tide Inundation Overlay Map

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development and self-assessable development		
<p>PO1 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) ensure the safety of all persons; (b) minimise damage to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses,</p> <p>AO1.2 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>AO1.3 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>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>Complies A small portion of the site (along the south-eastern boundary) is included in the Floodplain Assessment area. Development on the premises avoids this area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
<p>PO2 The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.</p>	<p>Complies The development does not include the uses listed.</p>
<p>PO3 Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>AO3.1 New buildings are: (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or</p> <p>AO3.2 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. or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm</p>	<p>Complies Development on the site is not located within the overlay area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>tide, the maximum size of the extension does not exceed 70m² gross floor area. 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 Additional lots: (a) are not located in the hazard overlay area; or (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). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975.</p> <p>AO3.5 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: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways.</p>	<p>Not applicable</p>
	<p>AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating</p>	<p>Complies There are no residential uses located within the flood affected areas.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</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 (Residential uses)</p> <p>AO4.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <ul style="list-style-type: none"> (a) parking and other low intensive, non-habitable uses at ground level; <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 nonhabitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	<p>Complies</p>
	<p>For Material change of use (Non-residential uses)</p> <p>AO4.2 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>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (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 – (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). (b) Queensland Government Fact Sheet ‘Repairing your House after a Flood’ provides information about water resilient products and building techniques.</p>	<p>Not applicable</p>
<p>PO5 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 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).</p> <p>AO5.2 Works (including buildings and earthworks) in non urban areas either:</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³ ; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. 	
	<p>For Material change of use A05.3 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> <ul style="list-style-type: none"> (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 (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. 	<p>Not applicable Development is not located within the area affected by DFE/Storm tide.</p>
	<p>For Material change of use and Reconfiguring a lot A05.4</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	
<p>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; Or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p>	<p>Will be complied with No hazardous or noxious materials will be stored on site in the areas affected by flood.</p>
	<p>AO6.3 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 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.</p>	
<p>PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes. 	<p>Complies The proposal uses existing buildings on site, and all building are located outside the flood area.</p>
<p>PO8 Development involving community infrastructure:</p> <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event. 	<p>AO8.1 The following uses are not located on land inundated during a DFE/Storm tide:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). <p>Or</p> <p>AO8.2</p>	<p>Complies</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"> (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant. <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. <p>and/or</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> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and 	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.</p> <p>AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration.</p> <p>AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	

8.2.5 Hillslopes overlay code

The purpose of the Hillslopes overlay code is to:

- (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.

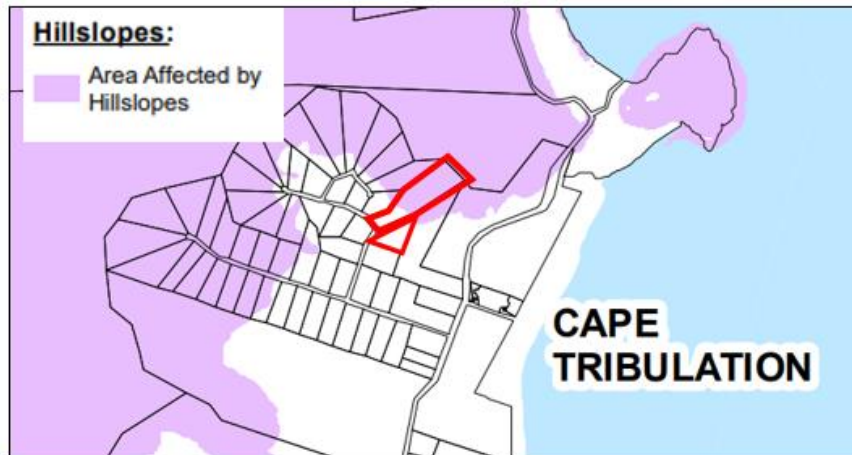


Figure 11: Extract from Hillslopes Overlay map

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

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

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

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	Complies

Performance Outcomes	Acceptable Outcomes	Applicant Response
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	Complies
	AO2.3 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.	Complies
	AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	Complies
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level	Complies

Performance Outcomes	Acceptable Outcomes	Applicant Response
	or post and beam constructed buildings that minimise modification to the natural terrain of the land).	
	AO2.6 Development does not alter the sky line.	Complies All buildings are below the natural skyline.
	AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) are not finished in the following exterior colours or surfaces: (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces.	Not applicable Development is not within the hillslope area
	AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features	Not applicable Development is not within the hillslope area
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	Not applicable Development is not within the hillslope area

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:</p> <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks. 	<p>Not applicable Development is not within the hillslope area</p>
<p>PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<p>AO3 Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	<p>Not applicable Development is not within the hillslope area</p>
Lot reconfiguration		
<p>PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1 The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. 	<p>Not applicable</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
	AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.	Not applicable
	AO4.3 Development does not alter ridgelines.	Not applicable
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	Not applicable

8.2.6 Landscape values overlay code



Figure 12: Extract from Landscape Values Overlay code

(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;
- (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.

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable development		
Development in a High landscape value area		
<p>PO1 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 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</p>	<p>AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p><small>Note - Height is inclusive of roof height.</small></p>	<p>Not applicable</p> <p>The site is located within the Medium Landscape Area.</p>
	<p>AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p>	<p>Not applicable</p>
	<p>AO1.3 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>AO1.4 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><small>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.</small></p>	<p>Not applicable</p>
	<p>AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p>	<p>Not applicable</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</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 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>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>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p>	<p>Not applicable</p>
	<p>AO1.7 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>AO1.8 Advertising devices do not occur.</p>	<p>Not applicable</p>
<p>Development within the Medium landscape value area</p>		
<p>PO2 Development within Medium 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 within 5 years of construction;</p>	<p>AO2.1 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. AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p>	<p>Complies</p>
	<p>AO2.2 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</p>
	<p>AO2.3 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>Complies</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<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 and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</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 towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided, or where they cannot be avoided, are 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>(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>AO2.4 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>	Complies
	<p>AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p>	Complies
	<p>AO2.6 Advertising devices do not occur.</p>	Complies
Development within a Scenic route buffer / view corridor area		
	<p>AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures</p>	Not applicable

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) retains visual access to views of the surrounding landscape, the sea and other water bodies;</p> <p>(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p> <p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) 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>is not more than identified within the acceptable outcomes of the applicable zone code.</p>	
	<p>AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</p>	<p>Not applicable</p>
	<p>AO3.3 Where within a Scenic route buffer / view corridor area development is set back and screened from 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>Not applicable</p>
	<p>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p>Not applicable</p>
<p>Development within the Coastal scenery area</p>		
<p>PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to</p>	<p>AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p>	<p>Not applicable</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>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>AO4.2 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>AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. 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>Not applicable</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>PO5 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 accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p>AO5 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>

8.2.7 Natural Areas overlay code

- (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;
 - (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.

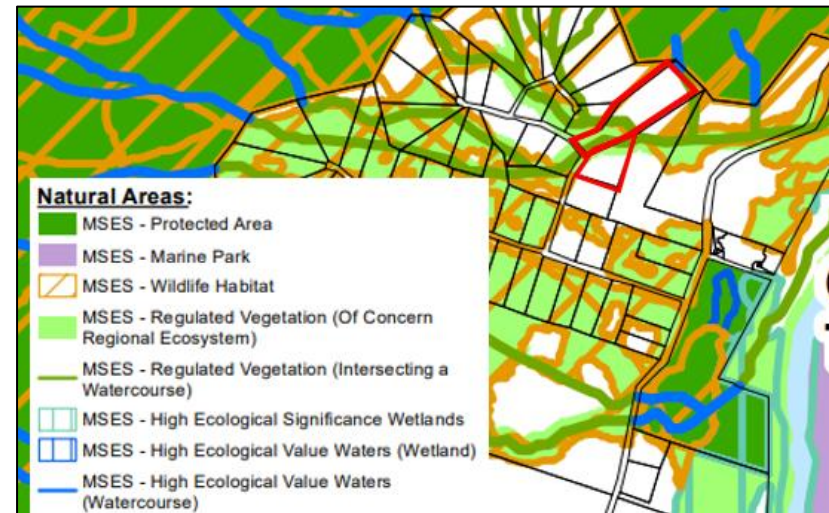


Figure 13: Extract from Natural Areas Overlay map

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	<p>AO1.1 Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.</p> <p>or</p> <p>AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	<p>Complies</p> <p>Not applicable</p> <p>Not applicable</p>
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<p>AO2 The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <p>(a) focusing development in cleared areas to protect existing habitat;</p>	Complies / not applicable

Performance Outcomes	Acceptable Outcomes	Applicant Response
	<p>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</p> <p>(c) aligning new property boundaries to maintain ecologically important areas;</p> <p>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</p> <p>(e) ensuring that significant fauna habitats are protected in their environmental context; and</p> <p>(f) incorporating measures that allow for the safe movement of fauna through the site.</p>	
<p>PO3 An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1 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 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>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained</p>	<p>Complies</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
Note – Wetland buffer areas are identified in A03.1.	A04.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Complies
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	A05.1 Development avoids the introduction of non-native pest species.	Complies
	A05.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Complies
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	A06.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and A06.2 Development within an ecological corridor rehabilitates native vegetation. and A06.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Complies
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	A07.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and	Complies / not applicable

Performance Outcomes	Acceptable Outcomes	Applicant Response
	AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Not applicable
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	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 The proposed MCU is a re-use of existing buildings on site. No further works are proposed.

8.2.9 Potential landslide hazard overlay code

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
 - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.

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



Figure 14: Extract from Potential Landslide Hazard Overlay map

- (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
- (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
- (c) ensures that community infrastructure is protected from the effects of potential landslides;
- (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
- (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

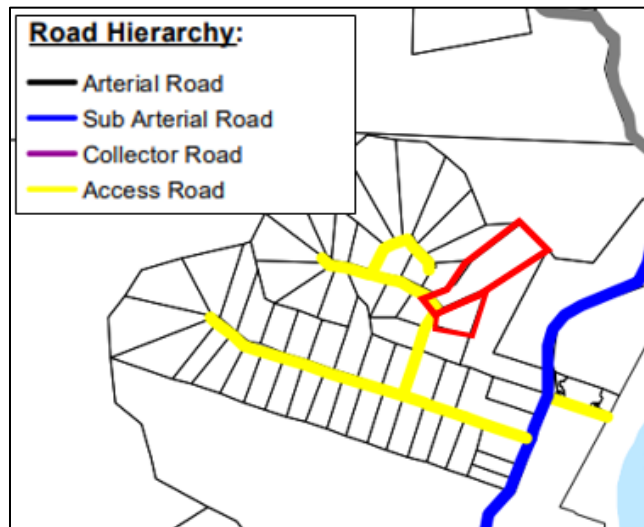
Table 8.2.9.3.a – Potential landslide hazard overlay code – assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does not	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay.	Complies

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>Or</p> <p>AO1.2 Development is on an existing stable, benched site and requires no further earthworks or</p> <p>AO1.3 A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.</p>	<p>Not applicable</p> <p>Not applicable</p>
<p>PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact</p>	<p>AO2 Excavation or fill:</p>	<p>Not applicable</p>

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>on landscape character or scenic amenity quality of the area.</p>	<p>(a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>	
<p>Additional requirements for Community infrastructure</p>		
<p>PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.</p>	<p>AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment</p>	<p>Not applicable</p>

8.2.10 Transport network overlay code



The purpose of the Transport network overlay code is to:

- (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
- (b) enable an assessment of whether development is suitable on land within the Transport network overlay.

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

- (a) development provides for transport infrastructure (including active transport infrastructure);
- (b) development contributes to a safe and efficient transport network;
- (c) development supports the existing and future role and function of the transport network;
- (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

Figure 15: Extract from Transport Network (Road Hierarchy) Overlay Map

Table 8.2.10.3.a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
<p>PO1 Development supports the road hierarchy for the region.</p> <p>Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p>	<p>Complies Nicole Drive is an Access Road, which supports the type and scale of the proposed development.</p>
	<p>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p>	<p>Complies Access to the development site is via an existing access driveway. The development will not compromise the transport network.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>	<p>Not applicable The site is only accessible from Nicole Drive.</p>
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.</p> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p>Not applicable Access to the development site is via an existing access driveway. The development will not generate the need for additional infrastructure.</p>
<p>PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p>AO3 No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	<p>Not applicable</p>
<p>PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.</p>	<p>Complies The development site does not directly access a major transport corridor.</p>
	<p>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	<p>Complies</p>
	<p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.	
	AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	Complies The development site does not access a major transport corridor.
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5 No acceptable outcomes are prescribed.	Not applicable
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.	Not applicable
	AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	Not applicable

9.3.13 Multiple dwelling, short term accommodation and retirement facility code

The purpose of the Multiple dwelling, short term accommodation and retirement facility code is to assess the suitability of development to which this code applies.

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

- (a) development is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
- (b) master planning is undertaken for larger developments to ensure connectivity and integration with adjoining uses and the wider neighbourhood;
- (c) development does not adversely impact on the natural features on the site;
- (d) the design of development creates a pleasant living environment and is appropriate for the tropical climate of the region;
- (e) the impacts of development on adjoining premises are managed.

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
<p>PO1 The site has sufficient area and frontage to:</p> <ul style="list-style-type: none"> (a) accommodate the scale and form of buildings considering site features; (b) achieve communal open space areas and private outdoor spaces; (c) deliver viable areas of deep planting and landscaping to retain vegetation and protect or establish tropical planting; (d) achieve safe and convenient vehicle and pedestrian access; (e) accommodate on-site car parking and manoeuvring for residents, visitors and service providers. 	<p>AO1.1 The site has a minimum area of 1000m².</p> <hr/> <p>AO1.2 The site has a minimum frontage of 25 metres</p>	<p>Complies The site has an area of 8.026ha with a 162m frontage to Nicole Drive.</p>
<p>PO2 Development for large-scale multiple dwellings, short term accommodation and retirement villages contributes to the neighbourhood structure and</p>	<p>AO2 Development on a site 5,000m² or greater is in accordance with a structure plan.</p>	<p>Not applicable The proposed development is not large-scale.</p>

Performance outcomes	Acceptable outcomes	Applicant response										
integrates with the existing neighbourhood through: <ul style="list-style-type: none"> (a) the establishment and extension of public streets and pathways; (b) the provision of parks and other public spaces as appropriate to the scale of the development; (c) inclusion of a mix of dwelling types and tenures and forms; (d) buildings that address the street; (e) building height and setback transitions to adjoining development of a lower density or scale. 	Note – Guidance on preparing a structure plan is provided within Planning scheme policy SC6.14 – Structure planning.											
PO3 Development ensures that the proportion of buildings to open space is: <ul style="list-style-type: none"> (a) in keeping with the intended form and character of the local area and immediate streetscape; (b) contributes to the modulation of built form; (c) supports residential amenity including access to breezes, natural light and sunlight; (d) supports outdoor tropical living; (e) provides areas for deep tropical planting and / or for the retention of mature vegetation. 	AO3.1 The site cover is not more than 40%. AO3.2 The development has a gross floor area of not more than: <table border="1" data-bbox="808 938 1429 1209"> <thead> <tr> <th>Zone</th> <th>Maximum GFA</th> </tr> </thead> <tbody> <tr> <td>Low-medium density residential</td> <td>0.8 x site area</td> </tr> <tr> <td>Medium density residential</td> <td>1.2 x site area</td> </tr> <tr> <td>Tourist accommodation</td> <td>1.2 x site area</td> </tr> <tr> <td>All other zones</td> <td>No acceptable outcome specified</td> </tr> </tbody> </table>	Zone	Maximum GFA	Low-medium density residential	0.8 x site area	Medium density residential	1.2 x site area	Tourist accommodation	1.2 x site area	All other zones	No acceptable outcome specified	Complies The proposed use is of a very low-scale and is in keeping with the surrounding neighbourhood.
Zone	Maximum GFA											
Low-medium density residential	0.8 x site area											
Medium density residential	1.2 x site area											
Tourist accommodation	1.2 x site area											
All other zones	No acceptable outcome specified											
PO4 Development is sited so that the setback from boundaries: <ul style="list-style-type: none"> (a) provides for natural light, sunlight and breezes; 	AO4.1 Buildings and structures are set back not less than 6 metres from a road frontage. AO4.2 Buildings and structures are setback not less than 4	Complies All existing and proposed buildings are well setback from all property boundaries.										

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) minimises the impact of the development on the amenity and privacy of neighbouring residents;</p> <p>(c) provides for adequate landscaping.</p>	<p>metres to the rear boundary.</p> <p>AO4.3 The side boundary setback for buildings and structures is: (a) for buildings up to 2 storeys not less than 2.5 metres for the entire building; (b) for buildings up to 3 storeys not less than 3.5 metres for the entire building.</p>	
<p>PO5 Building depth and form must be articulated to</p> <p>(a) ensure that the bulk of the development is in keeping with the form and character intent of the area;</p> <p>(b) provide adequate amenity for residents in terms of natural light and ventilation.</p> <p>Note – Planning scheme policy SC6.1 – Building design and architectural elements provides guidance on reducing building bulk</p>	<p>AO5.1 (a) The maximum length of a wall in any direction is 30 metres with substantial articulation provided every 15 metres. (b) The minimum distance between buildings on a site is not less than 6 metres;</p> <p>AO5.2 The length of any continuous eave line does not exceed 18 metres.</p>	<p>Complies</p>
<p>PO6 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates variations in horizontal and vertical profile and supports streetscape character.</p>	<p>AO6.1 Development incorporates a number of the following design elements: (a) balconies; (b) verandahs (c) terraces; (d) recesses.</p> <p>AO6.2 Development reduces building bulk by: (a) variation in building colours, materials and</p>	<p>Complies</p> <p>The development incorporates a number of architectural elements to reduce the bulk of the</p>

Performance outcomes	Acceptable outcomes	Applicant response
	textures; (b) the use of curves, recesses, projections or variations in plan and elevation; (c) recession and projection of rooflines and the inclusion of interesting roof forms, such as cascading roof levels, gables, skillions or variations in pitch; (d) use of sun-shading devices and other façade features; (e) use of elements at a finer scale than the main structural framing of the building.	buildings and have been designed to blend with the surrounding natural environment.
PO7 Development provides a building that must define the street to facilitate casual surveillance and enhance the amenity of the street through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances.	AO7.1 Development provides a building that is not set back further than 2m beyond the minimum required street front setback.	Not applicable
	AO7.2 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	Not applicable
PO8 Buildings exhibit tropical design elements to support Douglas Shire’s tropical climate, character and lifestyle.	AO8.1 Development has floor to ceiling heights of 2.7 metres;	Complies
	AO8.2 Buildings include weather protection and sun shading to all windows to all external doors and windows of habitable rooms.	Complies
	AO8.3 Development incorporates deep recesses, eaves	Complies

Performance outcomes	Acceptable outcomes	Applicant response
	and sun-shading devices.	
	<p>AO8.4 Western orientated facades are shaded using building and landscape elements, such as adjustable screens, awnings or pergolas or dense tropical planting.</p>	<p>Complies</p>
	<p>AO8.5 Individual dwelling units are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>	<p>Complies</p>
<p>PO9 Development minimises direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO9.1 Development where the dwelling is located within 2 metres at ground level or 9 metres above ground level of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level unit, fencing to a minimum 1.8m above the ground storey floor level. 	<p>Not applicable</p>
	<p>AO9.2 Development where a direct view is available from</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p>AO9.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanent and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices are hinged or otherwise attached to facilitate emergency egress</p>	
<p>PO10 Development provides accessible and functional landscaping and recreation area for the benefit of residents/guests.</p>	<p>AO10 A minimum of 35% of the site is allocated as landscaping and recreation area.</p>	<p>Complies</p>
<p>PO11 Landscaping must contribute positively to the amenity of the area, streetscape and public spaces.</p>	<p>AO11 Development provides landscaping as follows: (a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages; (b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.</p>	<p>Complies</p>
<p>PO12 The landscaping and recreation area provides for functional communal open space for all</p>	<p>AO12.1 Communal open space is provided at: (a) a minimum of 5% of site area or 50m² whichever</p>	<p>Complies</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>developments exceeding five dwellings on one site.</p>	<p>is the greater; and (b) a minimum dimension of 5 metres.</p>	
	<p>AO12.2 Development provides communal open space that: (a) is consolidated into one useable space; (b) where communal open space exceeds 100m² , the communal open space may be split into two, and so forth incrementally.</p>	<p>Complies</p>
	<p>AO12.3 Communal open space: (a) is a minimum of 50% open to the sky; (b) achieves 25% shading by trees in 5 years; (c) does not include vehicle driveways and manoeuvring; (d) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>	<p>Complies</p>
	<p>AO12.4 Communal open space is designed to provide for a range of facilities, typically including some, or all, of the following elements: (a) seating; (b) barbecue; (c) play equipment; (d) swimming pool; (e) communal clothes drying; (f) vegetable garden.</p>	<p>Complies</p>
	<p>AO12.5</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	Development involving 5 or fewer dwellings on one lot can allocate additional private open space to a ground storey dwelling instead of providing communal open space.	
<p>PO13 Development must provide attractive and functional private open space for residents and guests.</p>	<p>AO13.1 Development provides private open space which: (a) for ground storey dwellings, comprises of a minimum area of 35m² with a minimum dimension of 3 metres; (b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m² and a minimum dimension of 3 metres.</p>	Complies
	<p>AO13.2 Development provides private open space areas that are: (a) directly accessible from internal primary living area of the dwelling (not bedrooms); (b) provided with a screened area of 2m² minimum dimension capable of screening air conditioning plant, private clothes drying etc. (c) provided with adjustable, moveable or operable privacy screening where appropriate.</p>	Complies
	<p>AO13.3 Development provides balconies that are located to the front or rear of the building except where adequate building separation can be achieved to maintain privacy.</p>	Complies / not applicable
	<p>AO13.4</p>	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Where secondary balconies are provided to a side of a building for additional amenity or services, such as clothes drying or to articulate facades, the setback may be reduced to the minimum setback, but these areas are not included in the calculation of private open space requirements.</p> <p>AO13.5 Private open space: (a) does not include vehicle driveways and manoeuvring; (b) does not contain surface structures such as rainwater tanks, fire hydrants, transformers or water boosters.</p>	<p></p> <p>Complies</p>
<p>PO14 Development provides front fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape.</p>	<p>AO14.1 Development ensures that, where fencing is provided, the height of any new fence located on any common boundary to a street or public space is a maximum of: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent; (c) 1.8m and solid only where the site is on an arterial road or higher order road.</p>	<p>Not applicable to this form of development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO14.2 Development incorporating solid front fences or walls that front the street or other public spaces and are longer than 10m, indentations, material variation or landscaping is provided to add visual interest and soften the visual impact.</p>	<p>Not applicable</p>
	<p>AO14.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge</p>	<p>Not applicable</p>
<p>PO15 Development minimises light nuisances.</p>	<p>AO15 Outdoor lighting is in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>Will be complied with</p>
<p>PO16 Waste and recyclable material storage areas are: (a) convenient and accessible to residents and waste and recyclable material collection services; (b) located and designed to mitigate adverse impacts: (i) within the site; (ii) on adjoining properties; (iii) to the street.</p>	<p>AO16 Waste and recyclable material storage areas: (a) are located on site; (b) are sited and designed to be unobtrusive and screened from view from the street frontage; (c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council’s sewer network; (d) are of a sufficient size to accommodate bulk (skip) bins; (e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.</p>	<p>Complies with Performance Outcomes</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Note - The Environmental performance code contains requirements for waste and recyclable material storage.</p>	
<p>PO17 Development provides a secure storage area for each dwelling.</p>	<p>AO17 A secure storage area for each dwelling: (a) is located to enable access by a motor vehicle or be near to vehicle parking; (b) has a minimum space of 3.5m² per dwelling; (c) has a minimum height of 2 metres; (d) is weather proof; (e) is lockable; (f) has immunity to the 1% AEP inundation event.</p> <p>Note – A cupboard within a unit will not satisfy this requirement.</p>	<p>Complies with the performance outcome The requirement to provide secure storage areas for short-term accommodation is not appropriate. Such a requirement is useful only to permanent residential dwellings. The existing house and cabins offer sufficient area to accommodate any luggage requirements of the guests.</p>
<p>Additional requirements for a Retirement facility PO18 – PO21 not applicable to this development</p>		

9.4.1 Access, parking and servicing code

The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

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.





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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<p>PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ul style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; 	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</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 The site provides sufficient on-site parking to cater for the demand generated by the development.</p>
	<p>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external</p>	<p>Complies The parking on site is dedicated solely for parking purposes.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	storage purposes, the display of products or rented/sub-leased.	
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not applicable
	AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not applicable
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Not applicable / complies
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	Complies No changes are proposed to the existing accesses from Nicole Drive.
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit;	Not applicable The development does not propose any changes to the existing accesses from Nicole Drive.

Performance outcomes	Acceptable outcomes	Applicant response
<p>existing intersections or future road or intersection improvements;</p> <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>(ii) stormwater kerb inlet;</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 Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(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>Not applicable The development does not propose any changes to the existing driveway accesses.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO3.4 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>Not applicable</p>
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 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 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Not applicable to this scale of development.</p>
<p>PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	<p>Not applicable</p>
<p>PO7 Development provides secure and convenient bicycle parking which:</p> <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building’s main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO8 Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	<p>Complies Walking and cycle routes exist to the extent appropriate to this locality.</p>
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles. 	<p>AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies</p>
	<p>AO9.2 Service and loading areas are contained fully within the site.</p>	<p>Complies</p>
	<p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>Complies</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 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</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable

9.4.3 Environmental performance code

The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

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

- (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
- (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
- (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
- (d) development contributes to the removal and ongoing management of weed species.

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies with Performance Outcomes
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	Not applicable Flood lighting is not proposed.
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from	Complies Access, parking and manoeuvring areas are buffered from neighbouring properties.

Performance outcomes	Acceptable outcomes	Applicant response
	impacts of vehicle headlights.	
Noise		
<p>PO2 Potential noise generated from the development is avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance;</p> <p>or</p> <p>AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p>	<p>Complies The proposed development does not involve activities that would cause noise-related environmental harm or nuisance.</p>
	<p>AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. <p><small>Editor’s note - <i>The Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</small></p>	<p>Complies The access and parking areas are buffered from neighbouring properties.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Airborne particles and other emissions		
<p>PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p>The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	<p>Complies The development does not involve activities that would result in emissions.</p>
Odours		
<p>PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO4.1 The development does not involve activities that create odorous emissions;</p> <p>or</p> <p>AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p>Complies The development does not involve activities that would result in emissions.</p>
Waste and recyclable material storage		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p>	<p>Complies</p>
	<p>AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <ul style="list-style-type: none"> (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. <p>Editor’s note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	<p>Complies</p>
Sensitive land use activities		
<p>PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing</p>	<p>AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential</p>	<p>Complies The development is compatible with surrounding land uses.</p>

Performance outcomes	Acceptable outcomes	Applicant response
development activities and land uses.	development possible in an area; or AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	
Stormwater quality		
<p>PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <ul style="list-style-type: none"> (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures. 	<p>AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	Complies
	<p>AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	Complies
	<p>AO7.3 Soil and water control measures are incorporated into the activity’s design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	Complies

Performance outcomes	Acceptable outcomes	Applicant response
Pest plants (for material change of use on vacant land over 1,000m2)		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor’s note - This does not remove or replace all land owner’s obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</p>	<p>AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	<p>Complies / Not applicable</p>

9.4.4 Filling and excavation code

The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.

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;
- (e) filling and excavation works do not involve complex engineering solutions.

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies Not applicable
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	Not applicable Cuts, batters, berms and terraces are not required.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.</p>	<p>Not applicable As above</p>
	<p>AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</p>	<p>Not applicable As above</p>
	<p>AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p>	<p>Not applicable As above</p>
	<p>AO1.6 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 As above</p>
Visual Impact and Site Stability		
<p>PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>AO2.1 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>Complies</p>
	<p>AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.</p>	
Flooding and drainage		

Performance outcomes	Acceptable outcomes	Applicant response
PO3 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.	AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	Will be complied with
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	Will be complied with
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	Will be complied with
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Will be complied with
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Not applicable
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Not applicable

9.4.5 Infrastructure works code

The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

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

- (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
- (b) development maintains high environmental standards;
- (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	Not applicable Existing access driveways will be retained.
	AO1.3 New pipes, cables, conduits or other similar	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	
	<p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p>	Not applicable
	<p>AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	Not applicable
Accessibility structures		
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features</p>	<p>AO2.1 Accessibility structures are not located within the road reserve.</p>	Complies

Performance outcomes	Acceptable outcomes	Applicant response
<p>do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</p>	<p>Will be complied with as appropriate</p>
	<p>AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Will be complied with as appropriate</p>
Water supply		
<p>PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1 The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	<p>Not applicable</p> <p>Complies</p>

Performance outcomes	Acceptable outcomes	Applicant response
Treatment and disposal of effluent		
<p>PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>AO4.1 The site is connected to Council’s sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	<p>Not applicable</p> <p>Complies</p>
Stormwater quality		
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.1 A connection is provided from the premises to Council’s drainage system;</p> <p>or</p> <p>AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council’s drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional</p>	<p>Not applicable</p> <p>Complies</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Development Manual.	
	<p>A05.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. 	Not applicable
	<p>A05.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p>	Complies to the extent relevant
	<p>A05.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	Complies to the extent relevant
Non-tidal artificial waterways		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. 	<p>AO6.1 Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. 	<p>Not applicable The proposed development does not involve non-tidal artificial waterways.</p>
	<p>AO6.2 Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. 	<p>Not applicable</p>
	<p>AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. 	<p>Not applicable</p>
	<p>AO6.4 Non-tidal artificial waterways are designed and</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	Not applicable
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not applicable
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters;	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters. 	<p>AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. 	<p>Not applicable</p>
	<p>AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p>Not applicable</p>
	<p>AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any 	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	Complies with performance criteria
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	Not applicable
	AO9.2	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.</p>	
Telecommunications		
<p>PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>	Complies
<p>PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p>AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	Not applicable
Road construction		
<p>PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.</p>	<p>AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.</p>	Complies with Performance Outcomes The road is constructed and provides safe and efficient movement of vehicle and pedestrians to the site.
	<p>AO12.2 There is existing road, kerb and channel for the full road frontage of the site.</p>	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Not applicable Existing access will be retained.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Not applicable
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> .	Not applicable
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not applicable / complies to the extent relevant
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
Fire services in developments accessed by common private title		
<p>PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p>	<p>Not applicable</p>
	<p>AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	<p>Not applicable</p>
<p>PO20 Hydrants are suitably identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>	<p>AO20 No acceptable outcomes are prescribed.</p>	<p>Complies to the extent relevant Refer to Appendix 3.</p>

9.4.6 Landscaping code

The purpose of the Landscaping code is to assess the landscaping aspects of a development.

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

- (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
- (b) The natural environment of the region is enhanced;
- (c) The visual quality, amenity and identity of the region is enhanced;
- (d) Attractive streetscapes and public places are created through landscape design;
- (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
- (f) Landscaping is provided to enhance the tropical landscape character of development and the region;
- (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
- (h) Landscaping takes into account utility service protection;
- (i) Weed species and invasive species are eliminated from development sites;
- (j) Landscape design enhances personal safety and incorporates CPTED principles.

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <ul style="list-style-type: none"> (a) promoting the Shire’s character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the 	<p>AO1 Development provides landscaping:</p> <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets 	<p>Complies The site is landscaped and much of the natural vegetation has been retained. No further changes to the landscaping on the site is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>streetscape;</p> <p>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</p> <p>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>	<p>the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	
For assessable development		
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1 No acceptable outcomes are specified.</p> <p>Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p> <p>AO2.2 Tropical urbanism is incorporated into building</p>	<p>Complies</p> <p>Complies The existing buildings incorporates tropical</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>design.</p> <p>Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.</p>	<p>architectural features, which contribute and enhance the visual amenity of the site.</p>
<p>PO3 Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p>	<p>Complies</p>
	<p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p>	<p>Not applicable</p>
	<p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p>	<p>Complies</p>
	<p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not applicable</p>
<p>PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not applicable The site is landscaped and most of the natural vegetation has been retained. No further changes to the landscaping on the site is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>As above</p>
<p>PO6 Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p>AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not applicable</p>
	<p>AO6.2 Tree maintenance is to have regard to the ‘Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.</p>	<p>Not applicable</p>
<p>PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>	<p>Not applicable</p>
	<p>AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	<p>Not applicable</p>
<p>PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p>AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>	<p>Will be complied with to the extent relevant</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>AO9 No acceptable outcomes are specified.</p> <p>Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p>Not applicable</p>
<p>PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies</p>

9.4.9 Vegetation management code

The purpose of the Vegetation management code is achieved through the overall outcomes.

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

- (a) vegetation is protected from inappropriate damage;
- (b) where vegetation damage does occur it is undertaken in a sustainable manner;
- (c) significant trees are maintained and protected;
- (d) biodiversity and ecological values are protected and maintained;
- (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
- (f) landscape character and scenic amenity is protected and maintained;
- (g) heritage values are protected and maintained.

Table 9.4.9.3.a – Vegetation management –assessable development

Note – All vegetation damage is to have regard to the provisions of AS4373-2009 Pruning of Amenity Trees

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<p>PO1 Vegetation is protected to ensure that:</p> <ul style="list-style-type: none"> (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; (d) the Shire’s biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention 	<p>AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;</p> <p>or</p> <p>AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;</p> <p>or</p> <p>AO1.3</p>	<p>Complies No significant native vegetation is required to be removed.</p> <p>Not applicable</p> <p>Not applicable</p>

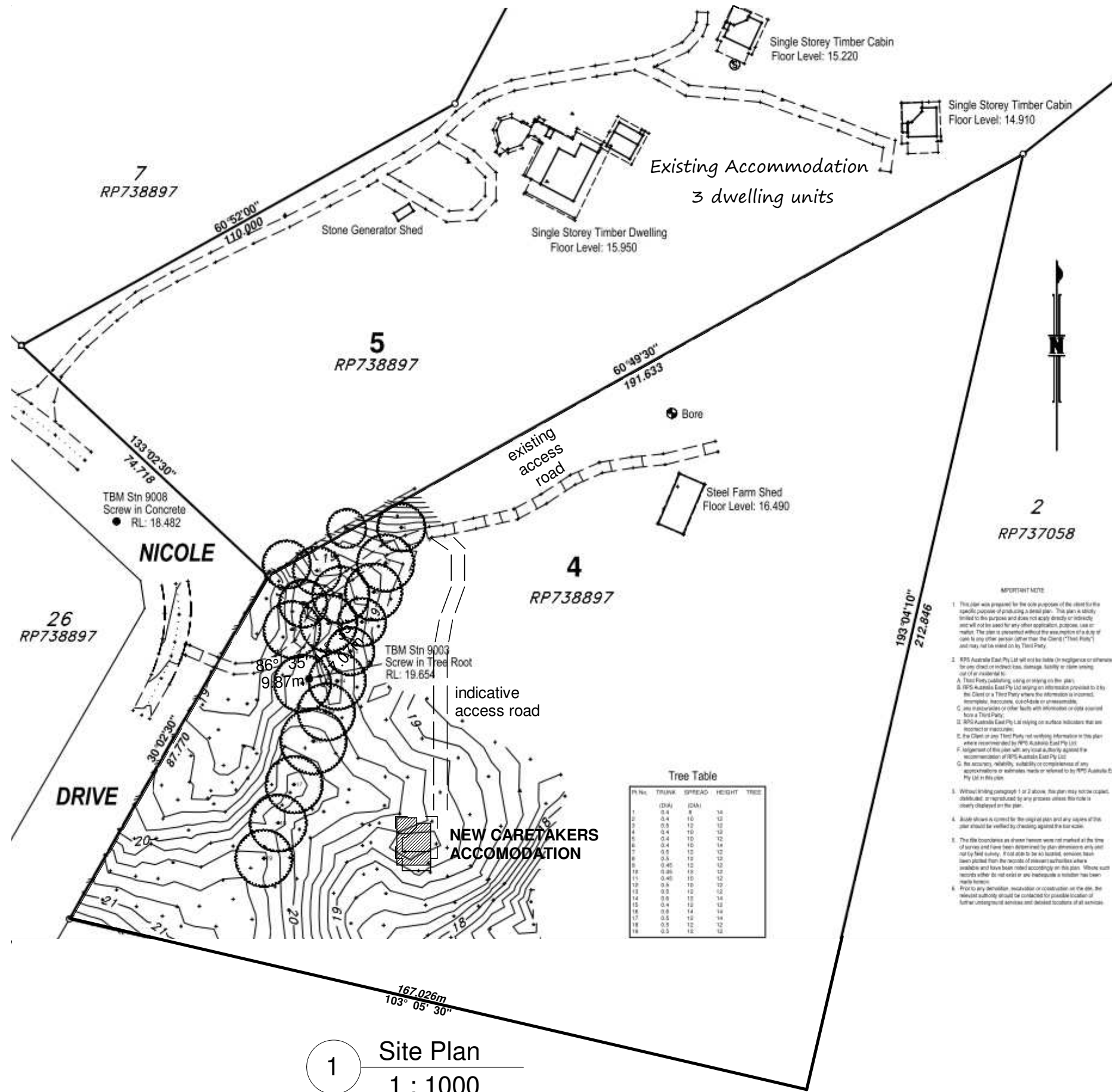
Performance outcomes	Acceptable outcomes	Applicant response
<p>and slope stabilisation.</p>	<p>Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <ul style="list-style-type: none"> (a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or (b) vegetation identified within the local government’s register of declared plants pursuant to the local government’s local laws; or (c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or (d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence; <p>or</p> <p>AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is:</p> <ul style="list-style-type: none"> (a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority; <p>or</p> <p>AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;</p>	<p>Not applicable</p> <p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>or AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the <i>Vegetation Management Act 1999</i>;</p> <p>Or AO1.7 Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>or AO1.8 Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>or AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999</i>;</p> <p>or AO1.10 Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act 2009.</p> <p>AO1.11 Vegetation damage where it is necessary to remove</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p>AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>	<p>Not applicable</p>
<p>PO2 Vegetation damaged on a lot does not result in a nuisance.</p>	<p>AO2.1 Damaged vegetation is removed and disposed of at an approved site;</p> <p>or</p> <p>AO2.2 Damaged vegetation is mulched or chipped if used onsite.</p>	<p>Not applicable</p> <p>Not applicable</p>
<p>For assessable development</p>		
<p>PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site’s heritage values.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>Not applicable The site is not identified on the Places of Significance overlay.</p>

APPENDIX 2: PROPOSAL PLANS

Drawing or Document	Reference	Date
Detail and Contour Survey	202-21 by Greg Skyring	10/03/21
Cabin Floor Plan (Caretaker)	98/568-4-A by Gavin Paddock	11/11/98
Cabin Elevation (Caretaker)	98/568-7-A by Gavin Paddock	11/11/98



1 Site Plan
1 : 1000

Caretaker Accommodation Lot 4

DRAWING NO. 98/568-4-A

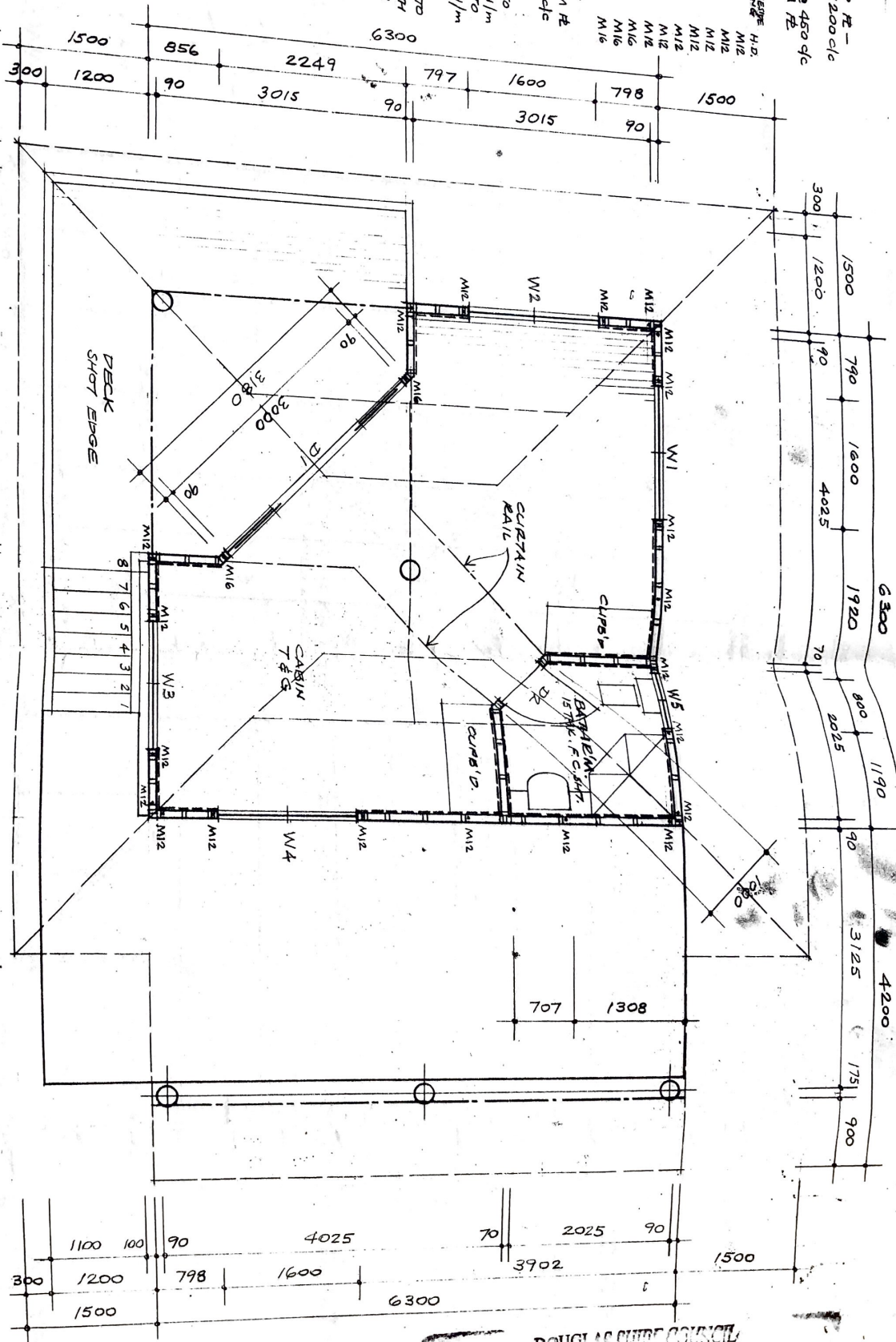
11.11.98

AT TRIB VALLEY FRUIT FARM, LOT 5, NICOLE DRIVE, CAPE TRIBULATION, Q.L.D. 4873

D. & A. Gotta

PROPOSED BED & BREAKFAST CABINS FOR

FLOOR PLAN 1:50



WALLS FRAMING

EXTERNAL
 2/90 x 45 F8 TOP RAIL
 M12 H.D. BOLTS @ 1200 c/c
 G.N.O.
 90 x 45 F8 STUDS @ 450 c/c
 90 x 45 F8 BOTTOM RAIL

LINTELS

OPEN LINTEL	STRIP BARGE	H.D.
900 100 x 50 F14	1	M12
1200 125 x 50 F14	2	M12
1500 150 x 50 F14	2	M12
1800 175 x 50 F14	2	M12
2100 200 x 50 F14	2	M12
2400 225 x 75 F14	3	M12
2700 250 x 75 F14	3	M12
3000 275 x 75 F14	4	M12
3300 300 x 75 F14	4	M12
3600 325 x 75 F14	4	M12

INTERNAL
 70 x 45 F8 TOP & BOTTOM RAIL
 70 x 35 F5 STRIPS @ 600 c/c

BRACING NOTES
 PLYWOOD FIXED TO MANUFACTURER'S SPEC. FOR 4 kN/m
 PLYWOOD FIXED TO MANUFACTURER'S SPEC. FOR 8 kN/m

NOTE
 ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH TYPAC W50C TIMBER FRAMING MANUAL

MULTI-TIC CONSULTING GROUP PTY LTD
 ACN No 083 885 741
 STRUCTURAL/FOOTING DETAILS ARE CERTIFIED AS STRUCTURALLY ADEQUATE IN ACCORDANCE WITH ENGINEERS CERTIFICATE
 CERTIFICATE NO: 98/004
 SIGNATURE/DATE: [Signature] 10/11/98

Gavin Padlock BUILDING DESIGNER

COMMERCIAL, RESIDENTIAL AND INDUSTRIAL DESIGN FOR THE TROPICS
 Studio 5 / 96 Marjory Street, Cairns, Queensland 4870
 Phone/Fax (07) 4041 4041 + Mobile 0419 655 420
 BDAQ Membership No. 210 BSA Licence No. 066267

W50C

This drawing signed in red by the designer, is an authentic copy of plans produced by this design office, for this specific building site.
 [Signature]
 No responsibility will be taken for the unauthorized use of these drawings.

DOUGLAS SHIRE COUNCIL
 The building work shown on this drawing/document is approved subject to the conditions issued on the approval.

Caretaker Accomodation - Lot 4

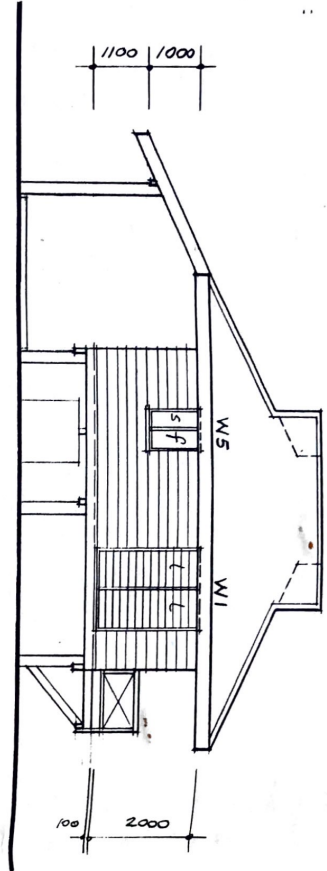
PROPOSED BED & BREAKFAST CABINS FOR

D. & A. Gotts

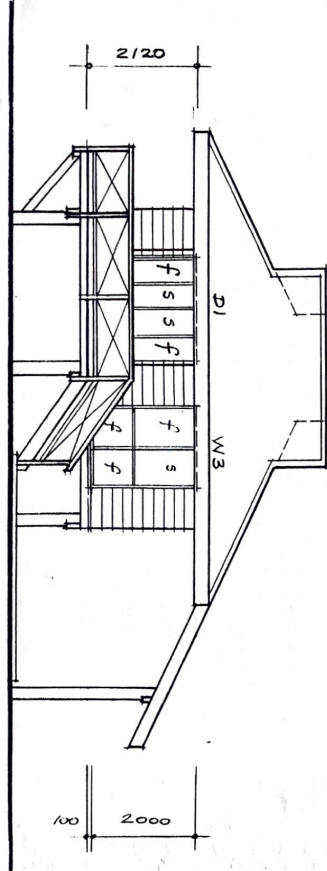
AT TRIB VALLEY FRUIT FARM, LOT 5, NICOLE DRIVE, CAPE TRIBULATION, Q.L.D. 4873

11.11.98

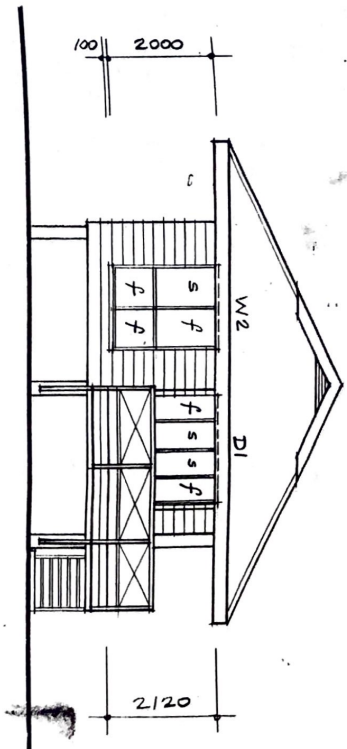
DRAWING NO. **98/568-7-A**



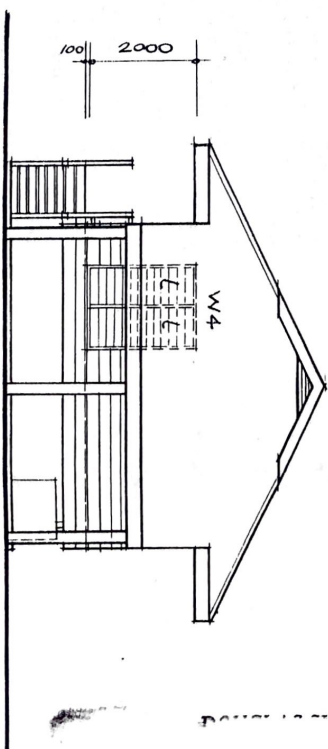
DRIVEWAY ELEVATION 1:100



CREEK ELEVATION 1:100



SIDE ELEVATION 1:100



CARPORT ELEVATION 1:100

The building is to be constructed in accordance with the conditions issued on the approval.

This drawing signed in red by the designer, is an authentic copy of plans produced by this design office, for this specific building site. No responsibility will be taken for the unauthorized use of these drawings.

Signature

Kevin Padlock

BUILDING DESIGNER

COMMERCIAL, RESIDENTIAL AND INDUSTRIAL DESIGN FOR THE TROPICS

Studio 5/96 Maryn Street, Cairns, Queensland, 4870

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BDAQ Membership No.210 BSA Licence No.086287

Builder to verify all works prior to commencement of project. It is the responsibility of the client to ensure that the building is constructed in accordance with the conditions issued on the approval. This plan remains the property of SAVIN PASCAL and any reproduction in part or in whole is prohibited unless written permission is obtained. COPYRIGHT RETAINED

APPENDIX 3: GUEST MANAGEMENT PLAN + CUSTOMER COMPENDIUM PLAN

Wildwood Guest Management policy

Wildwood provides boutique accommodation and a high standard of services, tailored to the needs of our guests.

All guests must receive detailed information on Wildwood, the Daintree and amenities in the area on the day of booking to ensure they are well prepared for a remote holiday. This includes details on where to purchase groceries and provisions prior to arrival, directions on how to find us from Cairns and advice that 1) there is no mobile phone reception once you cross the Daintree river until you reach Cape Tribulation and 2) that Wildwood is self-catering

3 days prior to arrival, all guests must receive an update email welcoming them to Wildwood. This email will re-confirm the name of their accommodation (Black Bean or Black Palm Cabin or the retreat (house)) and re-issue critical information about the cabins and directions on how to find us, including re-stating that there is no mobile phone reception north of the Daintree river until 2km prior to reaching Cape Tribulation.

An arrival time must be specified by the guest prior to arrival and phone numbers exchanged.

Subject to the guests time of arrival all guests must be greeted by a member of the Wildwood guest services team within 1 hour of arrival. This warm briefing should provide information on:

- Amenities within the cabin including mosqui coils and spray, guidance to keep screens closed to avoid mosquitoes coming in and the location of the orchard
- The guest manual – including Wi-fi code, things to do in the area and details of emergency services
- Appropriate use of power and water, now that they are off the grid, and a request to charge all electrical appliances during the day
- Location of the phone should there be an emergency or loss of power or water and they need to contact the house manager who is resident on the adjacent property
- Details of how and where the Wildwood managers can be contacted
- Briefing on the Wildwood fruit bowl, how to prepare each fruit and tell when it is ripe, what is in season and its native country
- Answer any other questions guests may have particularly about local trips and tours, cafes, restaurants and local store opening hours
- If they would like an orchard tour during their stay

Communication to staff about work place health and safety to reinforce stringent cleaning regimes

As you may have read, there have been a number of developments this weekend about Coronavirus. This includes a requirement for any international visitors coming to Australia to self-isolate for 14 days on arrival.

We are anticipating many cancellations over the coming months and will be doing all that we can to retain our Australian bookings and create an environment where people feel comfortable and where the highest standards of hygiene are being delivered.

In light of the latest advice received on Coronavirus, we have reviewed our workplace hygiene and employee personal hygiene policy which is summarised below. These practices are in place to ensure the safety of both our staff and our guests and to restrict the possible spread of the virus.

Please take the time to read this and apply them with immediate effect in your daily routines. These policies are consistent with industry standards and an example of similar protocols followed by Ramada Group is attached for your reference.

If you have any questions please feel free to call Chris or I at any time.

We appreciate your support in following these policies to ensure the ongoing safety of everyone who visits Wildwood.

Kind regards

Liz

Workplace hygiene

Stringent cleaning regimes should continue to be implemented to ensure the cleanliness of each property after each guest departs and before subsequent guests arrive. This must include:

- Hands to be washed thoroughly before entering a cabin or house or moving between properties
- All employees must use protective gloves whilst cleaning
- All surfaces must be cleaned using antibacterial spray. The virus is known to exist on hard services, so special attention should be given to clean door handles and taps, tables and kitchen tops.
- Kitchen cupboards wiped down each month. Fridge cleaned after each guest visit
- Ensure all cloths and mops are cleaned in hot water (75 degrees) prior to and after use with antibacterial cleaners
- Wash cushion covers and throws after each guest visit
- Adequate cleaning materials should be provided for guest use – including gloves, antibacterial spray and a number of clean cloths and tea towels. Hand sanitiser available in each cabin and house.

Personal hygiene

Personal hygiene is of the utmost importance. Notwithstanding working in the Daintree can be hot, dirty work, we must not compromise personal hygiene. This must include:

- Clean, neat clothing to be worn at all times whilst on the Wildwood property while guests are in residence. (If you wish to leave clean clothes in the linen room for when you are finishing jobs on the orchard and moving to do work in the cabins/ house then please do so).
- Regular bathing to maintain personal cleanliness
- All hair to be kept clean and tied back.
- Hands and nails to be clean. Feet and nails must be clean if wearing open toe footwear

Wildwood cleaning guidelines checklist

Thorough and hygienic cleaning regimes are critical to the running of Wildwood. The following checklist must be adhered to while cleaning the cabins and house.

Gloves should be worn at all times when cleaning the Wildwood premises. All cloths, mops buckets and other cleaning materials should be sterilised in boiling water prior to use and washed at 75 degrees after use.

Please ensure the proper disposal of all rubbish in the Wildwood bins as soon as guests depart.

1. Cabin turnover after guests and re-set for same day guest arrival – time guide 2 hours

The cleaning regime outlined below applies to all same day guest turnovers.

Cabins

Top down clean.

Kitchen

- Utensil wipe over
- Fridge wipe over and replace milk
- Check all pots, plates, glass and mugs are clean
- Tea towels x2
- Re-stock coffee, tea, sugar, oil and kitchen roll

Bathroom

- Clean toilet and check toilet paper
- Clean basin, shower, shower screen
- Soaps clean and full
- Check drain clear

Lounge area

- Wipe down louvres

- Check under table and sofa

Bedroom

- Strip bed/s and cushion covers and place in linen bag
- Make bed with fresh linen – sheets, pillowcases, bed runner, freshly washed pillows
- Check bedside cabinet and mosqui supply tub
- Towels – creek and bath
- Fan clear and cobweb check
- Sweep and mop the cabin throughout

Patio

- Check bbq, check foil tray, check gas
- Bin liners in
- Freshly picked fruit bowl
- Guest welcome note
- Name on the entry board

Whole cabin

Cabins must be swept and mopped throughout

House turnover after guests and re-set for same day guest arrival – time guide 4 hours

The cleaning regime outlined below applies to all same day guest turnovers.

House

Top down clean

- Dust down all lamp shades and blinds first

Bathroom (x2)

- Clean toilet with bleach and check toilet paper
- Clean basin, shower, bath, mirror
- Soaps clean and full
- Check drain clear

Bedroom

- Remove guest linen, including cushion covers and remake beds with fresh linen and cushion covers
- Check bedside cabinet, drawers, wardrobe, wipe down and dust
- Towels – creek and bath
- Cobweb check

Study

- Check toys and bookshelf organised and dust
- Clean windows
- Make-up sofa bed as required for guests
- Check drawers

Lounge area

- Wipe down windows
- Check under table and sofa
- Dust tv and fireplace shelf. Check tealights

Kitchen

- Utensil wipe over
- Fridge wipe over and replace milk
- Check all pots, plates, glass and mugs
- Tea towels x4
- Fill up coffee, tea, sugar, oil and kitchen roll
- Fill flowers and provide freshly picked fruit bowl

Verandahs

- Check bbq and clean as required, check foil tray, check gas
- Bin liners in bins
- Check under sofas and table

Cleaning policy when guest departures and arrivals are staggered

When guests are departing Wildwood and the next guests are not arriving on the same day, all linen and rubbish must be removed from the cabins or house within two hours of guest departure.

The cabins and house must be cleaned and prepared on the day of guest arrival to include all items in the checklist above.

Wildwood weekly staff roster

Example only

Tasks	Mon	Tue	Wed	Thu	Fri	Sat	Sun
4 cabin turnovers (12 hours)	Meet & greet & power check and washing (1 hr)	1 cabin T/O, bbq, fruit + meet & greet (2.5 hrs)	1 cabin T/O, bbq, fruit + meet & greet (2.5 hrs)		1 cabin T/O + washing (3 hrs)	Meet & greet and check power (0.5 hrs)	1 cabin T/O + meet & greet (2.5 hrs)
1 house strip (1 hour)					House linen strip and remove rubbish (1hr)		
Wildwood grounds prep (6 hours)	Wildwood gardens prep (1 hr)			Wildwood mow and blow (3 hrs)			Wildwood gardens prep (2 hrs)
TOTAL HOURS	2	2.5	2.5	3	4	0.5	4.5
19							

Operations guidelines and Maintenance Schedule.

Task	Daily	Weekly	Monthly	Quarterly	Guest arrival
Clean Vehicle, Battery Tool sheds					
CAN AM ATV Vehicle					
Check oil , battery					
Replace Oil ; check belts					
Generator 1&2					
Check fuel at EOD					
Change Oil & Filters (500hrs)					
Check oil every 50 hrs					
Mower					
Check Oil, blades, battery, tyres					
Change oil					
Grease and tighten joints					
Full service 500 hours					
Fuel Geysers					
Check minimum 50 litres					
Re-order to 400 litres					
Water (including Pool)					
Check pumps and refill tanks					
Clean filters and check UV lamp					
Fire Pump / Fire Extinguisher					
Run and maintain Pump					
Extinguisher compliance					



Black Palm Cabin

Welcome to Wildwood retreat. We are delighted you made the choice to spend your time in the Daintree with us and trust you will enjoy the sights and sounds of the rainforest as much as we do.

Whilst we do not wish to be prescriptive on how you spend your time with us we would encourage you to read and familiarise yourselves with our information guide below.

This guide provides details on our property being self-sufficient and “off the grid” and provides detailed information with respect to supplies and communication points in the event of an emergency. Most importantly it provides information on the various activities that you can take advantage of and enjoy throughout your stay with us.

OFF THE GRID: POWER, GAS, WATER, MOBILE AND INTERNET

Cape Tribulation is a unique location, with our community being the largest in Australia that exists without the supply of essential services such as mains electricity, water and mobile telecommunications.

As a consequence Wildwood is self-sufficient in the generation of electricity and in the resourcing and storage of water. We use solar power and store our sunny days in battery banks, harvest rainwater during the rainy spells, source bore water from readily replenished underground springs and use septic tank systems to minimise our carbon footprint. In addition we use gas and wood fires rather than electric for cooking.

This means our resources are precious and we request you treat them as such. It does not mean we have draconian rules, but there are a number of ‘please don’ts’ that we would like to bring to your attention, to avoid draining all our power, using up all our water or blocking up our septic system.

As a guide: These are the types of activities that are detrimental to sustaining our:

power: hair dryers, clothes irons, microwave ovens; the charging of ipads, iphones, computers, speakers,(during the night); leaving lights /fans on during the day

water: having excessively long showers, running sinks without plug for washing

septic: sanitary products, wet wipes. Please do not place anything other than paper in the bin provided

All that said the system is set up as any normal house would be, so it is not difficult to use. So, please help us look after our resources, and be mindful of all things that impact our beautiful environment during your stay with us here in the rainforest.

Drinking water:

The cabin has its own dedicated water tank filled with rainwater which is sometimes topped up with water from our bore. We have a UV treatment system installed that eradicates any harmful bacteria or organisms from the water supply and this means the water dispensed from the taps at Wildwood is safe to drink.

Internet / mobile service

Until recently there was no mobile service to the area, but Telstra have now installed a new tower that provides coverage to the local Cape Tribulation area. The service is excellent for both phone and data as there are limited users on the network and we would encourage mobile phone users to take advantage of this service rather than log on to our local wi-fi.

We do have an NBN satellite internet service, however this service does not resemble the one you may be familiar with at home. It is much slower, has limited capacity and struggles to access service on cloudy and rainy days.

We would ask that if you do need to access the internet that you use it for the sending and receiving of emails only and do not use up all the bandwidth surfing the net. The downloading of videos is obviously something we would request you do not try.

Internet is available in Black Palm Cabin.

Network: WWGuest_2EXT Password: Baildon10

When your device is not being used please disconnect from the network and put device in flight mode to help prevent your device doing unnecessary updates.

In the event you do not have access to the Telstra mobile service and need to make an urgent phone call we have a landline phone service that can be accessed either at the main residence or the service and utility shed, both of which are marked on the site map at the back of this compendium.

Gas

LPG gas bottles are supplied and connected to the Weber Barbecue. Spare gas bottles are located in the carport of your cabin if the gas supply runs out. Please call the operations manager, Jason, on 0499 889 993 if you need assistance in replacing any bottles.

Supplies

You will find all the basic supplies you need in the cabin including tea, coffee, sugar and all cooking utensils and cutlery, torches, tea candles, stove lighter etc.

We also provide mosquito (moszie) coils but **please** be very careful when burning these coils as they will damage the furniture/ building if left unattended. Please place them on the plate provided.

Please be aware that as we are in the rainforest there are many bugs and ants that may find your food extremely tasty if you leave it out on the kitchen bench or tables. Please place all food scraps in bins provided before leaving the building or turning in for the night.

In the event you have an emergency and run out of wine ;0) we have some available for purchase. Please only refrigerate the wine you wish to buy. Please do not refill the wine bottles with water and place back on the shelf as some creative guests have done previously!

Towels and linen

Are all supplied at the outset of your stay. In the event you need extra please do not hesitate to contact your operations manager.

Firepit

The cabin has its own outdoor fire pit for your exclusive use. One of the great experiences at Wildwood is to sit around a campfire under the stars cooking your dinner. Please be mindful not to light fires if there is excessive wind or a fire ban. Also please ensure that the fire embers are extinguished before retiring for the evening.

Fireside tip:- only collect dead wood from the ground with which to light your fire and not from living trees, as it will not burn!... if you need guidance on outside cooking please have a chat with our operations manager.

Rubbish

There are 2 bins located on your balcony, 1 for general rubbish and 1 for recycling. Due to our remote location only plastic bottles, glass, and cans can be recycled. Please leave any cardboard beside the bin. 2 larger bins are located in the carport, with 1 for general rubbish and 1 for recycling.

In case of emergency

A map is provided below showing details of emergency facilities, including phone, first aid and fire extinguishers

If a fire burns out of control

Do not put yourself at risk by tackling a fire.

Immediately dial 000 and ask for Fire department.

A phone is available for all emergencies, please familiarise yourself with the phone locations on the map provided.

If it is safe to do so, dial our operations manager Jason, on 0499 889 993

In the event a fire is small and manageable:-

Fire extinguishers are located outside of each cabin and there are 2 fire extinguishers located at the main residence

one is located **outside the kitchen door** and

one is located **next to the garden apartment.**

A phone is available for all emergencies. Dial 000 and ask for fire. If it is safe to do so, dial Jason, Wildwood operations manager, on 0499 889 993

Rising water / flooding

During extreme weather events, where there is significant rainfall it is possible (but rare) for the creeks to overflow. All properties are raised above the ground and any overflow water will flow around and occasionally underneath each property. In this event you are strongly advised to stay indoors and in particular stay away from the edge of the creeks as the water flow can become quite powerful.

If you are concerned or need to leave the property call Jason, Wildwood operations manager, on 4098 0012.

If you experience loss of water, power or any maintenance related issue

Use the emergency phone, located next to the shed in the middle of the property (see map below) to contact Wildwood operations manager, Jason on 0499 889 993

First aid

There is a comprehensive first aid kit in each cabin and also one located with the telephone in the emergency box on the outside of the central shed (see map below). In addition to first aid there is also a defibrillator accessible at this site.

In the event of an emergency please call:-

000	Emergency services
4098 9296	Cowboy Clinic - open Monday to Friday 9-3pm (no doctor on site)
4084 1200	Mossman Hospital
13 1111	RACQ roadside assistance

Our address at Wildwood is: Lot 5 Nicole Drive, Cape Tribulation, QLD 4873

Phone: 07 4098 0159

Rural number (yellow post 44)

Please do not hesitate to contact our Operations Manager Jason on 0499 889 993 for whatever emergency assistance you might require.

Enjoying the beauty and diversity of Wildwood

Wildwood Retreat is housed on 20 acres of land amid the world heritage listed Daintree rainforest. The rainforest here is pristine and home to many rare and endangered species of plant, animal and bird life. Wildwood has an agreement in place with the wet tropics authority to preserve this unique land, refrain from any development and preserve it for future generations.

The retreat and cabins are based on the edge of this forest and whilst you may enjoy the views and sounds of the forest from the comfort of your balcony, the more adventurous are encouraged to explore the gardens, creek beds and our self guided walk through the forest escarpment.

The self guided walk, with a laminated map highlighting points of interest, starts in between the two cabins and crosses the creek bed. As it is a natural forest, care must be taken with your footing but there is a natural path one can follow and clear path markings along the way. This is one of the few walks in the rainforest that you can take unguided and contains beautiful fan palm galleries and a diverse range of plants up the hillside and across the ridge. There are tables and chairs at two points of interest that you can stop and relax, and guests have previously observed tree kangaroos, wallabies and the odd cassowary too. At a steady pace, walking around the full loop will take approximately one hour but of course please take as long as you like, remembering to pack a backpack with water and fruits of the orchard.

In addition to the rainforest, Wildwood is fortunate to have a mature exotic fruit orchard. In the immediate vicinity of the retreat you will find 100 trees in the gardens surrounding the house and cabins and then in excess of 700+ fruit trees in the orchard across the creek. Fruit trees on the orchard include mangosteen, soursop, abiu, pomelo, black sapote, davidson plum, rambutan, jackfruit, limes and rollinia. We encourage and welcome you to spend time exploring the orchards and picking and tasting the fruits which are in season, but please note:-

Some fruits (like mangosteen and jaboticaba) fruit profusely in one go and when they are in season there will be dozens you can enjoy. Many of the other species may be in season for several months or year round and therefore may only have 1 or 2 fruits ripen each fortnight. With these fruits, you can happily taste whatever is ripe, but if you are only staying a few nights, you may not find lots and lots of fruits available. It's all in the hands of Mother Nature ;-)

Cape Tribulation and the surrounds

800 metres or 15 mins walk from Wildwood, is Cape Tribulation centre, which is where the majority of activities trips and tours can be found.

One of the highlights is the award winning trip, run by Ocean Safari, of snorkelling on the Great Barrier Reef. Ocean Safari have a fast inflatable boat which takes you out to Mackay reef within 30 mins. Snorkelling here is beautiful in turquoise blue water with a backdrop of a sand cay island. The safari guides are very experienced and you can expect to see a real diversity of fish life as well as turtles, giant clams and on occasions the harmless white tip reef shark.

Other activities include horse riding on the beach, and electric quad bike riding through the forest both of which can be found near Masons Café, which is home to one of the best fresh water creek swimming holes at Myall Creek. Access can be found next to the Café entrance for a small gold coin donation.

There are a number of palm fringed beaches both north and south of Cape Trib centre.

Myall Beach and Cape Tribulation beach are both accessible by car and short walk and are mainly deserted, long and beautiful stretches of sand. Ideal for long lazy walks, playing games with the kids or viewing spectacular sunrises they are some of the finest beach settings in the country.

A word of caution, however, in terms of being stinger aware. During the months of October through to May (inclusive) the oceans may have box and irukandji jelly fish.

Both of these species have very toxic and painful stings and therefore swimming in the ocean during these months of the year is not advisable.

In addition, you will note all beaches have crocodile warning signs. With the prevalence of creeks up and down the coastline crocodiles now use the ocean as a super highway from creek to creek and therefore it cannot be guaranteed they are not in the vicinity of the beaches. It is hence widely accepted that swimming in the ocean is not recommended, particularly at dusk dawn and anytime the water is not crystal clear. Should you observe others swimming please do not assume the ocean is therefore safe.

There are alternative swimming options and there are two large swimming holes close to Wildwood - one at Mason's called Myall creek, as mentioned earlier and a large beautiful swimming hole at Emmagen creek about 10-15 mins drive north of Cape Trib. Both are croc free, are fresh and clear. On the Wildwood property itself we have two beautiful creeks that run for about six months following our larger downpours.

Explore beyond Cape Trib

Driving south toward the ferry, halfway between Cape Trib and Cow Bay there is a wonderful family at Cooper Creek Wilderness who run guided walks daily in the oldest part of the rainforest - some of it 1700 years old. Unbelievable! You will see the rainforest in a completely different light. The family really know about the land, where they've lived for 25 years and can answer any questions you may have about the flora and fauna. Many academics go and study this part of the forest because of its biodiversity.

Back south towards the ferry is The Daintree Discovery Centre. The centre has aerial boardwalks hovering you above the lush rainforest where you will learn about the flora and fauna. The centre has guides if required and lots of information. It's a good introduction to the rainforest so that when you are out and about experiencing it all for yourself you have a better understanding of what you are seeing. The cafe also serves pretty good coffee.

Other trips and days out in the area include:

- Mike D'arcy runs full day 4x4 tours to Cook Town and half day tours to Wujal Wujal which take in the best of the beaches and waterfalls north of Cape Trib, as well as some of the aboriginal historical sites. On the tours they often see crocs and Mike is a font of knowledge about the Daintree, wildlife and the local Yulangi people. His tour is highly rated.
- There are a host of tours and outings which take you out on the river, including a sunrise bird watching tour. We've done many very interesting trips on the river with Solar Whisper and they run boats 8 times a day - best time to go is low tide. The guides know a lot about the crocs, bird life and mangroves and share a lot of information about the wildlife on the river. We have also had wonderful feedback from several guests about Dan Irby's Mangrove adventures.
- If you enjoy fishing, there is Daintree river fishing tours which you can do as a half day or full day excursion. They take you in the river and out to Snapper Island. Other operators can take you barramundi fishing. If Barra fishing is your interest maybe check out the "Hook-A-Barra" farm at Wonga, guaranteed big hook up!